

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT BRUCE D. HALL AND MARGIE L. HALL ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND ARE ALSO THE OWNERS OF UNIT 3 OF BLA SURVEY M 155-77, AS DESCRIBED IN INST. NO. 2008-008228, AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED, AND HEREBY CAUSE THE VARIABLE WIDTH ACCESS & UTILITY EASEMENT, AND THE 60 FOOT WIDE ACCESS AND UTILITY EASEMENT ACROSS SAID UNIT 3, BENEFITING PARCELS 1, 2 & 3 TO BE CREATED; AND ALSO THE 20 FOOT WIDE ACCESS EASEMENT ACROSS PARCEL 1, BENEFITING SAID UNIT 3 TO BE CREATED, AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Bruce D. Hall
BRUCE D. HALL

Margie L. Hall
MARGIE L. HALL

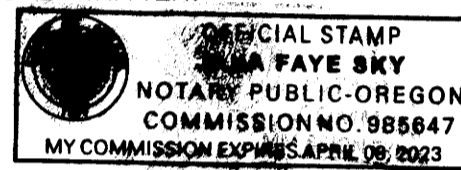
ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 31st DAY OF December, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRUCE D. HALL AND MARGIE L. HALL, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Janaska
NOTARY PUBLIC, STATE OF OREGON



ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL (5R)
COMP. PLAN: RURAL RESIDENTIAL - 5 ACRE (RR5)

WATER: PARCEL 1 - WELL
PARCEL 2 - WELL
PARCEL 3 - WELL

SEWER: PARCEL 1 - ON-SITE SEPTIC APPROVAL OSS-17-350
PARCEL 2 - ON-SITE SEPTIC APPROVAL OSS-11-191
PARCEL 3 - ON-SITE SEPTIC APPROVAL OSS-17-394

PLANNING DEPT. FILE NO. 09-080

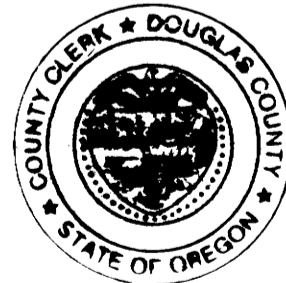
APPROVALS:

DM 1/2/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kurtin O. DeGroot 1/2/2020
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 2nd DAY OF January, 2020, AT 3:51 AM/PM

By Heidi Johnson, Deputy 1/2/20
DOUGLAS COUNTY CLERK DATE



TAX COLLECTORS CERTIFICATE:

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

Melissa Nelson, Chief Deputy 1/2/20
DOUGLAS COUNTY TAX COLLECTOR DATE

PARTITION PLAT

LOCATED IN
SECTION 23, T.27S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

Douglas County Official Records 2020-000045
Daniel J. Loomis, County Clerk



NO FEE
0050314620200000450020026 01/02/2020 03:51:39 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE HALL PROPERTY, UNIT 2 OF BOUNDARY LINE ADJUSTMENT SURVEY M 155-77 (PLANNING DEPT. FILE NO. 07-M019), AS DESCRIBED IN INSTRUMENT NO. 91-10978, AND APPROVED UNDER DOUGLAS PLANNING DEPARTMENT FILE NO. 09-080. THE BOUNDARY OF THE PARENT PARCEL WAS FULLY RESOLVED BY THE 2008 SURVEY M 155-77 BY THIS FIRM. I CHECK, VERIFY, AND ACCEPT ALL OF THE M 155-77 SURVEY MONUMENTS FROM THE EXISTING 2008 SURVEY CONTROL NETWORK IN THEIR MONUMENTED AND MAPPED POSITIONS. ALL COURSES MAPPED ON THIS PARTITION PLAT EXACTLY MATCH THE M 155-77 RECORD. UNDER THE 2011 SURVEY M 164-51 (FILED 12/31/2012), MAURICE FARR, PLS 1181, MONUMENTED PROPOSED LAND PARTITION CORNERS. FARR APPARENTLY DID NOT RE-SURVEY THE ENTIRE BOUNDARY, AND USED THE EXACT M 155-77 EXTERIOR COURSES. IN THE SUBSEQUENT PRELIMINARY LAND PARTITION PLAT DATED MARCH 2012, EVENTUALLY FILED AS SURVEY M 168-50 ON 10/23/2014, FARR SETS NO NEW MONUMENTS. NO DEED OR TITLE TRANSFERS, OR SURVEYS OF RECORD HAVE UTILIZED HIS M 164-51 MONUMENTS. UPON RESURVEY I FIND THE FARR MONUMENTS PROJECTING FROM 8" TO 24" ABOVE GROUND, AND OUTSIDE OF NORMAL POSITIONAL TOLERANCE. I REMOVE HIS PLASTIC CAPS, AND RESET THE 5/8" x 30" IRON RODS FIRMLY IN THE GROUND, PROJECTING NOT MORE THAN 6" ABOVE GROUND. I DO NOT UTILIZE OR ANNOTATE ANY OF THE M 164-51 RECORDS. I COMPUTE AND MONUMENT THE NEW PARCELS AS DIRECTED BY THE OWNER.

SURVEYOR'S CERTIFICATE:

I, ADAM DEGROOT, OREGON REGISTERED LAND SURVEYOR NO. 89398, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1, 2, & 3 AS SHOWN ON SHEET 2 OF THIS LAND PARTITION PLAT, AND FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF THE ENTIRE LANDS:

A PARCEL OF LAND LOCATED IN LOTS 9, 10 AND 11, BLOCK E, UMPQUA PARK, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 1 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON IN SECTION 23 OF T.27S. R.6W. W.M AND BEING A PORTION OF THOSE PARCELS OF LAND DESCRIBED IN A DEED TO BRUCE D. HALL AND MARGIE L. HALL AS RECORDED IN INSTRUMENT NO. 91-10978 AND ALSO DESCRIBED AS UNIT 2 IN THE RESTRICTIVE COVENANT RECORDED AS INSTRUMENT NO. 2008-008228 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE WEST LINE OF SAID LOT 11 FROM WHICH A 3/4" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 11 BEARS N.00°06'14"W., 126.74 FEET AND N.00°00'10"W., 529.65 FEET; THENCE S.00°06'14"E. ALONG SAID WEST LINE, 1182.33 FEET TO A 5/8" IRON ROD; THENCE S.00°05'44"E. CONTINUING ALONG SAID WEST LINE, 1501.50 FEET TO A 3/4" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE N.89°42'09"E., 282.41 FEET TO A 3/4" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE N.89°33'44"E., 282.23 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE N.00°05'24"W. ALONG THE EAST LINE OF SAID LOT 10, 339.84 FEET TO A 5/8" IRON ROD; THENCE N.90°00'00"W., 89.11 FEET TO A 5/8" IRON ROD; THENCE N.00°01'39"W., 205.00 FEET TO A 5/8" IRON ROD; THENCE N.59°07'35"E., 103.47 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID LOT 10; N.00°05'24"W. ALONG SAID EAST LINE, 139.75 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE N.89°38'21"E. ALONG THE SOUTH LINE OF SAID LOT 9, 90.00 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID INSTRUMENT NO. 2003-20742; THENCE N.00°05'24"W. ALONG SAID EAST LINE, 1435.56 FEET TO A 5/8" IRON ROD; THENCE N.82°09'31"W., 142.81 FEET TO A 5/8" IRON ROD; THENCE N.14°06'47"W., 312.10 FEET TO A 5/8" IRON ROD; THENCE N.67°12'08"W., 261.53 FEET TO A 5/8" IRON ROD; THENCE N.67°12'08"W., 213.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 35.20 ACRES MORE OF LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Adam Degroot
OREGON
MAY 26, 2015
ADAM DEGROOT
89398

RENEWS: 12-31-2021

BTS SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 673-0966 adam@btssurveying.com

SCALE: N/A	FOR: BRUCE AND MARGIE HALL 2235 W MILITARY AVE ROSEBURG, OR 97471	JOB #: 18-048
DATE: DECEMBER 31, 2019		FILE: 18-048 HALL LP.DWG
		SHEET 1 OF 2

2020-0003 A

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