LAND PARTITION

LOCATED IN THE NW1/4 OF SECTION 31, T.22S., R.12W., W.M., DOUGLAS COUNTY, OREGON

SURVEY FOR: DARON & ALICE WEATHERS
73495 US HWY 101
NORTH BEND, OR 97459
SURVEY BY: ESTABROOK LAND SURVEYING INC.
PO BOX 574
LAKESIDE, OR 97449

SURVEYOR'S CERTIFICATE:

I, JERRY LEE ESTABROOK, OREGON PROFESSIONAL LAND SURVEYOR #2703, HEREBY CERTFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS PARCEL 1 AND PARCEL 2 IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92. OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY DEED RECORDS INSTRUMENT #86-16525. LOCATED IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY RIGHT OF WAY BOUNDARY OF HIGHWAY 101, SAID POINT OF BEGINNING BEING SOUTH 60°42'04" EAST 459.42 FEET FROM THE NORTHWEST CORNER OF SECTION 31;
THENCE SOUTH 86°30'12" EAST 624.63 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 02°28'58" WEST 708.36 FEET TO A 5/8" IRON ROD;
THENCE NORTH 87°16'25" WEST 264.29 FEET TO A 1/2" IRON PIPE;
THENCE NORTH 87°16'25" WEST 222.60 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT OF WAY BOUNDARY OF HIGHWAY 101;
THENCE ALONG SAID RIGHT OF WAY BOUNDARY NORTHERLY ON A 5849.58 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°14'03" FOR A LENGTH OF 126.01 FEET (SAID CURVE HAVING A CHORD OF NORTH 06°34'41" WEST 126.01 FEET) TO A 5/8" IRON ROD AT A POINT 120 FEET LEFT OF ENGINEERS CENTER LINE STATION 397+15.16 PSC;
THENCE CONTINUING ALONG SAID RIGHT OF WAY BOUNDARY NORTHERLY ON A 120 FOOT OFFSET SPIRAL CURVE TO LEFT FOR A LENGTH OF 404.19 FEET (SAID SPIRAL CURVE HAVING A CHORD OF NORTH 08°32'11" WEST 404.17 FEET) TO A 5/8" IRON ROD AT A POINT 120 FEET LEFT OF ENGINEERS CENTER LINE STATION 393+15.16 PS;
THENCE CONTINUING ALONG SAID RIGHT OF WAY BOUNDARY NORTH 09°11'46" WEST 200.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 9.04 ACRES MORE OR LESS

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY DEED RECORDS INSTRUMENT #86-16525 INTO TWO PARCELS. THE PROCEDURE WAS AS FOLLOWS: SINCE THE MONUMENTS ESTABLISHED IN RECORD SURVEY M7-12 ARE CALLED OUT IN THE RECORD DEED FOR THE SUBJECT PARCEL I RETRACED SAID SURVEY AND HELD DEED CALLS TO ESTABLISH THE BOUNDARY LINE OF THE SUBJECT PARCEL. THERE ARE TWO RECORD MONUMENTS IN THE AREA OF THE W1/16 CORNER COMMON TO SECTIONS 30 & 31. THE DEED CALLS OUT THE NORTH LINE OF THE NORTH LINE OF SECTION 31, I THEREFORE HELD THE MONUMENT ESTABLISHED IN RECORD SURVEY M136-58 ON THE SECTION BOUNDARY LINE FOR CONTROL TO CALCULATE NORTH BOUNDARY OF SECTION 31. I THEN USED THE MONUMENT ESTABLISHED IN RECORD SURVEY M7-12 IN THE AREA OF SAID W1/16 CORNER AND RECORD MONUMENTS PER M7-12 & M52-36 ALONG THE SOUTH BOUNDARY OF THE THE SUBJECT PARCEL TO DELINEATE THE EAST BOUNDARY OF THE SUBJECT PARCEL. I ALSO USED SAID MONUMENTS ALONG THE SOUTH BOUNDARY OF THE SUBJECT PARCEL TO DELINEATE THE SOUTH BOUNDARY OF THE SUBJECT PARCEL. I THEN USED THE DEED CALLS FROM THE NORTH BOUNDARY OF SECTION 31 TO DELINEATE THE NORTH BOUNDARY OF THE SUBJECT PARCEL. I THEN USED CONTROL MONUMENTS ESTABLISHED IN RECORD SURVEY M124-77 TO CALCULATE HIGHWAY 101 CENTER LINE AND THE WESTERLY BOUNDARY OF THE SUBJECT PARCEL.
EQUIPMENT USED WAS A TOPCON 312 TOTAL STATION WITH TDS RANGER DATA COLLECTOR. ASSISTING PERSONNEL WERE JOSH MAXWELL AND PAT COY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jerry Lee Estabrook
OREGON
JUNE 30, 1995
JERRY LEE ESTABROOK
2703
EXPIRES 12/31/17

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT DARON L. WEATHERS AND ALICE E. WEATHERS ARE THE OWNERS OF THE LAND HEREON SHOWN AND REPRESENTED ON THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO PARCELS AS HEREON SHOWN IN ACCORDANCE WITH O.R.S. CHAPTER 92. AND THEY DO CREATE FOR THE BENEFIT OF PARCEL 1 A 20 FOOT WIDE UTILITY EASEMENT THROUGH PARCEL 2 AND ALSO CREATE FOR THE BENEFIT OF PARCEL 2 AND FOR THE PARCEL OF LAND NORTH OF AND ADJACENT TO PARCEL 2 A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT. THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE THREE ABOVE SAID PARCELS AND THE MAINTENANCE COST SHARED PROPORTIONALLY, BASED ON THE PORTION OF THE EASEMENT USED.

Daron L Weathers 10/24/17
DARON L. WEATHERS DATE

Alice E. Weathers 10/24/17
ALICE E. WEATHERS DATE

STATE OF OREGON }
COUNTY OF COOS } SS

THIS IS TO CERTIFY THAT DARON L. WEATHERS AND ALICE E. WEATHERS PERSONALLY APPEARED BEFORE ME ON THIS 24 DAY OF October, 2017 WHO HAVE ACKNOWLEDGED THAT THEY HAVE SIGNED THE ABOVE OWNER'S DECLARATION AS THEIR VOLUNTARY ACT AND DEED.

Tamara Jo Estabrook
NOTARY PUBLIC SIGNATURE
COMMISSION NO. 967355
MY COMMISSION EXPIRES: 10-5-21

OFFICIAL STAMP
TAMARA JO ESTABROOK
NOTARY PUBLIC-OREGON
COMMISSION NO. 967355
MY COMMISSION EXPIRES OCTOBER 05, 2021

APPROVALS:

Kristen O. DeFrost 11-13-2017
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubic NOVEMBER 8, 2017
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Susan Dawson 11/20/2017
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21st DAY OF November, 2017, 9:45 O'CLOCK AM / PM
Patricia K. Slett 11/21/17
DOUGLAS COUNTY CLERK DATE

COUNTY CLERK * DOUGLAS COUNTY * STATE OF OREGON

DRAWN BY:	JLE	DATE:	2/17/17
CHECKED BY:	TJE	DRAWING NO.:	WEATHFP2
JOB NO.:	2011-15	SHEET	2 OF 2

2017-0027 B

2017-0027 B