

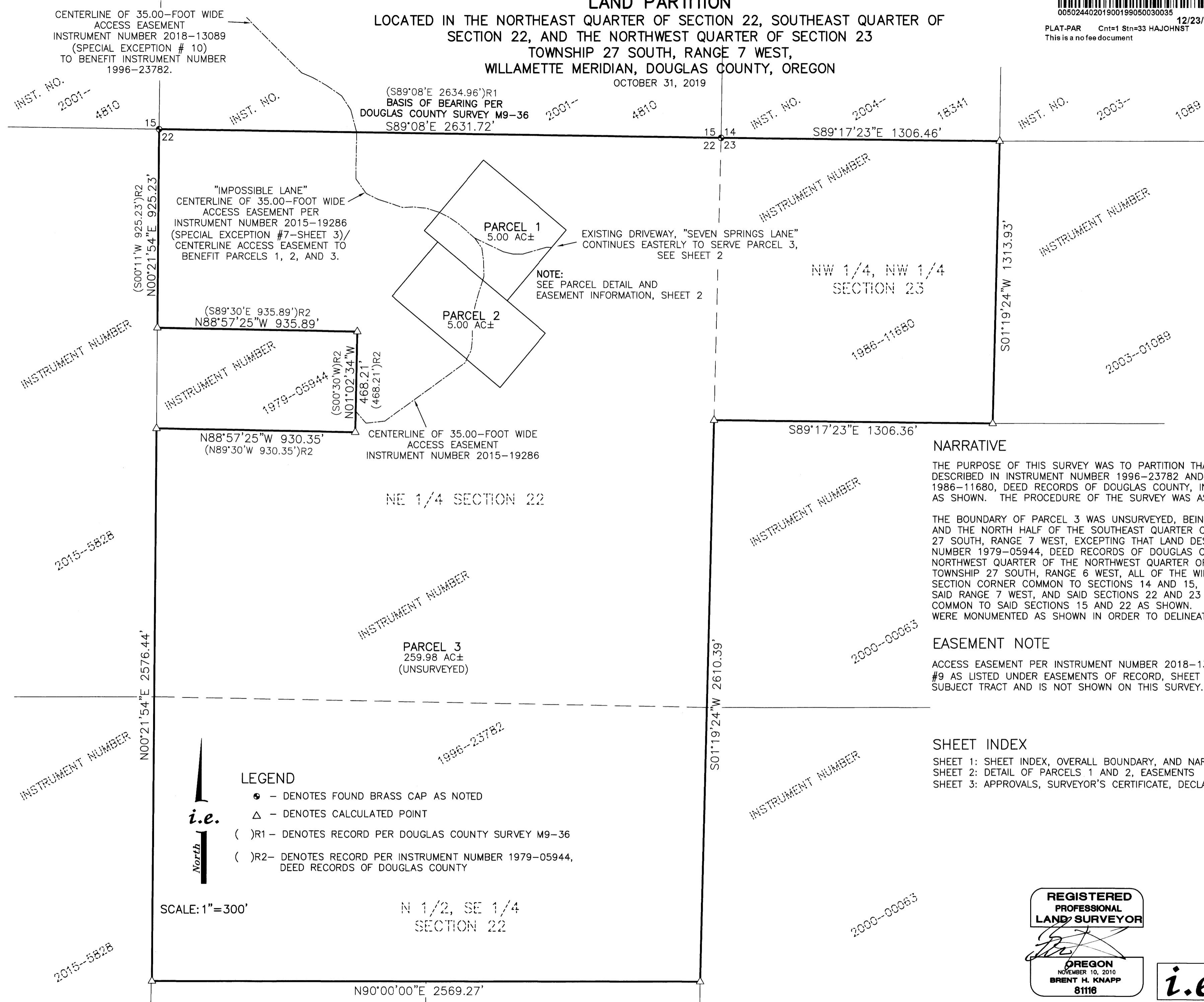


NO FEE

PLAT-PAR Cnt=1 Stn=33 HAJOHNST 12/23/2019 10:18:41 AM
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2019-0042 A

LAND PARTITION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, SOUTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 23
TOWNSHIP 27 SOUTH, RANGE 7 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
OCTOBER 31, 2019



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 1996-23782 AND INSTRUMENT NUMBER 1986-11680, DEED RECORDS OF DOUGLAS COUNTY, INTO TWO 5.00 ACRE TRACTS AS SHOWN. THE PROCEDURE OF THE SURVEY WAS AS FOLLOWS:

THE BOUNDARY OF PARCEL 3 WAS UNSURVEYED, BEING THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTIONS 22, TOWNSHIP 27 SOUTH, RANGE 7 WEST, EXCEPTING THAT LAND DESCRIBED IN INSTRUMENT NUMBER 1979-05944, DEED RECORDS OF DOUGLAS COUNTY, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, SAID TOWNSHIP 27 SOUTH, RANGE 6 WEST, ALL OF THE WILLAMETTE MERIDIAN. THE SECTION CORNER COMMON TO SECTIONS 14 AND 15, SAID TOWNSHIP 27 SOUTH, SAID RANGE 7 WEST, AND SAID SECTIONS 22 AND 23 AND THE QUARTER CORNER COMMON TO SAID SECTIONS 15 AND 22 AS SHOWN. THE PARCEL BOUNDARIES WERE MONUMENTED AS SHOWN IN ORDER TO DELINEATE THE 5.00 ACRE PARCELS.

EASEMENT NOTE

ACCESS EASEMENT PER INSTRUMENT NUMBER 2018-13089, SPECIAL EXCEPTION #9 AS LISTED UNDER EASEMENTS OF RECORD, SHEET 3, LIES OUTSIDE OF THE SUBJECT TRACT AND IS NOT SHOWN ON THIS SURVEY.

SHEET INDEX

- SHEET 1: SHEET INDEX, OVERALL BOUNDARY, AND NARRATIVE
- SHEET 2: DETAIL OF PARCELS 1 AND 2, EASEMENTS
- SHEET 3: APPROVALS, SURVEYOR'S CERTIFICATE, DECLARATION, TITLE INFORMATION

LEGEND

- - DENOTES FOUND BRASS CAP AS NOTED
- △ - DENOTES CALCULATED POINT
- ()R1 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M9-36
- ()R2 - DENOTES RECORD PER INSTRUMENT NUMBER 1979-05944, DEED RECORDS OF DOUGLAS COUNTY



SCALE: 1"=300'

2019-0042 A

REGISTERED PROFESSIONAL LAND SURVEYOR

Brent H. Knapp
OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2021

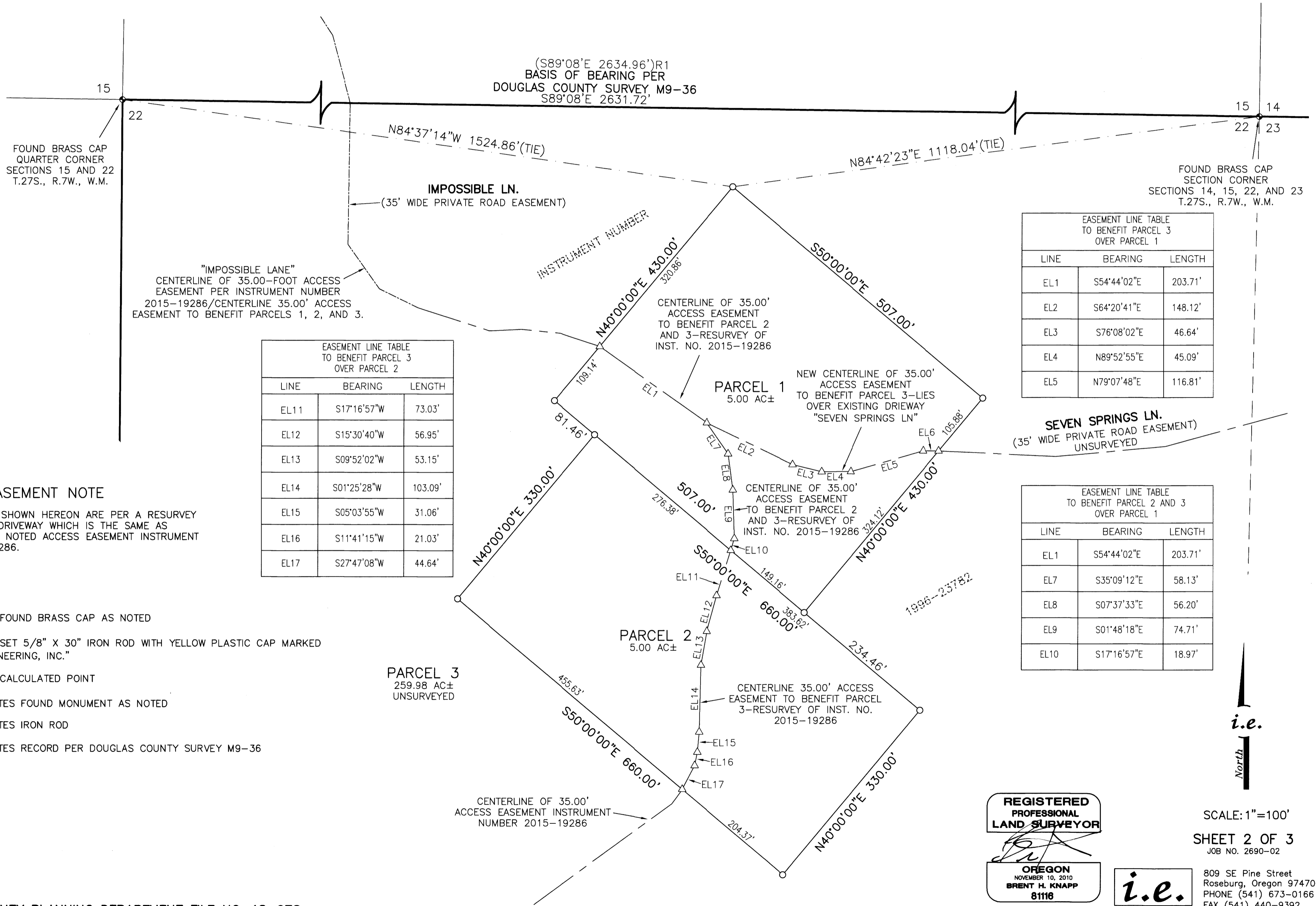


SHEET 1 OF 3
JOB NO. 2690-02

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

LAND PARTITION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, SOUTHEAST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 23
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FOUND BRASS CAP QUARTER CORNER SECTIONS 15 AND 22 T.27S., R.7W., W.M.

FOUND BRASS CAP SECTION CORNER SECTIONS 14, 15, 22, AND 23 T.27S., R.7W., W.M.

"IMPOSSIBLE LANE"
 CENTERLINE OF 35.00-FOOT ACCESS EASEMENT PER INSTRUMENT NUMBER 2015-19286/CENTERLINE 35.00' ACCESS EASEMENT TO BENEFIT PARCELS 1, 2, AND 3.

LINE	BEARING	LENGTH
EL11	S17°16'57"W	73.03'
EL12	S15°30'40"W	56.95'
EL13	S09°52'02"W	53.15'
EL14	S01°25'28"W	103.09'
EL15	S05°03'55"W	31.06'
EL16	S11°41'15"W	21.03'
EL17	S27°47'08"W	44.64'

LINE	BEARING	LENGTH
EL1	S54°44'02"E	203.71'
EL2	S64°20'41"E	148.12'
EL3	S76°08'02"E	46.64'
EL4	N89°52'55"E	45.09'
EL5	N79°07'48"E	116.81'

LINE	BEARING	LENGTH
EL1	S54°44'02"E	203.71'
EL7	S35°09'12"E	58.13'
EL8	S07°37'33"E	56.20'
EL9	S01°48'18"E	74.71'
EL10	S17°16'57"E	18.97'

DRIVEWAY EASEMENT NOTE
 THE COURSES AS SHOWN HEREON ARE PER A RESURVEY OF THE EXISTING DRIVEWAY WHICH IS THE SAME AS DESCRIBED IN THE NOTED ACCESS EASEMENT INSTRUMENT NUMBER 2015-19286.

- LEGEND**
- - DENOTES FOUND BRASS CAP AS NOTED
 - - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING, INC."
 - △ - DENOTES CALCULATED POINT
 - FD - DENOTES FOUND MONUMENT AS NOTED
 - IR - DENOTES IRON ROD
 - ()R1 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M9-36

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON NOVEMBER 10, 2010
BRENT H. KNAPP
 81116
 EXPIRES: 6/30/2021

i.e. ENGINEERING

SCALE: 1"=100'
 SHEET 2 OF 3
 JOB NO. 2690-02
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 iemail@ieengineering.com

2019-0042 B

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 LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, SOUTHEAST QUARTER OF
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 OCTOBER 31, 2019

2019-0042 C

EASEMENTS OF RECORD

THE FOLLOWING ITEMS LISTED PER A STATUS OF RECORD TITLE FOR A LAND PARTITION PREPARED BY AMERITITLE TITLE COMPANY OF OREGON, TITLE NO. 319889AM, DATED AUGUST 7, 2019 THAT ENCUMBER THE TRACT BEING PARTITIONED HEREON HAVE BEEN ADDRESSED AS FOLLOWS:

- EXCEPTION NO. 7-
ACCESS EASEMENT PER INSTRUMENT NUMBER 2015-19286 AS SHOWN.
- EXCEPTION NO. 9-
ACCESS EASEMENT PER INSTRUMENT NUMBER 2018-13089.
EASEMENT LIES OUTSIDE OF SUBJECT TRACT. ACCESS OVER ADJOINING TRACTS TO BENEFIT 1996-23782 AND 1986-11680.
- EXCEPTION NO. 10-
ACCESS EASEMENT PER INSTRUMENT NUMBER 2018-13091.
EASEMENT LIES OUTSIDE OF SUBJECT TRACT. ACCESS OVER ADJOINING TRACTS TO BENEFIT 1996-23782 AND 1986-11680.
- EXCEPTION NO. 11-
COMMUNICATION TRANSMISSION LINE EASEMENT PER INSTRUMENT NUMBER 2018-17068.
EASEMENT LIES OVER EXISTING POWER TRANSMISSION LINES-NOT DEPICTED HEREON.

SURVEYOR'S CERTIFICATE

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

ALL OF THAT LAND DESCRIBED IN INSTRUMENT NUMBERS 1996-23782 AND 1986-11680, DEED RECORDS OF DOUGLAS COUNTY, OREGON, BEING THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 7 WEST, EXCEPTING THAT LAND DESCRIBED IN INSTRUMENT NUMBER 1979-05944, DEED RECORDS OF DOUGLAS COUNTY, AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, SAID TOWNSHIP 27 SOUTH, RANGE 6 WEST, ALL OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

APPROVALS

[Signature] 12/18/19
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 12/18/2019
 DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 12/23/19
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23rd DAY OF December, 2019, 10:18 O'CLOCK (AM) PM

[Signature] 12/23/19
 DOUGLAS COUNTY CLERK DATE



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT RALPH E. & CAROLYN HUFFMAN 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] 11-11-19
 RALPH E. HUFFMAN DATE

[Signature] 11/11/19
 CAROLYN HUFFMAN DATE

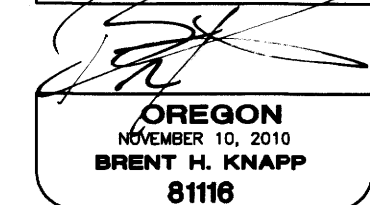
ACKNOWLEDGMENT

STATE OF OREGON }
 COUNTY OF DOUGLAS } ss.

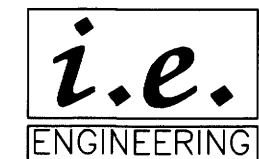
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF November, 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RALPH E. AND CAROLYN HUFFMAN, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
 ELAINE ESTHER BERG, NOTARY PUBLIC - OREGON

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



EXPIRES: 6/30/2021



SHEET 3 OF 3
 JOB NO. 2690-02

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