Douglas County Official Records
Patricia K. Hitt, County Clerk 2018-013807
00470882201800138070020028 NO FEE
08/22/2018 08:59:55 AM
PLAT-PAR Cnt=1 Stn=13 CLENGELS
This is a no fee document

LAND PARTITION FOR HEATHER ROBBINS-HINTON

IN DONATION LAND CLAIM 38 (LYING IN THE NW1/4 SEC. 28 AND IN THE NE1/4 SEC. 29),
T. 29 S., R. 7 W., WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
SURVEYED MAY-JUNE, 2018
SHEET 1 OF 2

2018-0025 A

APPROVALS

Keith L. Cubic — August 21, 2018
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Kristian O. DeLaunt — August 21, 2018
DOUGLAS COUNTY SURVEYOR — DATE

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

Michelle Nelson, Chief Deputy — August 22, 2018
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 22 DAY OF August, 2018, AT 8:59 AM / PM

Patricia K. Hitt by Chel Cengels, Deputy — 8/22/2018
DOUGLAS COUNTY CLERK — DATE

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT I, E. HEATHER ROBBINS-HINTON, AM THE OWNER OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN ON SAID SHEET TWO.

E.H. Hinton — 16 Aug 2018
DATE

ACKNOWLEDGEMENT

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF August, 2018, PERSONALLY APPEARED BEFORE ME, THE ABOVE NAMED HEATHER ROBBINS-HINTON, WHO DID ACKNOWLEDGE THE FOREGOING DECLARATION TO BE THEIR VOLUNTARY ACT AND DEED.

Jana Sky
NOTARY PUBLIC FOR OREGON

JANA Faye SKY
Notary Public-Oregon
Commission No. 940164
Expires 6/21/19

SURVEYOR'S CERTIFICATE:

I, LEONARD E. HERZSTEIN, JR., OREGON PROFESSIONAL LAND SURVEYOR NO. 2150, DO HEREBY CERITFY THAT I HAVE CORRECTLY SURVEYED THE 3 PARCELS AS SHOWN ON SHEET TWO. PARCELS 1 AND 3 ARE MARKED WITH PROPER MONUMENTS AND PARCEL 3 IS NOT MONUMENTED. THE FOLLOWING IS A TRUE AND ACCURATE LEGAL DESCRIPTION OF THE PARENT PROPERTY DESCRIBED IN DEED REFERENCE #2003-30925, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE JOHN BYRON DONATION LAND CLAIM NO. 38, TOWNSHIP 29 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOULGAS COUNTY, OREGON, THENCE NORTH 89°08'14" WEST, 725.31 FT., ALONG THE NORTHERLY LINE OF THE SAID DONATION LAND CLAIM TO A 5/8" IRON ROD; THENCE NORTH 89°13'32" WEST, 925.50 FT., ALONG SAID LINE TO AN 3/4" IRON PIPE; THENCE NORTH 88°55'55" WEST, 208.44 FT., ALONG SAID LINE TO A 5/8" IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 38; THENCE SOUTHERLY ALONG SAID ROAD RIGHT OF WAY LINE ON A CURVE 180.60 FT. TO A 1/2" IRON PIPE, WHICH CURVE HAS A CURVE RADIUS 1402.40 FT., A CENTRAL ANGLE 07°22'43" LEFT, AND A LONG CHORD SOUTH 12°03'21" EAST, 180.48 FT.; THENCE SOUTH 15°44'42" EAST, 124.46 FT., ALONG SAID ROAD RIGHT OF WAY LINE TO A 5/8" IRON ROD; THENCE SOUTHERLY ALONG SAID ROAD RIGHT OF WAY LINE ON A CURVE 511.61 FT. TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN MEMORANDUM OF CONTRACT TO RUSSELL E. CORN AND WIFE, RECORDER'S NO. 69-12188, RECORDS OF DOUGLAS COUNTY, OREGON, WHICH CURVE HAS A CURVE RADIUS 1462.40 FT., A CENTRAL ANGLE 20°02'41" RIGHT, AND A LONG CHORD SOUTH 05°43'24" EAST, 509.01 FT.; THENCE SOUTH 89°13'54" EAST, 529.29 FT., ALONG THE NORTHERLY LINE OF SAID ADJOINING LANDS TO A 5/8" IRON ROD; THENCE SOUTH 89°10'27" EAST, 554.85 FT., ALONG SAID LINE TO A POINT, WHICH IS NORTH, 5.0 FT., FROM A 5/8" IRON ROD; THENCE SOUTH 89°08'20" EAST, 650.02 FT., ALONG SAID LINE TO A 5/8" IRON ROD ON THE EAST LINE OF SAID DONATION LAND CLAIM; THENCE NORTH 00°12'18" EAST, 166.16 FT., ALONG SAID LINE TO A 5/8" IRON ROD; THENCE NORTH 00°12'14" EAST, 181.20 FT., ALONG SAID LINE TO A 5/8" IRON ROD; THENCE NORTH 00°12'04" EAST, 452.94 FT., ALONG SAID LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 29 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOULGAS COUNTY, OREGON, DESCRIBED IN DEED TO PHILLIP AND DEBBIE CUSACK, RECORDER'S NO. 87-4027, RECORDS OF DOUGLAS COUNTY, OREGON, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF THE JOHN BYRON DONATION LAND CLAIM NO. 38 IN SAID TOWNSHIP AND RANGE, SAID BEGINNING POINT BEING A 5/8" IRON ROD THAT BEARS SOUTH 00°12'10" WEST, 804.40 FT., FROM THE NORTHEAST CORNER OF SAID DONATION LAND CLAIM; THENCE NORTH 00°14'28" EAST, 4.10 FT., ALONG SAID EAST LINE TO A 5/8" IRON ROD; THENCE NORTH 00°12'18" EAST, 166.16 FT., ALONG SAID EAST LINE TO A 5/8" IRON ROD; THENCE SOUTH 77°52'46" WEST, 100.15 FT., TO A 6-INCH DIAMETER YEWWOOD FENCE POST; THENCE SOUTH 87°47'15" WEST, 201.13 FT., TO A 5/8" IRON ROD; THENCE SOUTH 01°14'38" WEST, 138.07 FT., TO A FENCE CORNER; THENCE SOUTH 89°20'57" EAST, 301.30 FT., ALONG A FENCE LINE TO THE POINT OF BEGINNING.

WATER: INDIVIDUAL WELLS ON EACH PARCEL
SEWER: SEPTIC SITE APPROVALS FOR PARCELS 1 & 3 AND EXISTING SEPTIC FOR PARCEL 2
COMP. PLAN: RC5
ZONING: 5 R
PROPERTY ID: R72226,R72268,R72275, R134064
PLANNING DEPT. FILE: 18-017

PARTITIONER:
HEATHER ROBBINS-HINTON
P. O. BOX 62
TENMILE, OREGON, 97481

SURVEYED BY:
HERZSTEIN LAND SURVEYING
1741 BYRON CREEK ROAD
WINSTON, OREGON, 97496

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 26, 1985
LEONARD E. HERZSTEIN
2150
CERTIFICATE RENEWS:
JUNE 30, 2019
AUG. 16, 2018

2018-0025 A