PARTITION PLAT

LOCATED IN
THE S 1/2 OF SECTION 14
AND THE N 1/2 OF SECTION 23
T.26S., R.4W., W.M.
DOUGLAS COUNTY, OREGON

Douglas County Official Records
Daniel J. Loomis, County Clerk 2020-010346
NO FEE
00514672202000103460020025
06/17/2020 11:29:51 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2020-0024 A

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT DAMEON PHILLIP BARROWS, TRUSTEE OF THE KAREN AILEEN BARROWS AND WAYNE MAURICE BARROWS REVOCABLE TRUST, UAD MARCH 12, 2012, IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

DAMEON PHILLIP BARROWS – TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF June , 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAMEON PHILLIP BARROWS, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE 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.

Exp: June 25, 2022
Commission#: 976046

NOTARY PUBLIC, STATE OF OREGON

OFFICIAL STAMP
JESSICA ANN DORA KONE MCCORD
NOTARY PUBLIC-OREGON
COMMISSION NO. 976046
MY COMMISSION EXPIRES JUNE 25, 2022

APPROVALS:

DOUGLAS COUNTY PLANNING DIRECTOR — DATE 6/17/2020

DOUGLAS COUNTY SURVEYOR — DATE 6/17/2020

FILED THIS 17th DAY OF JUNE, 2020, AT 11:29 AM/PM

By Heidi Johnston, Deputy
DOUGLAS COUNTY CLERK — DATE 6/17/2020

DOUGLAS COUNTY * STATE OF OREGON * COUNTY CLERK *

TAX COLLECTORS CERTIFICATE:

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

Michelle Nelson, Deputy
DOUGLAS COUNTY TAX COLLECTOR — DATE 06/17/2020

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL – 2 ACRES (RR)
COMP. PLAN: RURAL RESIDENTIAL – 2 ACRES (RR2)
WATER: ON-SITE WELL
SEWER: ON-SITE SEPTIC DISPOSAL SYSTEM
PLANNING DEPARTMENT FILE NO. 20-009

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE BARROWS PROPERTY, AS DESCRIBED IN DEED INSTRUMENT NO. 2012-015421, INTO TWO PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 20-009. THE SURVEY IS CONTROLLED BY MONUMENTS AS DESCRIBED IN THE BOUNDARY CONTROL SECTION OF SHEET 2. NEW MONUMENTS WERE SET AS DIRECTED BY THE OWNER.

THIS SURVEY WAS PERFORMED BY RUSSELL BADGLEY AND ALLYN ST.ONGE USING A LEICA TS15 TOTAL STATION AND LEICA 1200 SERIES GPS RECEIVERS WITH COMPUTATIONS AND DRAFTING BY RUSSELL BADGLEY AND ADAM DEGROOT.

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 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 THE SOUTH 1/2 OF SECTION 14, AND THE NORTH 1/2 OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 4 WEST. WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AS DESCRIBED IN THE BARGAIN AND SALE DEED GRANTED BY WAYNE BARROWS AND KAREN BARROWS UNTO KAREN AILEEN BARROWS AND WAYNE MAURICE BARROWS AS TRUSTEE OF THE KAREN AILEEN BARROWS AND WAYNE MAURICE BARROWS REVOCABLE TRUST, UAD MARCH 12, 2012, RECORDED SEPTEMBER 26, 2012 AS INSTRUMENT NO. 2012-015421 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH UMPQUA HIGHWAY – OR138, AT 60.00 FEET RIGHT OF STATION 749+17.38, FROM WHICH THE 1/4 CORNER OF SECTIONS 14 AND 23, T.26S., R.4W., W.M., MONUMENTED WITH A BRASS CAPPED IRON PIPE, BEARS S.0°25'55"E., 621.59 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE N.89°18'07"E., 582.67 FEET TO A 5/8 INCH IRON ROD AT 60.00 FEET RIGHT OF STATION 755+00; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S.86°21'10"E., 96.72 FEET TO A 5/8 INCH IRON ROD; THENCE S.0°46'53"E., 993.69 FEET TO A 5/8 INCH IRON ROD; THENCE S.72°24'15"W., 172.98 FEET TO A 5/8 INCH IRON ROD; THENCE S.84°13'35"W., 126.56 FEET TO A 5/8 INCH IRON ROD; THENCE S.84°13'35"W., 69.47 FEET TO A 5/8 INCH IRON ROD; THENCE S.80°21'40"W., 133.89 FEET TO A 5/8 INCH IRON ROD; THENCE S.69°21'51"W., 98.68 FEET TO A 5/8 INCH IRON ROD; THENCE S.68°36'07"W., 108.68 FEET TO A 5/8 INCH IRON ROD AT THE SOUTH EAST CORNER OF PARCEL 1, PARTITION PLAT 2014-0009; THENCE N.0°21'28"W., 982.30 FEET TO A 5/8 INCH IRON ROD AT THE NORTH EAST CORNER OF SAID PARCEL 1; THENCE N.0°20'53"W., 179.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING 16.83 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
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: 1" = 100'	FOR: DAMEON BARROWS 903 WHISTLERS LANE ROSEBURG, OR 97470	JOB #: 20-027
DATE: JUNE 12, 2020		FILE: 20-027_BarrowsPP.dwg
		SHEET 1 OF 2

2020-0024 A