

LAND PARTITION
 LOCATED IN THE SW 1/4 SEC. 20, T. 29 S., R. 8 W., W.M.
 IN DOUGLAS COUNTY, OR
 NOVEMBER, 2018

Douglas County Official Records 2019-008976
 Patricia K. Hitt, County Clerk
 NO FEE
 00489457201900089760020022
 06/11/2019 09:09:11 AM
 PLAT-PAR Cnt=1 Stn=18 MARRIAGECOUNTER
 This is a no fee document

2019-0014A

SURVEYOR'S CERTIFICATE:

I, MICKEY D. CALVERT, HERBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS.

A TRACT OF LAND LYING IN THE N 1/2, SW 1/4, SEC. 20, T. 29 S., R. 8 W., W.M., DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER ALSTON MARTINDALE DONATION LAND CLAIM NO. 42, THENCE N63°45'05"E 467.58' TO A 5/8" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "CALVERT LS 75099", BEING THE TRUE POINT OF BEGINNING, THENCE S88°54'53"W 195.34' TO A 5/8" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "CALVERT LS 75099", THENCE S88°54'53"W 10.00', THENCE NORTHEASTERLY ALONG SAID COUNTY ROAD RIGHT OF WAY N29°12'17"E 81.0', THENCE CONTINUING NORTHEASTERLY ALONG SAID COUNTY ROAD RIGHT OF WAY N49°36'48"E 421.0 TO A 1 1/2" IRON PIPE, THENCE N89°01'53"E 348.49' TO A 1 1/2" IRON PIPE, THENCE N89°01'53"E 156.13' TO A 5/8" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "CALVERT LS 75099" ON THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 42 COOS BAY - ROSEBURG HIGHWAY, THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 42 S27°56'22"W 269.90' TO A 5/8" IRON REBAR AT HIGHWAY STATION 1704+77.91 PI AND BEING 36' LEFT, THENCE CONTINUING SOUTHWESTERLY ALONG SAID STATE HIGHWAY 42 RIGHT OF WAY S28°26'37"W 72.25' TO A 5/8" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "CALVERT LS 75099" ON THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 42, THENCE S84°42'37"W 189.98' TO A 5/8" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "CALVERT LS 75099", THENCE S84°42'37"W 310.75' TO THE POINT OF BEGINNING.

Mickey D. Calvert

MICKEY D. CALVERT, PLS 75099

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT JOHN AMOS AND PEGGY AMOS ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND EASEMENTS AS SHOWN ON SAID SHEET TWO.

John Amos
 JOHN AMOS

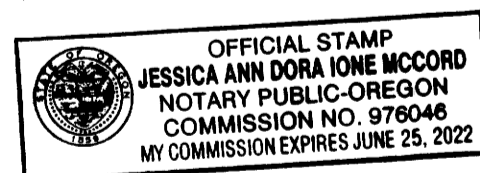
Peggy Amos
 PEGGY AMOS

ACKNOWLEDGEMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 17th DAY OF May, 2019, THE ABOVE NAMED JOHN AMOS AND PEGGY AMOS, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Jessica Ann Dora Ione McCord
 Com #: 976046
 NOTARY PUBLIC FOR OREGON



APPROVALS:

M. J. [Signature] 6/10/19
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

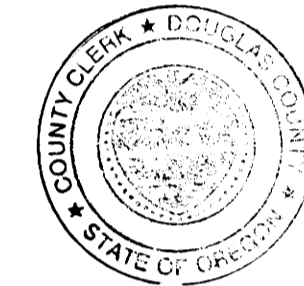
Kurt [Signature] 6/10/2019
 DOUGLAS COUNTY SURVEYOR DATE

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

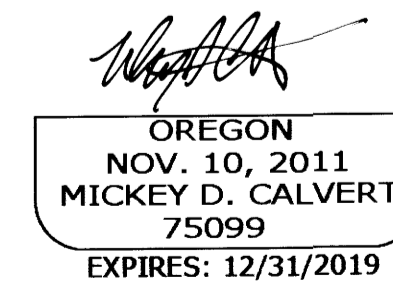
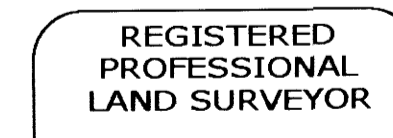
Michelle Nelson Chief Deputy 6/11/19
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11th DAY OF JUNE, 2019. 9:09 AM

Patricia K. Hitt 6/11/19
 DOUGLAS COUNTY CLERK DATE



WATER: PARCEL 1: WELL PARCEL 2: WELL
 SEWER: PARCEL 1: SEPTIC PARCEL 2: SEPTIC
 COMP. PLAN: CO & RCL
 ZONING: CRC & 5R
 PLANNING DEPT. FILE: 18-019



FOR:
 JOHN AND PEGGY AMOS
 18489 HWY. 42
 CAMAS VALLEY, OR, 97496

UV UMPQUA VALLEY
LS LAND SURVEYING
 P.O. BOX 63 WINSTON, OR 97496

DATE: OCT. 28, 2018 PROJECT #: 2018-6 SHEET 1 OF 2

2019-0014A

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IN DOUGLAS COUNTY, OR

NOVEMBER, 2018

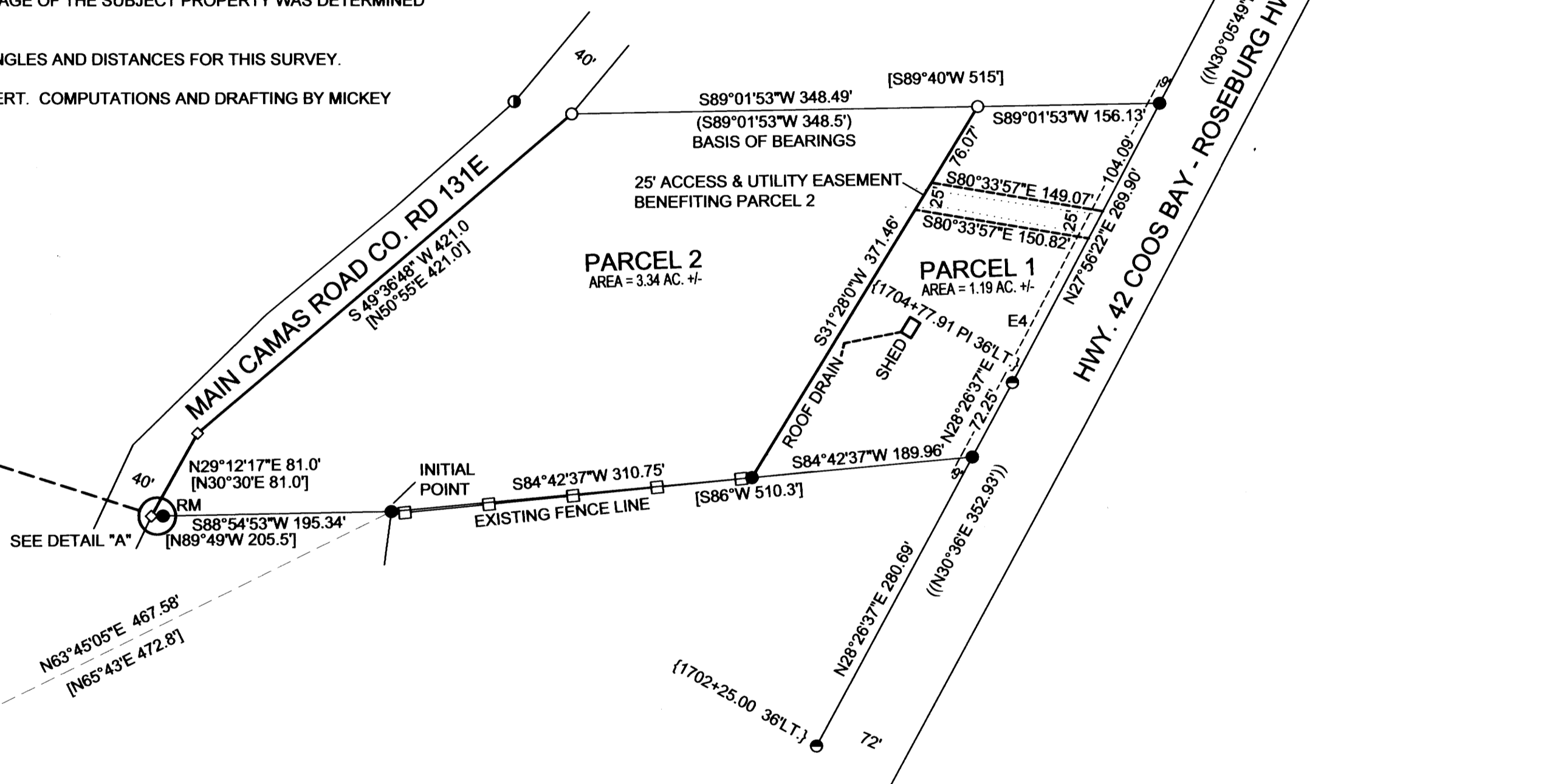
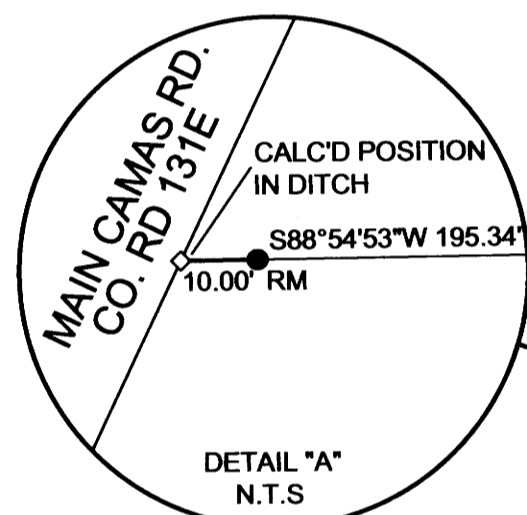
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY AS SHOWN. THE INTENT OF THE LAND PARTITION WAS TO SEPARATE COMMERCIAL AND RESIDENTIAL PROPERTIES.

ALL RECOVERED MONUMENTS WERE FOUND IN GOOD CONDITION. ONLY TWO EXISTING PROPERTY CORNERS WERE RECOVERED. THE NORTHEAST CORNER OF THE ALSTON MARTINDALE DONATION LAND CLAIM NO. 42 WAS RECOVERED AND USED TO RETRACE THE DEED OF THE SUBJECT PROPERTY AND ADJACENT PROPERTIES TO THE SOUTH. USING THE CALLS FROM THE DEEDS AND HOLDING THE FOUND MONUMENTS ON THE NORTH SIDE OF THE SUBJECT PROPERTY, THE POSITION OF THE SOUTH LINE WAS CALCULATED AND MONUMENTED. SAID SOUTH LINE MATCHED OLD FENCE LINE WITHIN TWO FEET ON SOUTHERLY LINE OF SUBJECT PROPERTY USED AS LINE OF OCCUPATION FOR MANY YEARS BY ALL PARTIES INVOLVED. AFTER AN EXTENSIVE SEARCH ONLY ONE MONUMENT WAS FOUND FROM SURVEY M20-18. AS A RESULT A COMPLETE RESOLUTION OF COUNTY RD. 131E RIGHT OF WAY WAS NOT COMPLETED DUE TO A LACK OF EVIDENCE AND THE ROAD NOT FITTING THE CALCULATED RIGHT OF WAY USING SHOWN FOUND MONUMENTS. THE CALCULATED POSITION OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY FALLS IN THE DITCH OF THE COUNTY ROAD. A REFERENCE MONUMENT WAS SET 10 FEET FROM ACTUAL CALCULATED POSITION. USING DISTANCES FROM THE DEED A DISTANCE - DISTANCE INTERSECTION CALCULATION WAS USED TO DETERMINE THE POSITION OF A CALL IN THE DEED. THIS POSITION WAS NOT MONUMENTED DUE TO THE SAID POOR FIT OF THE ROADWAY AND LACK OF EVIDENCE TO SUPPORT IT. BEARINGS AND DISTANCES ALONG SAID COUNTY ROAD ARE COMPARED TO METES AND BOUNDS CALLS FOUND IN THE DEED FOR THE SUBJECT PROPERTY. MONUMENTS WERE FOUND ALONG STATE HWY. 42 RIGHT OF WAY AND THE RIGHT OF WAY LINE ACROSS THE FRONTAGE OF THE SUBJECT PROPERTY WAS DETERMINED AND THE CORNERS WERE MONUMENTED.

A NIKON DTM-362 TOTAL STATION WAS USED TO MEASURE ALL ANGLES AND DISTANCES FOR THIS SURVEY.

FIELD WORK PERFORMED BY MICKEY CALVERT AND KAYLA CALVERT. COMPUTATIONS AND DRAFTING BY MICKEY CALVERT.

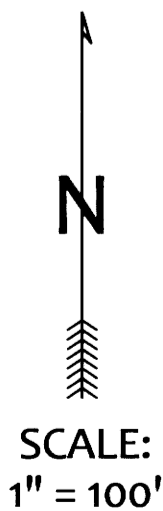


ALSTON MARTINDALE DLC NO. 42

LEGEND

- SET 5/8" X 30" IRON REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "CALVERT LS 75099"
- ⊕ FOUND HUB AND TACK PER CS FILE 67/45-9 PLSS #042010 BEING THE NORTHEAST CORNER ALSTON MARTINDALE DONATION LAND CLAIM NO. 42
- FOUND 1 1/2" IRON PIPE FROM SURVEY M61-8.
- FOUND 5/8" IRON REBAR RECOVERED AS PART OF SURVEY ST. HWY. 42-013 SET AS PART OF ODOT RIGHT OF WAY DRG. 9B-30-17.
- FOUND 5/8" IRON REBAR FROM SURVEY M20-18.
- ◆ CALCULATED POINT
- () RECORD AS PER RECORD SURVEY M61-8
- [] RECORD AS PER BARGAIN AND SALE DEED 2016-017555
- { } RECORD AS PER RECORD SURVEY ST. HWY. 42-013.
- (()) RECORD AS PER ODOT RIGHT OF WAY DRG. 9B-30-17.

- ### EASEMENTS
- E1 UTILITY EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY SEE BOOK 86, PAGE 123. (UNABLE TO PLOT)
 - E2 UTILITY EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY SEE BOOK 86, PAGE 124. (UNABLE TO PLOT)
 - E3 PIPELINE EASEMENT TO JEROME WETHERS SEE 79-03863. (UNABLE TO PLOT)
 - E4 PERMANENT EASEMENT FOR SLOPES, POWER LINE, TELEPHONE AND TELEVISION CABLE FACILITIES TO O.D.O.T. SEE BOOK 1148 PAGE 447.
 - E5 SEPTIC TANK AND DRAIN FIELD EASEMENT TO JEFF HOMOLKA AND LOIS WHITE SEE 2006-006987. (UNABLE TO PLOT)



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOV. 10, 2011
MICKEY D. CALVERT
75099

EXPIRES: 12/31/2019

FOR:
JOHN AND PEGGY AMOS
18489 HWY. 42
CAMAS VALLEY, OR, 97496

U|V UMPQUA VALLEY
L|S LAND SURVEYING
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