

2018-0033 A

Douglas County Official Records
Patricia K. Hitt, County Clerk
2018-019612
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12/12/2018 03:47:12 PM
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FILED THIS THE 12th DAY OF December, 2018 @ 3:47 P.M.

Patricia K. Hitt
12/12/18
DOUGLAS COUNTY CLERK

MAP OF SURVEY
LAND PARTITION
with
ADJUSTMENT OF COMMON
BOUNDARY LINE SURVEY

DOUGLAS COUNTY PLANNING
DEPARTMENT FILE NUMBER 16-060

Located in the:
S.W. 1/4 of SEC. 15 and in the WEST 1/2 of SEC. 22,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

LEGAL OWNER OF RECORD AND PARTITIONER:
BLOEMENDAAL LOVING TRUST
DEAN D. BLOEMENDAAL - TRUSTEE
3230 GAZLEY ROAD
MYRTLE CREEK, OR. 97457

TOTAL NUMBER OF PARCELS: 3 (THREE)
WATER SUPPLY: WELL/SPRING
SEWER DISPOSAL: SEPTIC
ZONING: (FG) EXCLUSIVE FARM USE- GRAZING
(FF) FARM FOREST
COMPREHENSIVE PLAN DESIGNATION: (AGG) AGRICULTURE
(FFT) FARM/FOREST TRANSITIONAL

PREPARED BY:
RAYMOND F. BROWN - P.L.S. # 2391
P.O. BOX 539
CANYONVILLE, OR. 97417
PHONE: 541-839-6185



RENEWS 12/31/2019

DECLARATION:

I, DEAN D. BLOEMENDAAL - TRUSTEE OF THE BLOEMENDAAL LOVING TRUST, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT WE HAVE CAUSED THE PARCELS AND EASEMENTS DEPICTED HEREON TO BE CREATED, IN ACCORDANCE WITH THE PROVISION OF CHAPTER 92, OREGON REVISED STATUTES.

Dean D. Bloemendaal
DEAN D. BLOEMENDAAL - TRUSTEE
BLOEMENDAAL LOVING TRUST
DATE 11/29/18

ACKNOWLEDGEMENT:

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED THE ABOVE NAMED DEAN D. BLOEMENDAAL - TRUSTEE OF THE BLOEMENDAAL LOVING TRUST, AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

Brandi L. Gross
NOTARY PUBLIC
MY COMMISSION EXPIRES August 9th 2019



SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, HEREBY CERTIFY AND SAY THAT I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, UNITS 1 AND 2, AS SHOWN HEREON AND SAY THAT I HAVE NOT SURVEYED AND MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE BOUNDARIES OF PARCELS 1 AND 2 OF THE PARTITION. THE BOUNDARIES OF WHICH ARE DESCRIBED AS THE FOLLOWING.

Raymond F. Brown
RAYMOND F. BROWN - P.L.S. # 2391
DATE 11/29/2018

LEGAL DESCRIPTION:

THE FOLLOWING REAL DESCRIBED PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND IN THE WEST HALF OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

A TRACT OF LAND, BEING ALL OF THAT LAND DESCRIBED AS PARCEL 1, PARTITION PLAT 2013-0016, RECORDED AS INSTRUMENT NUMBER 2013-010005, AS RECORDED IN DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON. LESS PORTIONS ADDED/CONVEYED TO UNITS 1 AND 2.



SEPTEMBER, 2018
SCALE: 1" = 400'

LINE INDEX

- 1 S 88° 45' 22" E 18.08'
- 2 (N 7° 30' 00" W 102.96') - 1
- 3 S 88° 24' 00" E 138.60'
(EAST 138.60') - 2
- 4 (S 5° 15' 00" E 104.94') - 2
- 5 (S 4° 00' 00" E 215.82') - 2
- 6 (S 6° 00' 00" E 244.20') - 2
- 7 (S 12° 30' 00" E 462.00') - 2
- 8 (EAST 100.32') - 2
- 9 (SOUTH 303.60') - 2
- 10 N 87° 35' 00" W 343.20' (343.20') - 6
- 11 (N 0° 06' 00" 352.20') - 6

UNIT 1
4.28 ± ACRES BEFORE ADJUSTMENT
9.38 ± ACRES AFTER ADJUSTMENT

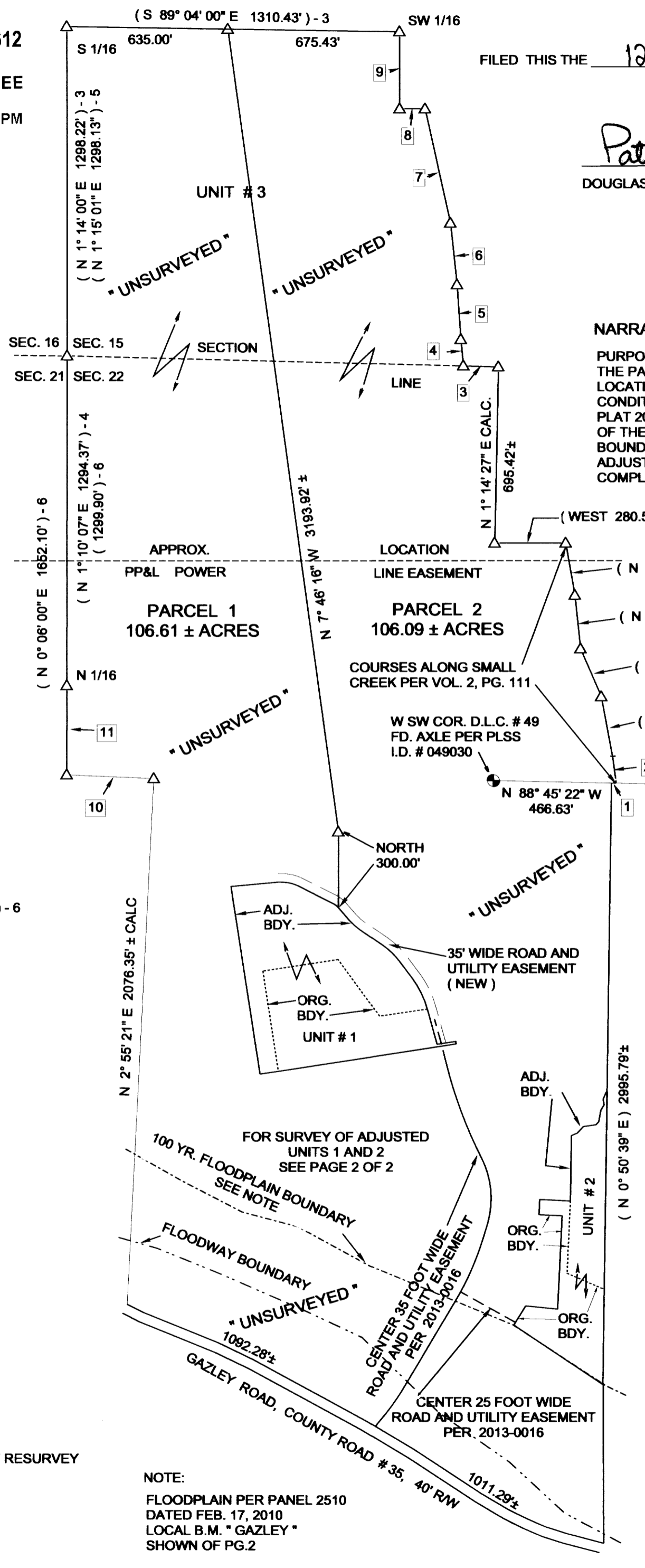
UNIT 2
2.26 ± ACRES BEFORE ADJUSTMENT
4.28 ± ACRES AFTER ADJUSTMENT

UNIT 3
219.82 ± ACRES BEFORE ADJUSTMENT
212.70 ± ACRES AFTER ADJUSTMENT

LEGEND

- FD. AS NOTED
- COMPUTED POINT
- () - 1 RECORD AS PER VOL. 2, PG. 111
- () - 2 RECORD AS PER DEED REF. # 94-25198
- () - 3 RECORD AS PER 1991 BLM DEPENDENT RESURVEY
- () - 4 RECORD AS PER M 146-45
- () - 5 RECORD AS PER M 146-42
- () - 6 RECORD AS PER C.S. 45/137

NOTE:
FLOODPLAIN PER PANEL 2510
DATED FEB. 17, 2010
LOCAL B.M. " GAZLEY " SHOWN OF PG.2



NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. FOUND MONUMENTS PER PARTITION PLAT 2013-0016, CONTROLLED THE BOUNDARIES OF THE ADJUSTED UNITS. WITH THE ADJUSTED BOUNDARIES CONTROLLED BY OWNER PLACEMENT. ADJUSTMENT OF COMMON BOUNDARY LINE TO BE COMPLETED FIRST WITH THE LAND PARTITION TO FOLLOW.

APPROX. LOCATION
PP&L POWER LINE EASEMENT

PARCEL 1
106.61 ± ACRES

PARCEL 2
106.09 ± ACRES

COURSES ALONG SMALL CREEK PER VOL. 2, PG. 111

W SW COR. D.L.C. # 49
FD. AXLE PER PLSS
I.D. # 049030

N 88° 45' 22" W
466.63'

NORTH
300.00'

35' WIDE ROAD AND UTILITY EASEMENT (NEW)

ADJ. BDY.

ORG. BDY.

UNIT # 1

FOR SURVEY OF ADJUSTED UNITS 1 AND 2
SEE PAGE 2 OF 2

100 YR. FLOODPLAIN BOUNDARY
SEE NOTE

FLOODWAY BOUNDARY

* UNSURVEYED *

CENTER 35 FOOT WIDE ROAD AND UTILITY EASEMENT PER 2013-0016

CENTER 25 FOOT WIDE ROAD AND UTILITY EASEMENT PER 2013-0016

GAZLEY ROAD, COUNTY ROAD # 35, 40' RW

1082.28'±

1011.29'±

ADJ. BDY.

ORG. BDY.

UNIT # 2

(N 0° 50' 38" E) 2895.79'±

N 1° 14' 27" E CALC.

685.42'±

(WEST 280.50') - 1

(N 10° W 208.56') - 1

(N 16° W 212.52') - 1

(N 23° 30' W 204.78') - 1

(N 10° 30' W 243.54') - 1

N 88° 45' 22" W 1085.44'

NE COR. D.L.C. # 48
FD. 1" IRON PIPE PER
PLSS I.D. # 048010

1

2

3

4

5

6

7

8

9

10

11

SW 1/16

S 1/16

(S 89° 04' 00" E 1310.43') - 3

635.00'

675.43'

(N 1° 14' 00" E 1298.22') - 3

(N 1° 15' 01" E 1298.13') - 5

UNIT # 3

* UNSURVEYED *

* UNSURVEYED *

SECTION

LINE

SEC. 16

SEC. 15

SEC. 21

SEC. 22

(N 1° 10' 07" E 1294.37') - 4

(1298.90') - 6

(N 0° 06' 00" E 1652.10') - 6

N 1/16

APPROX. LOCATION

PP&L POWER

LINE EASEMENT

PARCEL 1

106.61 ± ACRES

PARCEL 2

106.09 ± ACRES

COURSES ALONG SMALL CREEK PER VOL. 2, PG. 111

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SEE PAGE 2 OF 2

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1011.29'±

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ORG. BDY.

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(N 0° 50' 38" E) 2895.79'±

N 1° 14' 27" E CALC.

685.42'±

(WEST 280.50') - 1

(N 10° W 208.56') - 1

(N 16° W 212.52') - 1

(N 23° 30' W 204.78') - 1

(N 10° 30' W 243.54') - 1

N 88° 45' 22" W 1085.44'

NE COR. D.L.C. # 48

FD. 1" IRON PIPE PER

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1

2

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4

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(S 89° 04' 00" E 1310.43') - 3

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UNIT # 3

* UNSURVEYED *

* UNSURVEYED *

SECTION

LINE

SEC. 16

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(N 1° 10' 07" E 1294.37') - 4

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APPROX. LOCATION

PP&L POWER

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106.61 ± ACRES

PARCEL 2

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COURSES ALONG SMALL CREEK PER VOL. 2, PG. 111

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100 YR. FLOODPLAIN BOUNDARY

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ADJ. BDY.

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N 1° 14' 27" E CALC.

685.42'±

(WEST 280.50') - 1

(N 10° W 208.56') - 1

(N 16° W 212.52') - 1

(N 23° 30' W 204.78') - 1

(N 10° 30' W 243.54') - 1

N 88° 45' 22" W 1085.44'

NE COR. D.L.C. # 48

FD. 1" IRON PIPE PER

PLSS I.D. # 048010

1

2

3

4

5

6

7

8

9

10



SEPTEMBER, 2018
SCALE: 1" = 200'

NOTE # 1
CELL TOWER BASE EXCEEDS
90 FOOT FROM PROPERTY
LINE TO THE WEST

MAP OF SURVEY
LAND PARTITION
with
ADJUSTMENT OF COMMON
BOUNDARY LINE SURVEY

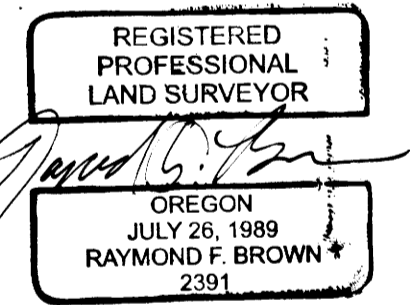
DOUGLAS COUNTY PLANNING
DEPARTMENT FILE NUMBER 16-080

Located in the:
S.W. 1/4 of SEC. 15 and in the WEST 1/2 of SEC. 22,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

LEGAL OWNER OF RECORD AND PARTITIONER:
BLOEMENDAAL LOVING TRUST
DEAN D. BLOEMENDALL - TRUSTEE
3230 GAZLY ROAD
MYRTLE CREEK, OR. 97457

TOTAL NUMBER OF PARCELS: 2 (TWO)
WATER SUPPLY: WELL/SPRING
SEWER DISPOSAL : SEPTIC
ZONONG: (FG) EXCLUSIVE FARM USE - GRAZING
(FF) FARM FOREST
COMP. PLAN DESIGNATION:
(AGG) AGRICULTURE
(FFT) FARM/FOREST TRANSITIONAL

PREPARED BY:
RAYMOND F. BROWN - P.L.S. # 2391
P.O. BOX 539
CANYONVILLE, OR. 97417
PHONE: 541-839-6185



RENEWS 12/31/2019

LINE INDEX: UNIT 1

- 1 S 81° 12' 54" W 73.00'
- 2 N 84° 34' 31" E 186.79'
- 3 S 87° 38' 35" E 25.02'
- 4 R = 131.11', L = 55.82', T = 28.34',
L.C. BEARS S 75° 26' 51" E 55.39'
- 5 S 63° 15' 06" E 151.37'
- 6 R = 77.42', L = 30.16', T = 15.27',
L.C. BEARS S 52° 08' 10" E 29.97'
- 7 S 41° 01' 13" E 67.74'
- 8 R = 286.50', L = 54.05', T = 27.10',
L.C. BEARS S 48° 22' 34" E 53.97'
- 9 S 55° 43' 56" E 106.60'
- 10 R = 283.30', L = 92.58', T = 46.71',
L.C. BEARS S 46° 22' 15" E 92.17'
- 11 S 37° 00' 34" E 81.43'
- 12 R = 368.68', L = 138.31', T = 69.98',
L.C. BEARS S 26° 15' 46" E 137.50'
- 13 S 15° 30' 57" E 143.87'
(S 15° 28' 15" E 143.79')
- 14 N 81° 10' 27" E 299.79'
(N 81° 15' 47" E 299.95')
- 15 S 36° 00' 08" E 276.25'
(S 35° 58' 16" E 275.84')
- 16 N 81° 46' 03" E 191.00'
(N 81° 48' 19" E 190.95')

UNIT 1
4.28 ± ACRES BEFORE ADJUSTMENT
9.38 ± ACRES AFTER ADJUSTMENT

UNIT 2
2.26 ± ACRES BEFORE ADJUSTMENT
4.28 ± ACRES AFTER ADJUSTMENT

UNIT 3
219.82 ± ACRES BEFORE ADJUSTMENT
212.70 ± ACRES AFTER ADJUSTMENT

LINE INDEX: UNIT 2

CENTER OF CREEK BED

- C1 N 67° 13' 52" E 25.36'
- C2 N 42° 22' 25" E 35.70'
- C3 N 81° 34' 34" E 50.14'
- C4 N 42° 39' 09" E 15.88'
- C5 N 10° 22' 23" E 46.06'
- C6 N 29° 54' 52" E 25.72'
- C7 N 11° 43' 58" W 20.95'
- C8 N 23° 38' 57" E 30.02'
- C9 N 46° 33' 54" E 5.85'

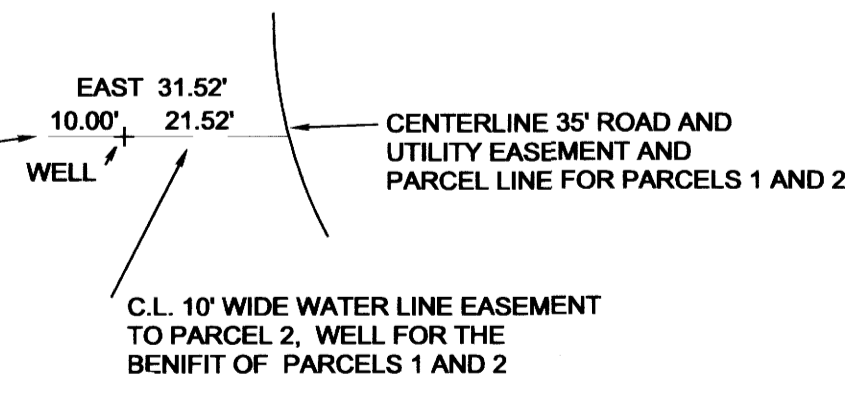
LINE INDEX: UNIT 2

- A S 0° 50' 39" W 148.20'
- B S 0° 50' 39" W 632.90'
- C N 66° 38' 51" W 160.32'
(N 66° 36' 43" W 160.30')
- D N 2° 48' 07" E 285.15'
(N 2° 48' 29" E 285.00')
- E N 0° 50' 39" E 177.70'
- F N 0° 50' 39" E 80.14'

LEGEND

- △ COMPUTED POINT
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- + WELL/SPRING
- FD. AS NOTED.
- FD. 5/8" IRON ROD PER 2013-0016
- () RECORD AS PER 2013-0016.

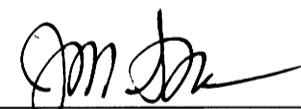
DETAIL "B"
NO SCALE



FOR LEGALS OF ADJUSTMENTS AND COVENANTS, IF ANY
SEE DEED REFERENCE NUMBER 2018-018993,
DEED RECORDS, DOUGLAS COUNTY, OREGON


NOTE:
ALL TEST HOLES AND EXISTING
SEPTIC SYSTEMS ARE WITHIN
EACH UNIT/PARCEL BOUNDARY.

APPROVALS:

 12/6/18
DOUGLAS COUNTY PLANNING DEPT. DIRECTOR DATE

 12/6/2018
DOUGLAS COUNTY SURVEYOR'S OFFICE DATE

CERTIFICATION OF TAX PREPAYMENT:
I, HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER
CHARGES REQUIRED BY LAW, HAVE BEEN PAID.

 12/12/2018
DOUGLAS COUNTY TAX COLLECTOR DATE