

Douglas County Official Records
 Patricia K. Hitt, County Clerk
 2018-010442
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 06/25/2018 03:17:28 PM
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 This is a no fee document



PARTITION PLAT & PROPERTY LINE ADJUSTMENT

LOCATED IN THE
 NW 1/4 & SW 1/4 OF SECTION 22
 T.27S., R.6W., W.M.
 DOUGLAS COUNTY, OREGON

FILED THIS 25th DAY OF JUNE, 2018, AT 3:17 AM (PM)

Patricia K. Hitt
 DOUGLAS COUNTY CLERK

6/25/18
 DATE

EXISTING EASEMENTS:

EASEMENT NO. 1 - INST. NO. 2017-013128
 A 60' WIDE PERPETUAL ROADWAY AND UTILITY EASEMENT, BETWEEN SIEGEL CONSTRUCTION LLC, JON HAMILTON RIGGS AND AKIYO RIGGS, AND ROSEBURG URBAN SANITARY AUTHORITY (RUSA), DESCRIBED IN THE EASEMENT AGREEMENT ORIGINALLY RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 2017-004082, SUBSEQUENTLY RE-RECORDED ON AUGUST 8, 2017 WITH A CORRECTED LEGAL DESCRIPTION AS INSTRUMENT NO. 2017-013128. THIS EASEMENT IS MAPPED ON THE 2017 HIBBS SURVEY M 173-55.

EASEMENT NO. 2 - INST. NO. 2017-004080
 A 60' WIDE PERPETUAL ROADWAY AND UTILITY EASEMENT, RESERVED BY GRANTOR SIEGEL CONSTRUCTION LLC IN THE STATUTORY BARGAIN & SALE DEED GRANTED TO JON HAMILTON RIGGS AND AKIYO RIGGS, RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 2017-004080.

EASEMENT NO. 3 - INST. NO. 2017-004081
 A 35' PERPETUAL, NON-EXCLUSIVE ROAD EASEMENT, GRANTED BY SIEGEL CONSTRUCTION LLC TO ROSEBURG URBAN SANITARY AUTHORITY (RUSA), DESCRIBED IN THE ROAD EASEMENT AGREEMENT RECORDED FEBRUARY 28, 2017 AS INSTRUMENT NO. 2017-004081.

EASEMENT NO. 4 - POWER LINE R/W
 A ±25' WIDE POWER LINE RIGHT OF WAY GRANTED TO THE CALIFORNIA OREGON POWER COMPANY.

PLANNING & ZONING:

PARTITION PLANNING FILE NO. 17-059
 BLA PLANNING FILE NO. M18-008

UNIT 1
 OWNER: TIMOTHY DRAKE & ANNA CONROY DRAKE
 PROPERTY ID: R18985
 MAP ID: 270622B01400
 ZONING: RURAL RESIDENTIAL - 2 ACRE (RR)
 COMP. PLAN: COMMITTED RESIDENTIAL - 2 ACRE (RC2)
 SEWER: ONSITE SEPTIC APPROVALS
 WATER: UMPQUA BASIN WATER ASSOC. (UBWA)

UNIT 2
 OWNER: VICTOR E & LAYCE L RAGONE
 PROPERTY ID: R19025
 MAP ID: 270622B01500
 ZONING: RURAL RESIDENTIAL - 2 ACRE (RR)
 COMP. PLAN: COMMITTED RESIDENTIAL - 2 ACRE (RC2)
 SEWER: ONSITE SEPTIC SYSTEM
 WATER: UMPQUA BASIN WATER ASSOC. (UBWA) & WELL

DRAKE TO RAGONE DEED FILED AS INST. NO. 2018-007680

APPROVALS:

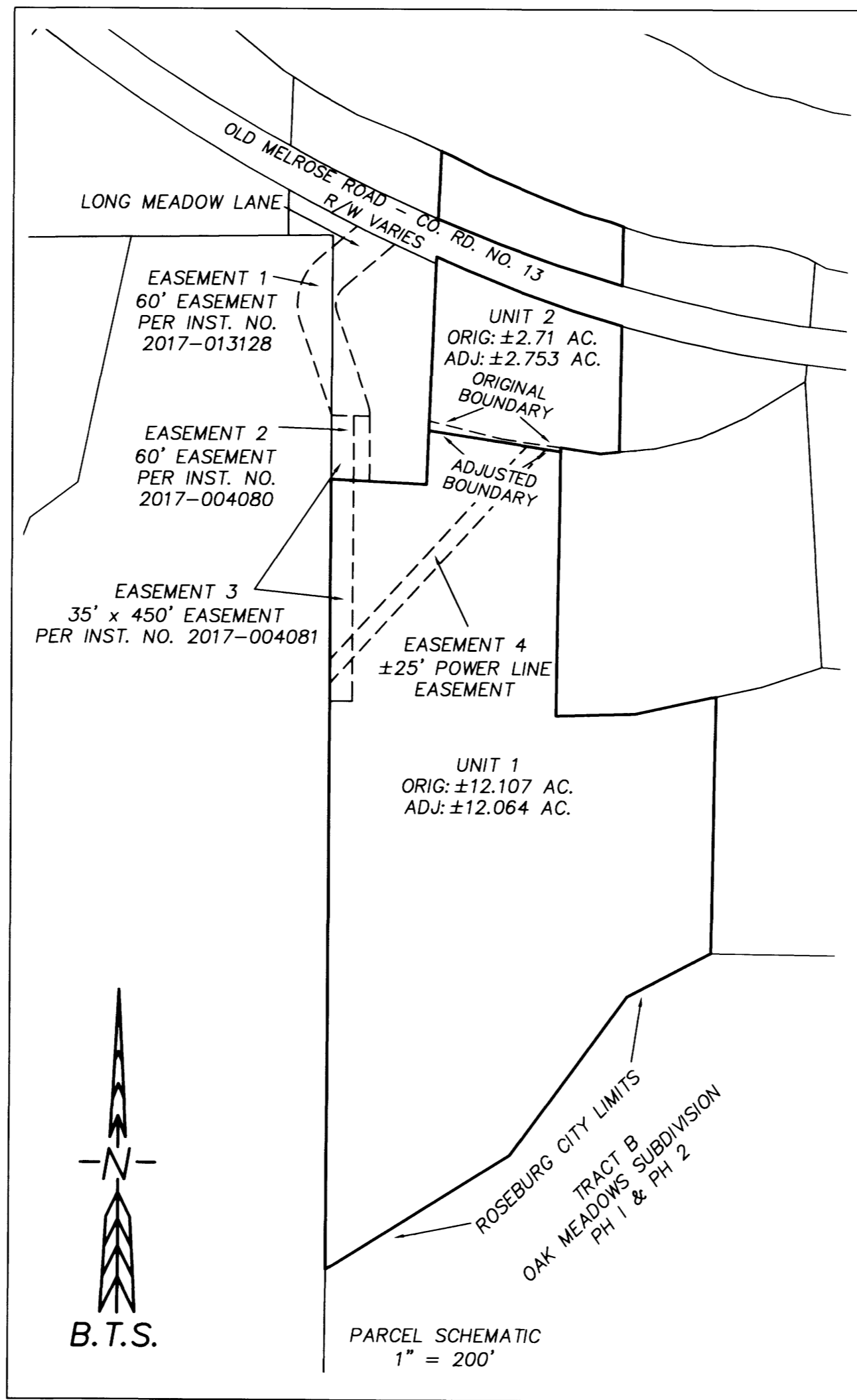
Keith L. Cubic JUNE 25, 2018
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristin O. DeGroot 6/25/2018
 DOUGLAS COUNTY SURVEYOR DATE

TAX COLLECTORS CERTIFICATE:

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

Jessamyn Huron 6/25/18
 DOUGLAS COUNTY TAX COLLECTOR DATE



REGISTERED PROFESSIONAL LAND SURVEYOR
Adam Degroot
 OREGON MAY 26, 2015
 ADAM DEGROOT 89398
 RENEWS: 12-31-2019

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT TIMOTHY DRAKE AND ANNA CONROY DRAKE ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AND THE ACCESS AND UTILITY EASEMENTS TO BE CREATED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Timothy Drake
 TIMOTHY DRAKE

Anna Conroy Drake
 ANNA CONROY DRAKE

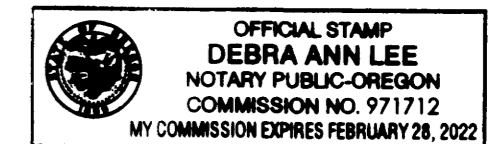
ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF JUNE, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TIMOTHY DRAKE AND ANNA CONROY DRAKE TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Debra Ann Lee
 NOTARY PUBLIC, STATE OF OREGON



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE DRAKE-RAGONE BOUNDARY LINE AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M18-008, AND TO PARTITION THE ADJUSTED DRAKE PROPERTY (BLA UNIT 1) INTO 3 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 17-059.

THE BOUNDARY OF THE DRAKE PROPERTY WAS SURVEYED AND RESOLVED IN 2001 BY HIBBS UNDER M 138-41. THIS SURVEY WAS ORIGINALLY INTENDED TO BE A LAND PARTITION, BUT WAS NOT ABLE TO MEET THE PLANNING CONDITIONS. I ACCEPT THIS SURVEY AND ITS MONUMENTS AS CONTROLLING THE BOUNDARY LINES. THE 2017 BOUNDARY LINE ADJUSTMENT SURVEY M 173-55 BY HIBBS, ADJUSTED THE COMMON BOUNDARY WITH RIGGS TO THE NORTH. I ACCEPT THIS SURVEY AS CONTROLLING THIS PORTION OF THE BOUNDARY. NEW MONUMENTS WERE SET AS DIRECTED BY THE OWNER.

THIS SURVEY WAS PERFORMED IN THE FIELD BETWEEN FEBRUARY 5, 2018 AND MAY 10, 2018 BY ADAM DEGROOT, RYLAND PARAZOO, LUCAS ERICKSON, AND WYATT KEADY, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

SURVEYOR'S CERTIFICATE:

I, ADAM DEGROOT, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

ALL THAT PARCEL OF LAND CONVEYED BY SIEGEL CONSTRUCTION LLC BY STATUTORY WARRANTY DEED TO TIMOTHY DRAKE AND ANNA CONROY DRAKE, RECORDED IN INSTRUMENT NO. 2017-004083 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON; LESS AND EXCEPTING THAT PARCEL OF LAND CONVEYED BY TIMOTHY DRAKE AND ANNA CONROY DRAKE BY STATUTORY BARGAIN AND SALE DEED TO VICTOR E AND LAYCE L RAGONE, RECORDED AS INSTRUMENT NO. 2018-007680 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTH WEST CORNER OF INST. NO. 2017-004083, FROM WHICH THE BRASS CAPPED IRON PIPE AT THE 1/4 CORNER OF SECTIONS 21 AND 22, T. 27 S., R. 6 W., W.M. BEARS N.78°22'25"W., 1345.36 FEET; THENCE N.0°07'49"E., 785.70 FEET TO A 5/8" IRON ROD; THENCE N.0°08'40"E., 292.99 FEET TO A 5/8" IRON ROD; THENCE N.0°06'44"E., 156.93 FEET TO A 5/8" IRON ROD; THENCE S.88°48'06"E., 155.35 FEET TO A 5/8" IRON ROD; THENCE N.0°03'18"E., 90.58 FEET TO A 5/8" IRON ROD; THENCE S.78°07'25"E., 203.15 FEET TO A 5/8" IRON ROD; THENCE S.0°02'28"W., 209.60 FEET TO A 5/8" IRON ROD; THENCE S.0°02'04"W., 204.85 FEET TO A 5/8" IRON ROD; THENCE N.87°27'30"E., 123.56 FEET TO A 5/8" IRON ROD; THENCE N.76°38'43"E., 130.48 FEET TO A 5/8" IRON ROD; THENCE S.0°29'27"W., 399.14 FEET TO A 1/2" IRON ROD; THENCE S.62°13'28"W., 147.61 FEET TO A 5/8" IRON ROD; THENCE S.35°55'07"W., 309.78 FEET TO A 5/8" IRON ROD; THENCE S.57°47'56"W., 344.37 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.064 ACRES, MORE OR LESS.

BTS SURVEYING, INC.
 348 SE JACKSON ST., ROSEBURG, OR 97470
 (541) 673-0966 adam@btssurveying.com

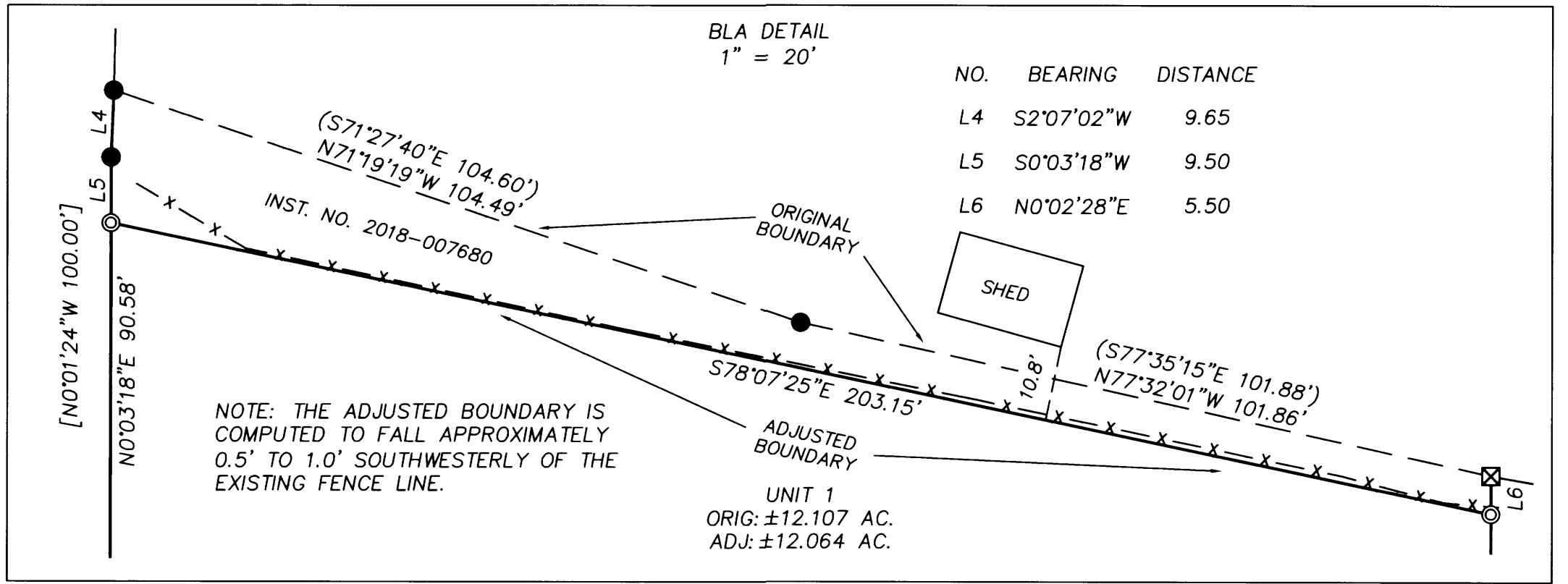
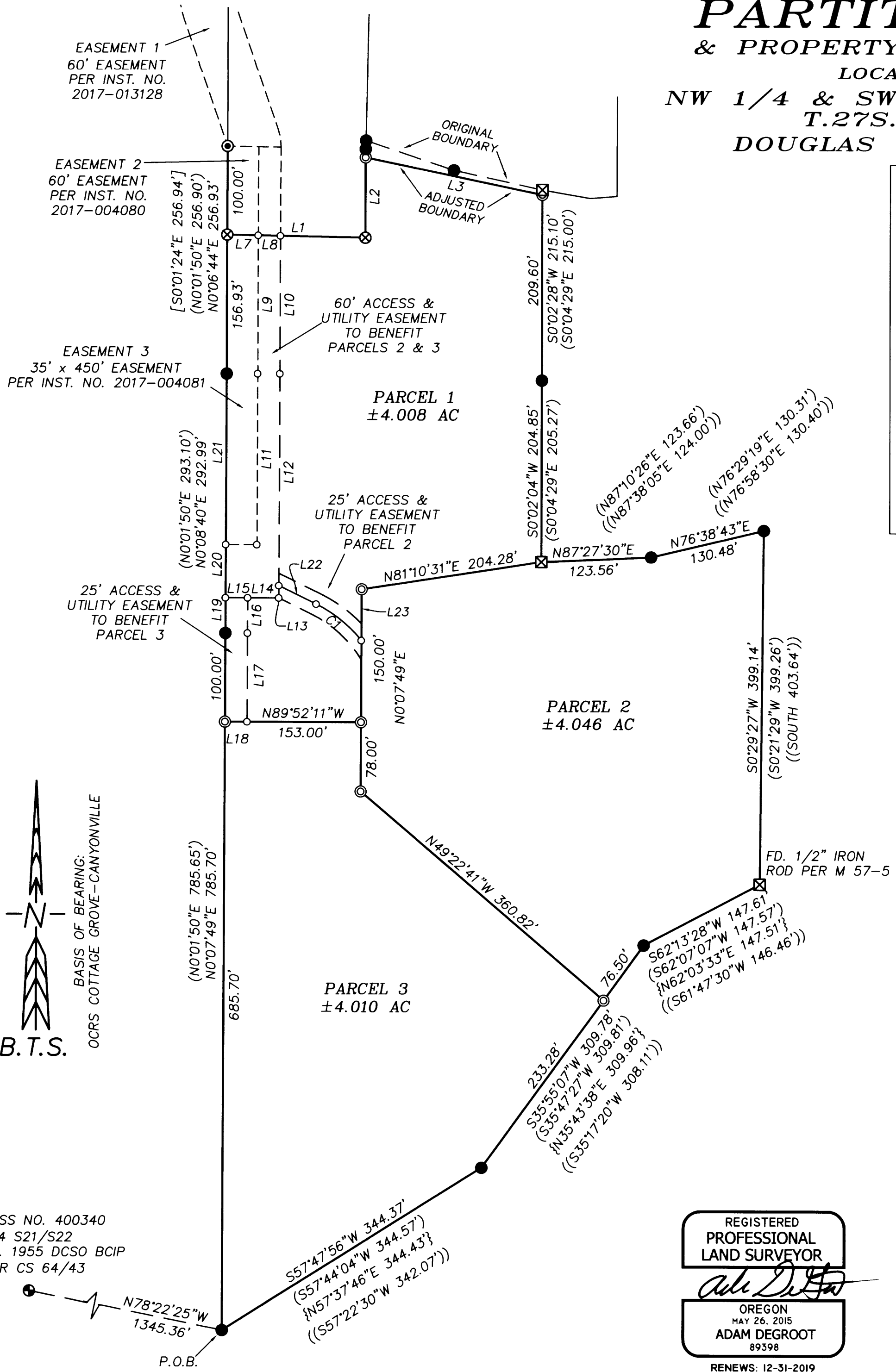
SCALE: 1" = 200'	FOR: TIM & ANNA DRAKE 1050 W LUELLEN DR ROSEBURG, OR 97471	JOB #: 17-082
DATE: JUNE 21, 2018		FILE: 17-082_PLAT.DWG
		SHEET 1 OF 2

2018-0021A

2018-0021A

PARTITION PLAT & PROPERTY LINE ADJUSTMENT

LOCATED IN THE
NW 1/4 & SW 1/4 OF SECTION 22
T.27S., R.6W., W.M.
DOUGLAS COUNTY, OREGON



SURVEY CONTROL PROCEDURE:

A STATIC GPS SURVEY WAS PERFORMED WITH LEICA 1200 GPS RECEIVERS AND UTILIZING THE ODOT OREGON REAL TIME GPS NETWORK (ORGN) CORS STATIONS. THE GPS BASELINES OBSERVED TO PROJECT CONTROL POINTS WERE PROCESSED AND ADJUSTED WITH LEICA GEO OFFICE. THE RESULTANT GEODETIC COORDINATES WERE THEN PROJECTED ONTO THE BELOW DEFINED TRANSVERSE MERCATOR COORDINATE SYSTEM. CLOSED LOOP CONVENTIONAL TRAVERSES WERE RUN TO CONTROLLING CORNERS AND ALONG THE BOUNDARY BETWEEN THE GPS CONTROL POINTS WITH A LEICA TCRP1203 TOTAL STATION, AND ADJUSTED IN LEICA GEO OFFICE BY THE METHOD OF LEAST SQUARES.

OCRS COTTAGE GROVE-CANYONVILLE ZONE
TRANSVERSE MERCATOR PROJECTION
REFERENCE DATUM: NAD 83 (2011) EPOCH 2010.00
LATITUDE OF ORIGIN: 42°50'00"N.
CENTRAL MERIDIAN: 123°20'00"W.
CENTRAL MERIDIAN SCALE: 1.000023
FALSE NORTHING: 0.000 M
FALSE EASTING: 50000.000 M

STATION	LATITUDE	LONGITUDE	ELLIP HGT
RSBG	43°14'06.04985"N	123°21'33.72789"W	135.623 M
400340	43°12'25.25778"N	123°24'24.98178"W	116.696 M

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊗ = FOUND 5/8" IRON ROD PER M 173-55 - HIBBS 2017
- = FOUND 5/8" IRON ROD PER M 138-41 - HIBBS 2001
- ⊠ = FOUND 5/8" IRON ROD PER M 62-14 - GEE 1976 OR AS NOTED
- ⊙ = FOUND 3/4" IRON PIPE PER M 2-17 - BYRON 1956
- ⊕ = FOUND DCSO BCIP AS NOTED
- = COMPUTED EASEMENT POINT - NOT SET
- () = RECORD PER M 138-41
- (()) = RECORD PER INST. NO. 85-9929 & 2017-004083
- [] = RECORD PER M 173-55
- { } = RECORD PER VOL. 22 PG. 59A OAK MEADOWS SUB. PH. 1 & 2

NO.	BEARING	DISTANCE
L1	S88°48'06"E	155.35 [S88°58'54"E 155.24']
L2	N0°03'18"E	90.58
L3	S78°07'25"E	203.15
L7	S88°48'06"E	35.01
L8	S88°48'06"E	25.00
L9	N0°06'44"E	156.27
L10	N0°06'44"E	155.81
L11	S0°08'40"W	193.08
L12	S0°08'40"W	239.32
L13	S0°08'40"W	13.92
L14	N89°51'20"W	35.00
L15	N89°51'20"W	25.00
L16	S0°08'40"W	39.76
L17	S0°07'49"W	100.00
L18	N89°52'11"W	25.00
L19	N0°08'40"E	39.76
L20	N0°08'40"E	60.16
L21	N0°08'40"E	193.07
L22	S63°44'09"E	46.80
L23	N0°07'49"E	57.79

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	25°09'10"	150.00	65.85	S51°09'34"E	65.32

PLSS NO. 400340
1/4 S21/S22
FD. 1955 DCSO BCIP
PER CS 64/43

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Adam Degroot
OREGON
MAY 26, 2015
ADAM DEGROOT
89398
RENEWS: 12-31-2019

BTS SURVEYING, INC.
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SCALE: 1" = 100'	FOR: TIM & ANNA DRAKE 1050 W LUELLEN DR ROSEBURG, OR 97471	JOB #: 17-082 FILE: 17-082_PLAT.DWG SHEET 2 OF 2
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