

2018-0033 A

Douglas County Official Records
Patricia K. Hitt, County Clerk
2018-019612
NO FEE
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12/12/2018 03:47:12 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

FILED THIS THE 12th DAY OF December, 2018 @ 3:47 P.M.

Patricia K. Hitt
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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Raymond F. Brown
OREGON
JULY 26, 1989
RAYMOND F. BROWN
2391

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

OFFICIAL STAMP
BRANDI LEE GROSS
NOTARY PUBLIC-OREGON
COMMISSION NO. 941808
MY COMMISSION EXPIRES AUGUST 09, 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

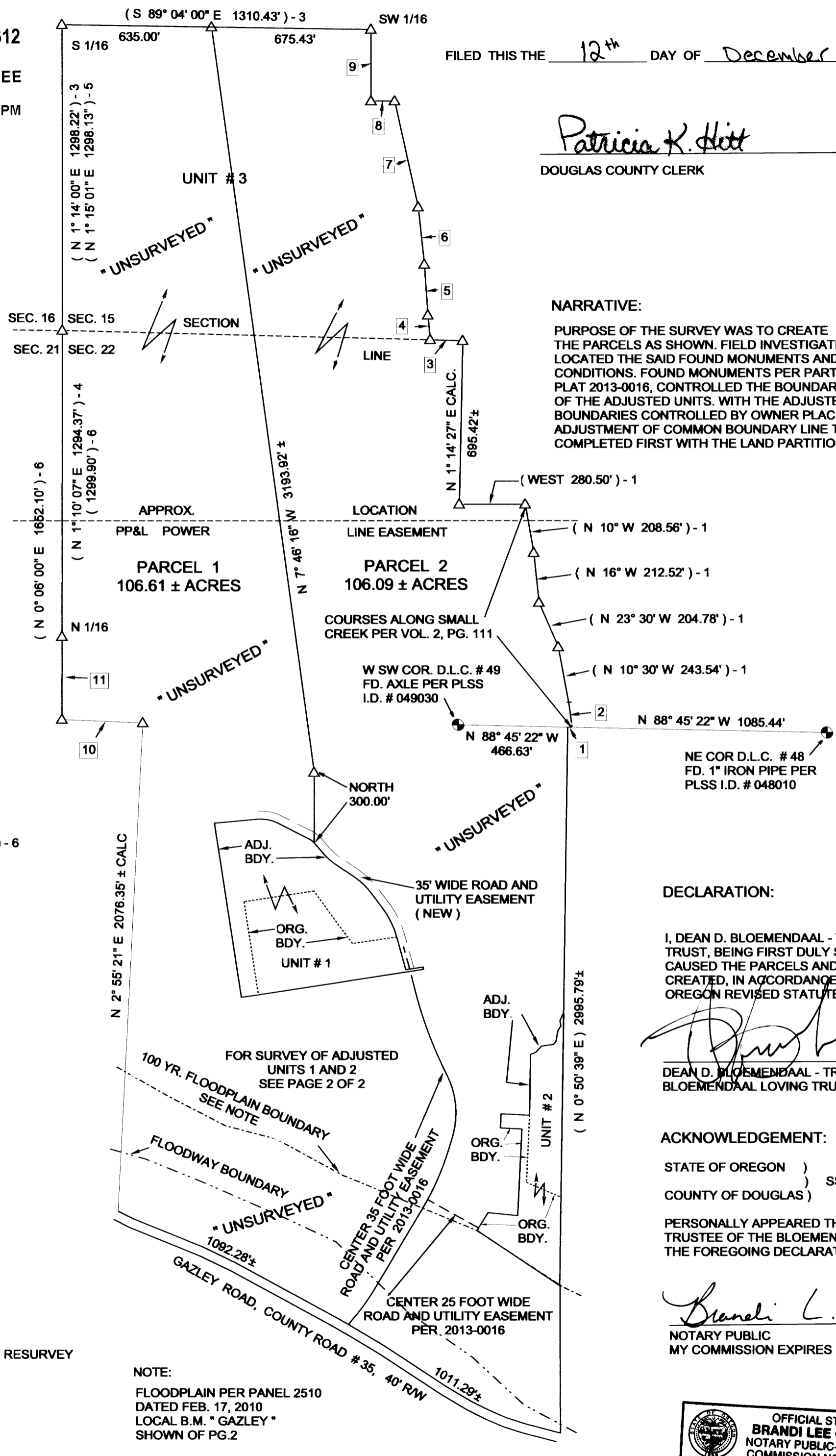
UNIT 2
2.26 ± ACRES BEFORE ADJUSTMENT
4.28 ± ACRES AFTER ADJUSTMENT

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

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