

A PARTITION PLAT FOR THOMAS AND LINDA HOLCOMB

LOCATED IN THE NE 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

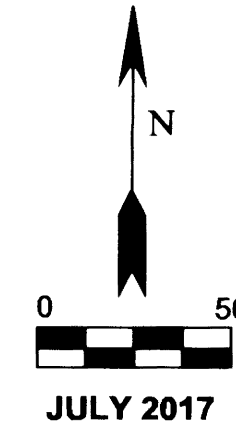
Douglas County Official Records
Patricia K. Hitt, County Clerk 2017-016891

NO FEE
00450380201700168910010012
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
10/18/2017 10:06:59 AM
This is a no fee document

TABLE OF EASEMENT BEARINGS & DISTANCES

E1	S73°05'46"E	10.00'
E2	N16°56'15"E	92.17'
E3	N66°02'46"E	6.38'
E4	N73°24'26"W	14.82'

BASIS OF BEARING
CALCULATED PER M 171-3
POINT "A" TO POINT "B"
S47°18'29"E 467.94' (467.98')



JULY 2017

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY DESCRIBED IN INSTRUMENT #2015-10927, DOUGLAS COUNTY DEED RECORDS. EXISTING MONUMENTS WERE FOUND AND FIELD LOCATED IN ORDER TO PROPERLY POSITION THE SUBJECT PROPERTY. THE CORNERS OF THE PARENT PARCEL WHICH WERE NOT FOUND WERE ESTABLISHED USING THE METHODS AND PROCEDURES NOTED. THE MONUMENTS SET AS PARTITION LINES FOR PARCELS 1, 2, & 3 WERE POSITIONED IN SUBSTANTIAL CONFORMANCE TO THE PRELIMINARY PLAN SUBMITTED TO THE DOUGLAS COUNTY PLANNING DEPARTMENT.

FIELD CREW: G. LANG; L. LANG
COMPUTATIONS: G. LANG
EQUIPMENT: NIKON DTM 420 TOTAL STATION

SEWAGE DISPOSAL: GREEN SANITARY
WATER SUPPLY: ROBERTS CREEK WATER DISTRICT
ZONE: M-1; LIGHT INDUSTRIAL
PLAN DESIGNATION: COMMERCIAL-INDUSTRIAL
PLANNING FILE: #17-015

DECLARATION

WE, THOMAS AND LINDA HOLCOMB, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND DO HEREBY CAUSE THE SAME TO BE PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS 92.075 (IN CHAPTER 92 OF THE OREGON REVISED STATUTES); AND WE DO ALSO CAUSE THE SANITARY SEWER DISPOSAL EASEMENT TO BE CREATED AS SHOWN.

Thomas Holcomb 9/27/17
THOMAS HOLCOMB DATE
Linda Holcomb 9-27-17
LINDA HOLCOMB DATE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON 9/27, 2017 BY THOMAS AND LINDA HOLCOMB.

Carmen Miles

NOTARY PUBLIC - STATE OF OREGON
MY COMMISSION EXPIRES:



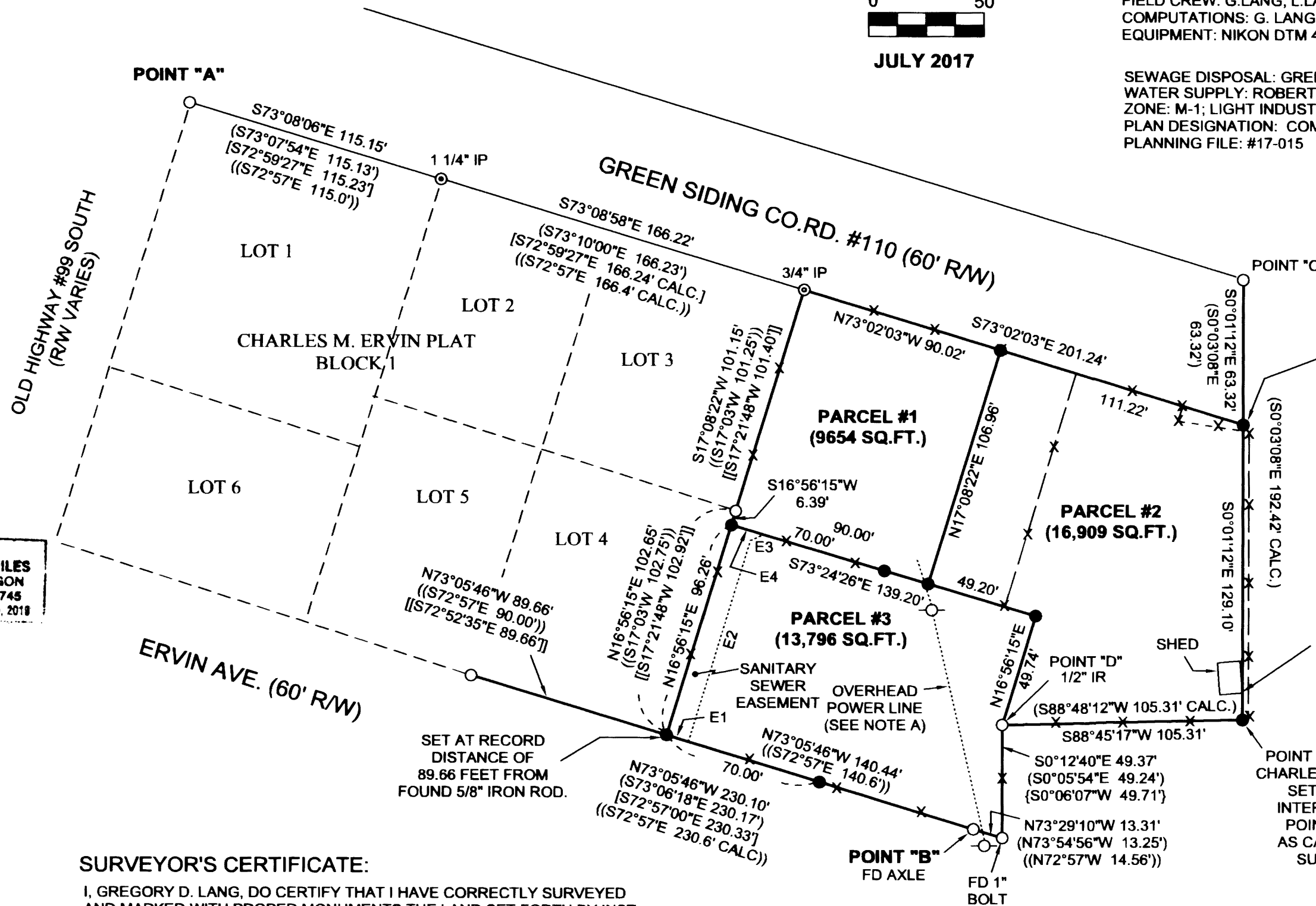
APPROVALS

Keith L. Cubic October 17, 2017
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Keaton O. DeShazo 10/18/2017
DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Jason Johnson 10/18/2017
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 18th DAY OF October, 2017, 10:06 AM
Patricia K. Hitt 10/18/17
DOUGLAS COUNTY CLERK DATE



SET ON THE WEST LINE OF DLC #43 AND AT RECORD DISTANCE OF 63.32' PER SURVEY M171-3.

NOTE A: EXISTING COPCO EASEMENTS ARE RECORDED IN VOL. 152, PAGE 756, INSTRUMENT #75509 AND VOL. 179, PAGE 93, INSTRUMENT #105996.

NOTE: FENCE/OCCUPANCY LINE DIFFERS FROM SURVEYED LINE - RECOMMEND RESOLUTION. THE EAVE OF THE SHED EXTENDS TO THE SURVEYED LINE.

POINT ON WEST LINE OF CHARLES SMITH D.L.C. #43. SET BY DIST.-DIST. INTERSECTION FROM POINTS "C" AND "D" AS CALCULATED PER SURVEY M171-3.

SURVEYOR'S CERTIFICATE:

I, GREGORY D. LANG, DO CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SET FORTH BY INST. #2015-10927, DEED RECORDS, DOUGLAS COUNTY, OREGON, WHICH LAND IS WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT A 3/4" IRON PIPE WHICH IS THE NORTHEAST CORNER OF BLOCK 1, CHARLES M. ERVIN PLAT, AS RECORDED IN VOLUME 10, PAGE 19, DOUGLAS COUNTY PLAT RECORDS; THENCE S72°02'03"E ALONG THE SOUTHERLY RIGHT OF WAY OF GREEN SIDING ROAD (CO. RD. #110) 201.24 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF CHARLES W. SMITH DLC #43; THENCE S0°01'12"E ALONG SAID DLC LINE 129.10 FEET TO A 5/8" IRON ROD; THENCE S88°45'17"W 105.31 FEET TO A 1/2" IRON ROD; THENCE S0°12'40"E 49.37 FEET TO A 1" IRON BOLT AT THE NORTHWEST CORNER OF LOT 1, BLOCK 4, CHARLES M. ERVIN PLAT; THENCE N73°29'10"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF ERVIN AVENUE 13.31 FEET TO A FOUND AXLE; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF ERVIN AVENUE N73°05'46"W 140.44 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED BLOCK 1 OF CHARLES M. ERVIN PLAT; THENCE N16°56'15"E ALONG THE EASTERLY LINE OF SAID BLOCK 1 102.65 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY BLOCK LINE N17°08'22"E 101.15 FEET TO THE PLACE OF BEGINNING.

SURVEYED BY:
GREGORY D. LANG
7500 WILLIS CREEK RD
WINSTON, OR 97496



Gregory D. Lang 8-30-2017
DATE

LEGEND:

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊙ FOUND IRON PIPE AS NOTED
- POWER POLE
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "LANG SURVEYING"
- () RECORD PER M171-3
- [] RECORD PER M152-40
- { } RECORD PER CS 58/66-1
- (()) RECORD PER SUBD. PLAT - VOL. 10, PG. 19
- [[]] RECORD PER M92-14

2017-0025

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