

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT W. RALPH HOWELL AND LOUISE E. HOWELL ARE THE OWNERS 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, AND HEREBY CAUSE THE 25 FOOT WIDE INGRESS/EGRESS ACCESS & UTILITY EASEMENT ACROSS PARCEL 1, BENEFITING PARCEL 2 OF THIS LAND PARTITION PLAT TO BE CREATED IN PERPETUITY.

BY CONSENT AFFIDAVIT BY CONSENT AFFIDAVIT
W. RALPH HOWELL LOUISE E. HOWELL

CONSENT AFFIDAVIT:

THE CONSENT AFFIDAVIT TO THIS LAND PARTITION IS RECORDED AS INSTRUMENT NO. 2020-010659

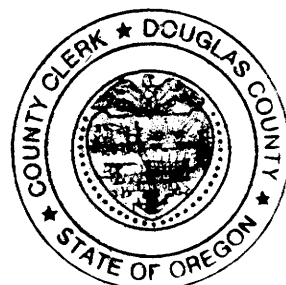
APPROVALS:

Deanna Schaefer 6-17-20
CITY OF REEDSPORT COMMUNITY DEVELOPMENT DIRECTOR DATE

Kristin O. DeGroot 6/22/2020
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 23rd DAY OF June 2020 AT 8:27 AM/PM

By Heidi Darnold, Deputy 6/23/2020
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.

Michele Nelson, Deputy 06/22/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING & UTILITIES:

ZONING: URBAN CONSERVATION SHORELANDS(CS) & SINGLE FAMILY RESIDENTIAL(R-1)
CITY OF REEDSPORT CITY LIMITS & URBAN GROWTH BOUNDARY
COMP. PLAN: RLUO CHAPTER 10.28 & 10.32
WATER: ON SITE WELL
SEWER: ON SITE SEPTIC
REEDSPORT PLANNING COMMISSION FILE NO. 19-016

PARTITION PLAT

LOCATED IN THE
EAST 1/2 OF SECTION 33
T.21S., R.12W., W.M.
DOUGLAS COUNTY, OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE HOWELL PROPERTY INTO 3 PARCELS AS APPROVED UNDER REEDSPORT PLANNING COMMISSION FILE NO. 19-016.

THIS SURVEY IS BASED ON THE ORIGINAL 2010 BTS SURVEY CONTROL NETWORK FOR PARTITION PLAT 2010-0006. THE BOUNDARY IS CONTROLLED BY MONUMENTS FOUND PER PARTITION PLAT 2010-0006, SURVEY M 170-23, THE PLAT OF FERN ACRES (VOL.15 PG. 34A), AND SURVEY M 141-4. NEW MONUMENTS WERE SET AS DIRECTED BY THE OWNER.

THE BOUNDARY LINE ADJUSTMENT PARCEL LOCATED IN LOT 8, BLOCK 3, FERN ACRES, WHICH WAS SURVEYED UNDER M 141-4, AND RESERVED IN THE WARRANTY DEED FROM HOWELL TO DEGUTIS RECORDED AS INSTRUMENT NO. 2002-024745, WAS INADVERTENTLY EXCLUDED FROM PARCEL 3 OF PARTITION PLAT 2010-0006. IT IS PROPERLY MAPPED AND INCLUDED IN THIS PARTITION PLAT.

THIS SURVEY WAS PERFORMED BY RUSSELL BADGLEY, JACOB BUZZARD, AND ALLYN STONGE USING A LEICA TS15 TOTAL STATION AND LEICA 1200 GPS RECEIVERS WITH COMPUTATIONS & DRAFTING BY RUSSELL BADGLEY AND ADAM DEGROOT.

SURVEYOR'S CERTIFICATE:

I, RUSSELL BADGLEY, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING ADJUSTED UNIT 2 OF SURVEY MAP FILE M 170-23 AS DESCRIBED IN THE RESTRICTIVE COVENANT RECORDED AS INSTRUMENT NO. 2020-000087, AND A PORTION OF LOT 8, BLOCK 3 OF THE PLAT OF FERN ACRES (VOL.15 PAGE 34A), AS RESERVED AND EXCEPTED FROM THE WARRANTY DEED RECORDED AS INSTRUMENT NO. 2002-024745, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

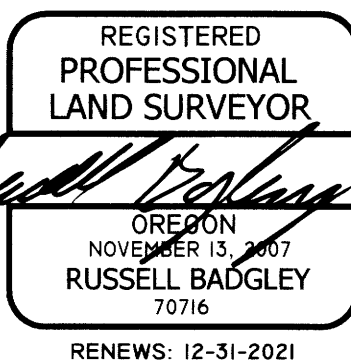
BEGINNING AT A 2 INCH IRON PIPE, BEING THE INITIAL POINT OF THE PLAT OF FERN ACRES (VOL.15 PAGE 34A), THENCE ALONG THE BOUNDARY OF SAID FERN ACRES N.34°37'19"E., 374.09 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID BOUNDARY N.06°33'22"E., 152.53 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID BOUNDARY N.23°35'35"E., 84.02 FEET TO 5/8 INCH IRON ROD ON THE LINE BETWEEN LOT 7 AND LOT 8 BLOCK 3 OF SAID FERN ACRES; THENCE ALONG SAID LOT LINE S.37°29'57"E., 25.16 FEET TO A 1/2 INCH IRON ROD ON SAID BOUNDARY; THENCE ALONG SAID BOUNDARY N.40°38'11"E., 393.42 FEET TO THE INITIAL POINT OF THE PLAT OF PROVIDENCE POINT (VOL.16 PAGE 44); THENCE ALONG THE BOUNDARY OF SAID PROVIDENCE POINT THE FOLLOWING FOUR(4) COURSES:

N.40°38'11"E., 90.82 FEET TO A 5/8 INCH IRON ROD; S.82°30'56"E., 262.39 FEET TO A 5/8 INCH IRON ROD; N.28°55'44"E., 203.35 FEET TO A 5/8 INCH IRON ROD; N.54°13'43"W., 174.44 FEET TO THE RIGHT OF WAY OF RANCH ROAD AS SHOWN ON PARTITION PLAT 2010-0006;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE(3) COURSES:

N.29°24'45"E., 138.48 FEET;
ALONG A 230.00 FOOT RADIUS CURVE TO THE LEFT WITH AN ARC LENGTH OF 130.44 FEET THROUGH A CENTRAL ANGLE OF 32°29'43" WITH A CHORD BEARING N.13°09'53"E., 128.70 FEET;
ALONG A 170.00 FOOT RADIUS CURVE TO THE RIGHT WITH AN ARC LENGTH OF 124.32 FEET THROUGH A CENTRAL ANGLE OF 41°54'00" WITH A CHORD BEARING N.17°52'02"E., 121.57 FEET TO THE CENTERLINE OF PROVIDENCE CREEK;

THENCE ALONG THE CENTERLINE OF PROVIDENCE CREEK (UNSURVEYED) AS SHOWN ON PARTITION PLAT 2010-0006 THE FOLLOWING SIX(6) COURSES:
N.80°01'06"E., 100.21 FEET; S.87°03'30"E., 88.09 FEET; S.67°59'39"E., 85.91 FEET; S.45°00'00"E., 100.00 FEET; S.30°00'00"E., 100.00 FEET; S.15°00'00"E., 100.00 FEET; THENCE LEAVING SAID CENTERLINE N.70°00'00"E., 45.00 FEET TO A 5/8 INCH IRON ROD; THENCE S.03°29'03"E., 495.15 FEET TO A 5/8 INCH IRON ROD BEING THE NORTHWEST CORNER OF PARCEL 1 PARTITION PLAT 2010-0006; THENCE S.12°05'25"W., 313.08 FEET TO A 5/8 INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE S.46°53'17"E., 636.57 FEET TO A 5/8 INCH IRON ROD; THENCE N.89°57'17"W., 976.40 FEET TO A 5/8 INCH IRON ROD; THENCE N.89°55'08"W., 853.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.45 ACRES, MORE OR LESS.



Douglas County Official Records 2020-010660
Daniel J. Loomis, County Clerk
NO FEE
06/23/2020 08:27:51 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

LIENS AND ENCUMBRANCES:

FIRST AMERICAN TITLE INSURANCE COMPANY
PUBLIC RECORD REPORT
DATE PREPARED : APRIL 20, 2020
EFFECTIVE DATE : 8:00 AM ON APRIL 6, 2020
ORDER NO. : 7399-3437934

FOLLOWING ARE THE PERTINENT LIENS, EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY WHICH ENCUMBER THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. IF NOT REFERENCED ON THE FACE OF THE PLAT THESE ITEMS ARE EITHER NOT ABLE TO BE DRAWN OR DON'T AFFECT THE PROPERTY.

5. GRANTS OF RIGHTS OF WAY AND DISPOSAL AREAS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF THE PORT UMPQUA
RECORDED: BOOK 101, PAGES 285 AND 286 AS RECORDER'S NO. 14865

6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 247, PAGE 820 AS RECORDER'S NO. 203671
IN FAVOR OF: DOUGLAS ELECTRIC COOPERATIVE, INC. FOR: RIGHT OF WAY

7. SALE OF MINERAL RIGHTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BY JOHN K. HUBBARD, TRUSTEE, TO FIRST NATIONAL BANK OF OREGON, PORTLAND, TRUSTEE,
RECORDED: BOOK 316, PAGE 1 AS RECORDER'S NO. 310832

8. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 594, PAGE 91 AS RECORDER'S NO. 76-3407
IN FAVOR OF: GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC FOR: RIGHT OF WAY

9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 741, PAGE 794 AS RECORDER'S NO. 80-00031
IN FAVOR OF: CENTRAL LINCOLN PEOPLES UTILITY DISTRICT FOR: RIGHT OF WAY

10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 1075, PAGE 919 AS RECORDER'S NO. 89-15122
IN FAVOR OF: IP TIMBERLANDS OPERATING

11. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN CONTAINED, BY AND BETWEEN RAYMOND HOLLIDAY AND CITY OF REEDSPORT,
RECORDED: BOOK 1085, PAGE 617 AS RECORDER'S NO. 89-19770

12. WATER USE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS HEREIN CONTAINED, EXECUTED BY RAYMOND E. HOLLIDAY
RECORDED: BOOK 1090, PAGE 371 AS RECORDER'S NO. 90-02148

13. MUTUAL ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN CONTAINED, BY AND BETWEEN RAYMOND E. HOLLIDAY AND CITY OF REEDSPORT RECORDED: BOOK 1090, PAGE 375 AS RECORDER'S NO. 90-02149

14. ALL MATTERS, INCLUDING BUT NOT LIMITED TO EASEMENT FOR INGRESS AND EGRESS, INCLUDING THE TERMS AND PROVISIONS HEREIN CONTAINED, AS SET FORTH ON PARTITION PLAT NO. 1992-0028, RECORDER'S NO. 92-07905

15. ALL MATTERS, INCLUDING BUT NOT LIMITED TO EASEMENT FOR INGRESS AND EGRESS, AS SET FORTH ON PARTITION PLAT NO. 2010-0006, RECORDER'S NO. 2010-003110

20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 1625, PAGE 662 AS RECORDER'S NO. 99-15935
IN FAVOR OF: CENTRAL LINCOLN PEOPLE'S UTILITY DISTRICT
FOR: UNDERGROUND RIGHT-OF-WAY

NEW ACCESS & UTILITY EASEMENT:

THAT PORTION OF THE NEW 25-FOOT WIDE ACCESS & UTILITY EASEMENT TO SERVE PARCELS 1 & 2, LOCATED OUTSIDE OF THE BOUNDARY OF THIS PARTITION ON HOWELL LANDS DESCRIBED AS PARCEL 1 OF PARTITION PLAT 2010-0006 AND UNIT 1 OF THE RESTRICTIVE COVENANT INST. NO. 2020-000087, CANNOT BE CREATED ON THIS PARTITION PLAT.

THAT PORTION OF THE EASEMENT IS CREATED BY A SEPARATE EASEMENT DOCUMENT RECORDED AS INSTRUMENT NO. 2020-009205.

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

SCALE: 1" = 200'	FOR: RALPH & LOUISE HOWELL 1849 RANCH RD. REEDSPORT OR, 97467	JOB #: 19-066 FILE: HOWELL LP-FINAL.DWG SHEET 1 OF 2
DATE: MAY 29, 2020		

2020-0026 A

2020-0026 A

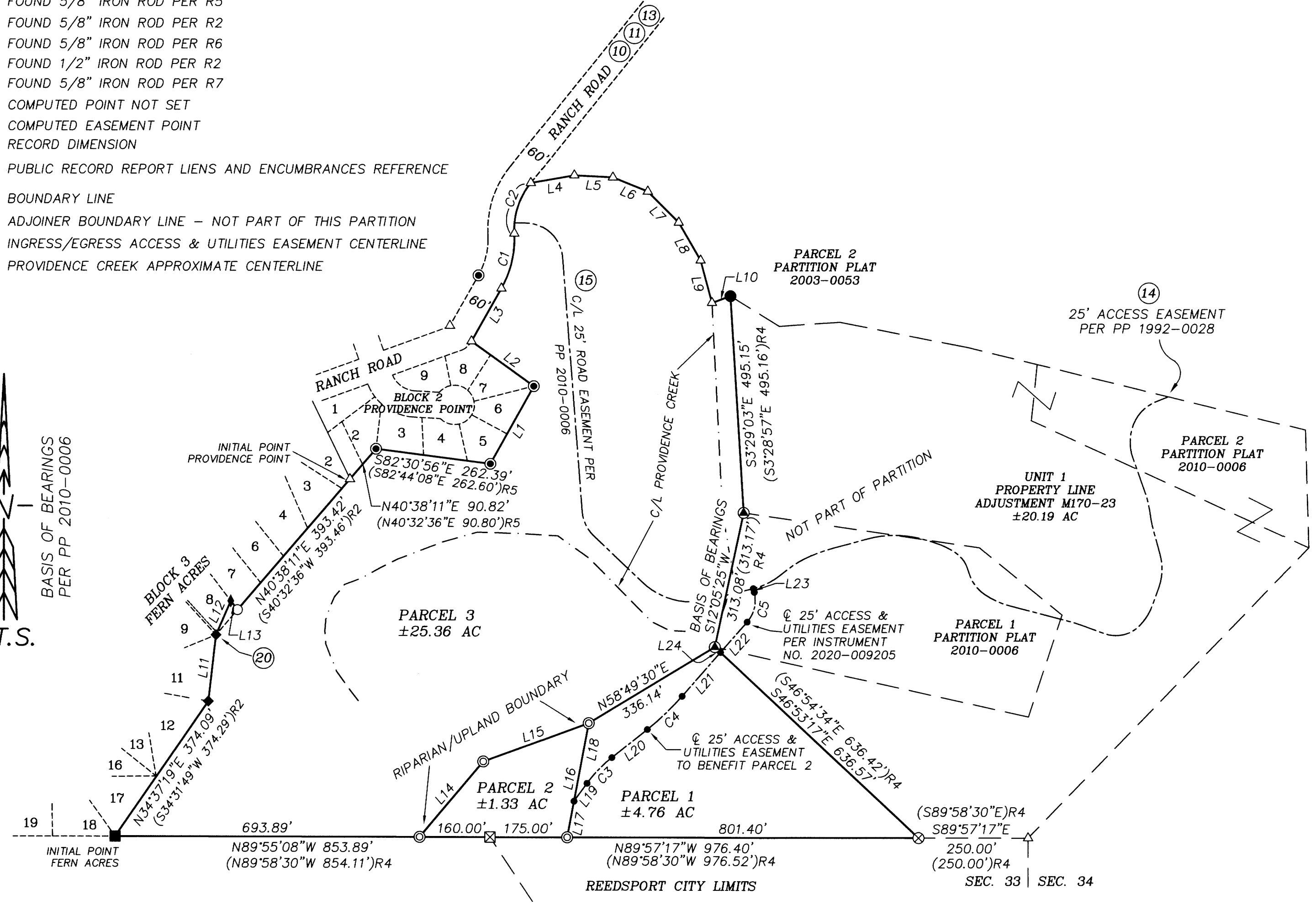
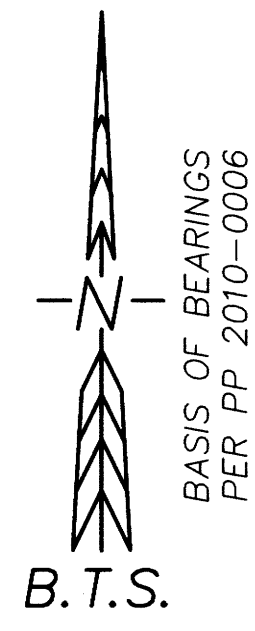
PARTITION PLAT

LOCATED IN THE
EAST 1/2 OF SECTION 33
T.21S., R.12W., W.M.
DOUGLAS COUNTY, OREGON

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- ⊕ = FOUND 5/8" IRON ROD PER R1
- = 2" IRON PIPE INITIAL POINT OF FERN ACRES VOL.15 PG.34A
- = FOUND 5/8" IRON ROD PER R3
- ⊗ = FOUND 5/8" IRON ROD PER R4
- ⊙ = FOUND 5/8" IRON ROD PER R5
- ◆ = FOUND 5/8" IRON ROD PER R2
- ◇ = FOUND 5/8" IRON ROD PER R6
- ◊ = FOUND 5/8" IRON ROD PER R6
- = FOUND 1/2" IRON ROD PER R2
- ⊠ = FOUND 5/8" IRON ROD PER R7
- △ = COMPUTED POINT NOT SET
- = COMPUTED EASEMENT POINT
- ()R# = RECORD DIMENSION
- Ⓜ = PUBLIC RECORD REPORT LIENS AND ENCUMBRANCES REFERENCE

- BOUNDARY LINE
- - - ADJOINER BOUNDARY LINE - NOT PART OF THIS PARTITION
- · - · - · INGRESS/EGRESS ACCESS & UTILITIES EASEMENT CENTERLINE
- · - · - · PROVIDENCE CREEK APPROXIMATE CENTERLINE



LINE TABLE

NO.	BEARING	DISTANCE	
L1	N28°55'44"E	203.35	(N28°52'25"E 203.31)R1
L2	N54°13'43"W	174.44	(S54°13'43"E 174.44)R1
L3	N29°24'45"E	138.48	(N29°24'45"E 138.48)R1
L4	N80°01'06"E	100.21	(N80°01'06"E 100.21)R1
L5	S87°03'30"E	88.09	(N87°03'30"W 88.09)R1
L6	S67°59'39"E	85.91	(N67°59'39"W 85.91)R1
L7	S45°00'00"E	100.00	(N45°00'00"W 100.00)R1
L8	S30°00'00"E	100.00	(N30°00'00"W 100.00)R1
L9	S15°00'00"E	100.00	(N15°00'00"W 100.00)R1
L10	N70°00'00"E	45.00	(S70°00'00"W 45.00)R1
L11	N6°33'22"E	152.53	(S06°31'38"W 152.54)R2
L12	N23°35'35"E	84.02	(S23°24'44"W 83.76)R6
L13	S37°29'57"E	25.16	(N37°50'44"W 25.00)R6
L14	N40°00'18"E	225.00	
L15	N69°53'01"E	255.00	
L16	N10°40'28"E	265.00	
L17	N10°40'28"E	83.73	
L18	N10°40'28"E	181.27	
L19	N35°57'12"E	50.48	
L20	N51°36'16"E	103.43	
L21	N41°07'52"E	133.23	
L22	N41°07'52"E	92.22	
L23	N14°01'17"W	8.79	
L24	N46°53'17"W	17.75	

CURVE TABLE

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	32°29'43"	230.00	130.44	N13°09'53"E	128.70 (R1)
C2	41°54'00"	170.00	124.32	N17°52'02"E	121.57 (R1)
C3	15°39'04"	300.00	81.95	N43°46'44"E	81.70
C4	10°28'24"	600.00	109.68	N46°22'04"E	109.52
C5	55°09'10"	75.00	72.19	N13°33'17"E	69.44

RECORDS:

- R1 = PARTITION PLAT 2010-0006 ~ KRIS DEGROOT - 2010
- R2 = FERN ACRES (VOL.15 PAGE 34A) ~ GLENN BAUGHMAN - 1975
- R3 = M130-25 ~ J. GREGORY SOLARZ - 1998
- R4 = M170-23 ~ JERRY ESTABROOK - 2015
- R5 = M53-50 ~ GLENN BAUGHMAN - 1974
- R6 = M141-4 ~ J. GREGORY SOLARZ - 2002
- R7 = M103-21 ~ D. GARY HUTCHESON - 1987

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell Badgley

OREGON
NOVEMBER 13, 2007
RUSSELL BADGLEY
70716

RENEWS: 12-31-2021

BTS SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
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DATE: MAY 29, 2020		FILE: HOWELL LP-FINAL.DWG
		SHEET 2 OF 2