

2018-0011 A

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Douglas County Official Records 2018-007008
Patricia K. Hitt, County Clerk



NO FEE

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04/18/2018 02:48:03 PM

PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

LEGEND:

- FOUND 5/8" IRON ROD PER M146-2
- SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- ⊕ FOUND 2 1/2" BRASS CAP ON 1" IRON PIPE - SECTION CORNER 14, 15, 22, 23
- () RECORD INFORMATION PER M146-2

CURVE TABLE				
CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	N46°25'44"W	105.79'	151.94'	40°44'44"

NOTE:

NO STRUCTURE, OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 40- FEET FROM THE RIGHT-OF-WAY OF HEYDON ROAD (COUNTY ROAD #143) FOR BOTH PARCELS.

ACREAGE NOTE:

TOTAL AREA FOR THE TRACT BEING PARTITIONED PER THIS PLAT IS PER DOUGLAS COUNTY ASSESSOR'S MAPS 260722 & 260723, REVISION DATE 5-2-13.



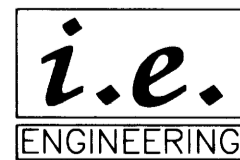
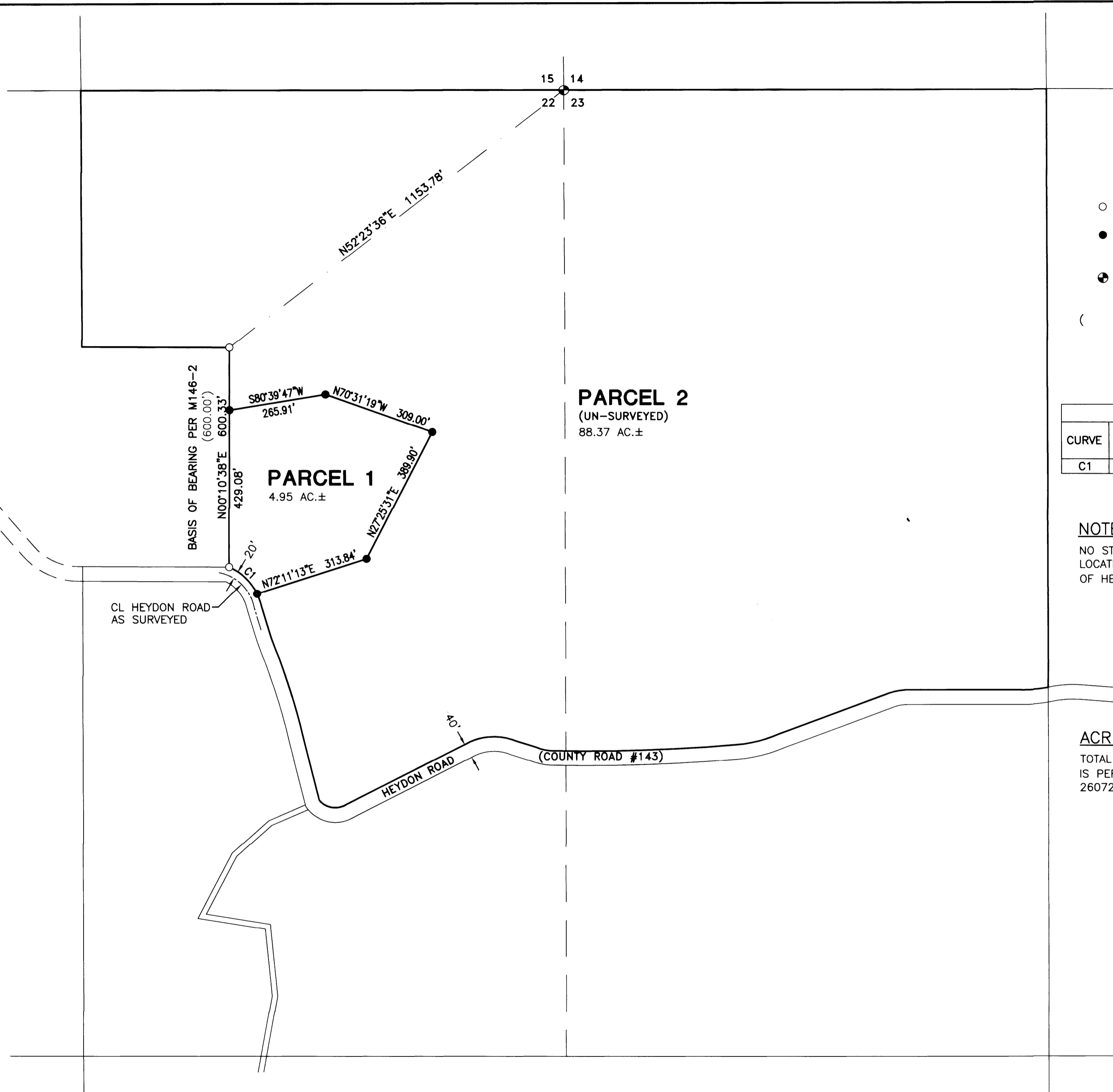
REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Quimby
OREGON
JULY 14, 1978
RONALD A. QUIMBY
1654



SCALE: 1" = 200'

EXPIRES: 12/31/18



809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

SURVEYED FOR:
STEVEN SCARBERRY
1765 HEYDON ROAD
ROSEBURG, OR 97471

PAGE: 1 OF 2
JOB NO: 2831-01
DATE: 4/3/18

LAND PARTITION

LYING IN THE NORTHEAST 1/4 OF SECTION 22 AND IN THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 26 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

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SURVEYOR'S CERTIFICATE:

I, RONALD A. QIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY THAT PARCEL 2 IS UN-SURVEYED AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCEL 1 SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

ALL OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2006-14178, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED TRACT INTO 2 PARCELS AS SHOWN UNDER THE PROVISIONS OF SECTION 3.5.200.1b(6) OF THE DOUGLAS COUNTY LAND USE AND DEVELOPMENT ORDINANCE. MONUMENTS OF RECORD PER M146-2 WERE TIED AND HELD AS SHOWN. MONUMENTS WERE THEN SET TO DELINEATE PARCEL 1 AS SHOWN. THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND DAWSON JINKINS USING A TOPCON TOPCON TOTAL STATION AND TOPCON GPS AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

EASEMENTS OF RECORD:

THERE WERE NO EXISTING EASEMENTS OF RECORD CONTAINED IN A PRELIMINARY TITLE REPORT PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED 2-6-18, FILE NO. 7399-3001471 THAT ARE ABLE TO BE SHOWN ON THIS PLAT. THERE WERE SEVERAL POWER EASEMENTS CONVEYED TO DOUGLAS ELECTRIC THAT ARE BLANKET EASEMENTS GRANTING ACCESS TO THEIR POLES, WIRES AND OTHER APPURTENANCES LOCATED ON THE TRACT, WHICH ARE LOCATED ON THE SOUTH END OF PARCEL 2. SAID EASEMENTS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY AS FOLLOWS:

INSTRUMENT NUMBER 95-02975
INSTRUMENT NUMBER 95-02976
INSTRUMENT NUMBER 95-04796
INSTRUMENT NUMBER 95-04797

ZONING: FF (FARM FOREST)
COMP. PLAN: FFT (FARM FOREST TRANSITIONAL)
WATER: WELL/SPRING
SEWER: SEPTIC - DRAINFIELD

PLANNING DEPARTMENT FILE NO. 17-066

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT NANCY L. ANTHONY IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

DECEASED-DEATH CERTIFICATE INST. NO. 2018-5829
DICKIE KENNEDY ANTHONY

Nancy L. Anthony 4-4-18
NANCY L. ANTHONY DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF April, 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NANCY L. ANTHONY, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

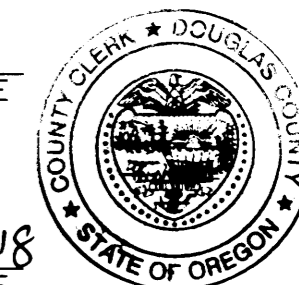
Elaine Berg
Elaine Esther Berg
NOTARY PUBLIC - OREGON
COMMISSION NO.: 972256
MY COMMISSION EXPIRES: March 12, 2022

APPROVALS:

Keith L. Cubie APRIL 12, 2018
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Kristian D. Duxford 4-16-2018
DOUGLAS COUNTY SURVEYOR DATE

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

Brouhausm 4/18/18
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 18 DAY OF April, 2018, 2:48 O'CLOCK AM/PM
Patricia K. Hitt 4/18/18
DOUGLAS COUNTY CLERK DATE



REGISTERED PROFESSIONAL LAND SURVEYOR

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OREGON
JULY 14, 1978
RONALD A. QIMBY
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