



NO FEE

PLAT-PAR Cnt=1 Str=33 HAJOHNST
05/16/2019 02:03:31 PM
This is a no fee document

LAND PARTITION
LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 14 AND THE
NORTHWEST AND NORTHEAST QUARTERS OF SECTION 23, TOWNSHIP 25 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
MARCH 21, 2019

2019-0011A

EASEMENTS OF RECORD

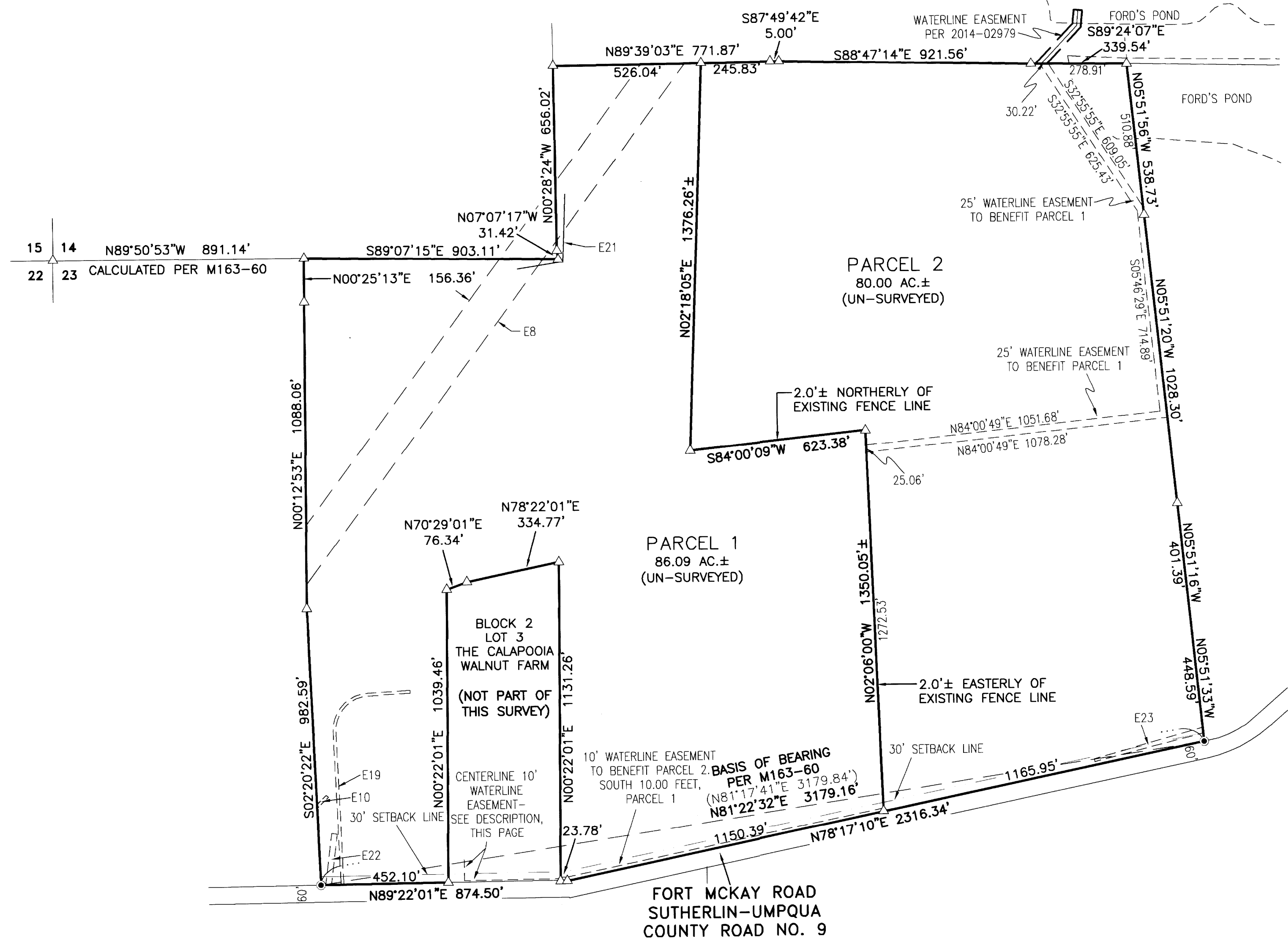
THE FOLLOWING ITEMS LISTED PER A PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON, ORDER NO. 7399-3021673 DATED MARCH 15, 2018 THAT ENCUMBER THE TRACT BEING PARTITIONED HEREON HAVE BEEN ADDRESSED AS FOLLOWS:

7. POWER EASEMENT PER BOOK 91, PAGE 501, RECORDER'S NO. 77330
(UNABLE TO SHOW EASEMENT - ONLY DESCRIBED AS BEING IN THE NORTH 1/2 OF SEC. 23 & A NARROW STRIP IN THE NE 1/4 OF SEC. 23)
8. TRANSMISSION LINE AND ACCESS ROAD EASEMENT PER BOOK 259, PAGE 949, RECORDER'S NO. 223950
(APPROXIMATE LOCATION OF 125' TRANSMISSION LINE EASEMENT SHOWN - UNABLE TO PLOT EXACT LOCATION OF ACCESS EASEMENTS DUE TO POOR QUALITY OF DOCUMENT)
9. POWER EASEMENT PER BOOK 330, PAGE 771, RECORDER'S NO. 333338
(EXACT LOCATION NOT DESCRIBED. 10-FOOT EASEMENT TO BE CENTERED OVER PACIFIC POWER'S POLES AND WIRES ON TRACT)
10. WELL AND PIPELINE EASEMENT PER INSTRUMENT NO. 97-17836
(APPROXIMATE LOCATION OF 10' EASEMENT SHOWN)
19. POWER EASEMENT PER INSTRUMENT NO. 2012-016785
(APPROXIMATE LOCATION OF 10' EASEMENT SHOWN)
21. ACCESS EASEMENT PER INSTRUMENT NO. 2014-010898
(APPROXIMATE CENTERLINE LOCATION OF 20' ACCESS EASEMENT SHOWN)
22. POWER EASEMENT PER INSTRUMENT NO. 2015-007600
(APPROXIMATE LOCATION OF 20' EASEMENT SHOWN)
23. POWER EASEMENT PER INSTRUMENT NO. 2015-007601
(APPROXIMATE LOCATION OF EASEMENT SHOWN - EASEMENT 20' ON EAST END & TAPERS TO 10' ON WEST END)

**WATERLINE EASEMENT DESCRIPTION—
LOT 3, BLOCK 2, CALAPOOIA WALNUT FARM**

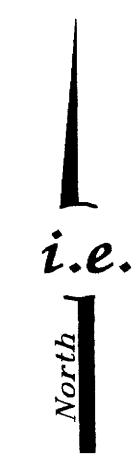
A 10.00-FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 3, BLOCK 2, CALAPOOIA WALNUT FARM, VOLUME 1B, PAGE 56, PLAT RECORDS OF DOUGLAS COUNTY, BEING A PORTION OF PARCEL 2, INSTRUMENT NUMBER 2013-02990, DEED RECORDS OF DOUGLAS COUNTY, BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF SAID LOT 3 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 3 BEARS SOUTH 00°22'01" WEST, 5.00 FEET; THENCE LEAVING SAID EAST BOUNDARY, BEING 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT 3, COINCIDENT WITH THE NORTH RIGHT-OF-WAY BOUNDARY OF FORT MCKAY ROAD (DOUGLAS COUNTY ROAD NUMBER 9), SOUTH 89°22'01" WEST, 340.82 FEET; THENCE, AT RIGHT ANGLES TO SAID SOUTH BOUNDARY, NORTH 00°37'59" WEST 75.00 FEET TO THE CENTER OF AN EXISTING PUMP HOUSE AND THERE TERMINATING.



LEGEND

- FOUND 5/8" IRON ROD W/ALUMINUM CAP PER M124-59
- △ CALCULATED POINT ONLY - NO MONUMENT FOUND OR SET
- () RECORD INFORMATION PER M163-60
- E# EASEMENTS OF RECORD AS SHOWN



SCALE: 1"=300'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2019

i.e.
ENGINEERING

SHEET 1 OF 2
JOB NO. 2552-01 T2

CLIENT:
DENNIS WILDE
PO BOX 29
UMPUJA, OR 97486

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

2019-0011A

2019-0011B

LAND PARTITION
LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 14 AND THE
NORTHWEST AND NORTHEAST QUARTERS OF SECTION 23, TOWNSHIP 25 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
MARCH 21, 2019

NARRATIVE

THE PURPOSE OF THIS MAP IS TO PARTITION THE TRACT SHOWN ON THIS
PLAT INTO 2 PARCELS. MONUMENTS OF RECORD PER M124-59 WERE TIED
AND HELD AS A BASIS OF BEARING PER M163-30. FENCE LINES WERE
THEN TIED TO DELINEATE A PORTION OF THE BOUNDARY BETWEEN PARCEL 1
AND PARCEL 2. THIS SURVEY WAS PERFORMED BY RICHARD OLSON AND
DAWSON JINKINS USING TOPCON GPS EQUIPMENT AND A TDS RANGER DATA
COLLECTOR. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY
DEREK FEIGEL.

SURVEYOR'S CERTIFICATE

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116,
HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED ONLY A PORTION
OF THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING
IS A TRUE AND CORRECT DESCRIPTION.

ALL OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2013-2990,
DEED RECORDS OF DOUGLAS COUNTY, OREGON.

EXCEPTING THEREFROM:

LOT 3, BLOCK 2, THE CALAPOOIA WALNUT FARM, AS RECORDED IN
VOLUME 1B, PAGE 56, OFFICIAL PLAT RECORDS OF DOUGLAS COUNTY.

APPROVALS:

[Signature] 5/6/19
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 5/6/2019
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 5/6/19
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16th DAY OF MAY, 2019, 2:03 O'CLOCK AM (PM)

[Signature] 5/16/19
DOUGLAS COUNTY CLERK DATE



DECLARATION-LOT 3, BLOCK 2,
CALAPOOIA WALNUT FARM

KNOW ALL PEOPLE BY THESE PRESENTS THAT DENNIS J. & JEAN B.
WILDE ARE THE OWNERS OF LOT 3, BLOCK 2, CALAPOOIA WALNUT
FARM, VOLUME 1B, PAGE 56, PLAT RECORDS OF DOUGLAS COUNTY,
DESCRIBED AS A PORTION OF PARCEL 2, INSTRUMENT NUMBER
2013-02990, DEED RECORDS OF DOUGLAS COUNTY, SHOWN HEREON
AS BEING EXCLUDED FROM THE DESCRIBED PARTITION AREA, AND
HAVE CAUSED THE CREATION OF THE WATERLINE EASEMENT SHOWN
AND DESCRIBED OVER SAID LOT 3 IN ORDER TO BENEFIT PARCELS 1
AND 2 OF THE LAND PARTITION SHOWN HEREON.

[Signature] 3-21-19
DENNIS J. WILDE DATE

[Signature] 3-21-19
JEAN B. WILDE DATE

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF
March, 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID
STATE AND COUNTY, PERSONALLY APPEARED DENNIS J. WILDE AND JEAN B.
WILDE, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN
THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT
FREELY AND VOLUNTARILY.

[Signature]
ELAINE ESTHER BERG, NOTARY PUBLIC - OREGON

COMMISSION NO.: 972256
MY COMMISSION EXPIRES: MARCH 12, 2022

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DENNIS J. & JEAN B.
WILDE ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND
MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THIS
PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED
TOGETHER WITH THE EASEMENTS CREATED AS SHOWN IN
ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON
REVISED STATUTES.

[Signature] 3-21-19
DENNIS J. WILDE DATE

[Signature] 3-21-19
JEAN B. WILDE DATE

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

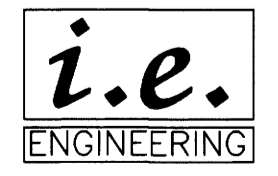
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF
March, 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID
STATE AND COUNTY, PERSONALLY APPEARED DENNIS J. WILDE AND JEAN B.
WILDE, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN
THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT
FREELY AND VOLUNTARILY.

[Signature]
ELAINE ESTHER BERG, NOTARY PUBLIC - OREGON

COMMISSION NO.: 972256
MY COMMISSION EXPIRES: MARCH 12, 2022



EXPIRES: 6/30/2019



SHEET 2 OF 2
JOB NO. 2552-01 T2

CLIENT: DENNIS WILDE
PO BOX 29
UMPQUA, OR 97486
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

2019-0011B