

2020-0037 B

**SURVEYOR'S CERTIFICATE:**

I, DEREK ALLEN FEIGEL, OREGON PROFESSIONAL LAND SURVEYOR NO. 77555, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

ALL OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 1998-26528, DOUGLAS COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NUMBER 2010-0030, DOUGLAS COUNTY PLAT RECORDS; SAID CORNER BEING ON THE NORTH LINE OF THE PETER SAARS D.L.C. NO. 55 AND ALSO BEING THE INITIAL POINT; THENCE ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 1998-26528 THE FOLLOWING COURSES: ALONG SAID NORTH LINE OF SAID D.L.C. NO. 55, SOUTH 89°38'04" EAST, 598.10 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF SAID D.L.C. NO. 55; THENCE NORTH 0°38'13" WEST, 0.99 FEET TO A 5/8" IRON ROD ON THE SECTION LINE COMMON TO SECTION 21 AND SECTION 28, TOWNSHIP 28 SOUTH, RANGE 7 WEST; THENCE ALONG SAID SECTION LINE, SOUTH 88°13'02" EAST, 421.96 FEET TO THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, TOWNSHIP 28 SOUTH, RANGE 7 WEST; THENCE ALONG THE SECTION LINE COMMON TO SAID SECTION 22 AND SECTION 27, SOUTH 86°00'13" EAST, 339.62 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 1998-26528; THENCE ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 1998-26528 SOUTH 21°09'56" EAST, 877.69 FEET 3/4" IRON PIPE MARKING THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 92-21570, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID INSTRUMENT NUMBER 92-21570, SOUTH 20°46'25" EAST, 349.12 FEET TO A 3/4" IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 92-21570 AND THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 1998-26528; THENCE ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 1998-26528 THE FOLLOWING COURSES: SOUTH 69°51'22" WEST, 226.77 FEET TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2007-618, DOUGLAS COUNTY DEED RECORDS; THENCE SOUTH 71°52'27" WEST, 296.99 FEET TO A 1/2" IRON PIPE MARKING THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2002-29862, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE NORTH LINE OF SAID INSTRUMENT NUMBER 2002-29862, SOUTH 72°48'44" WEST, 158.12 FEET TO A 1/2" IRON PIPE MARKING THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2002-29862; THENCE ALONG THE NORTH LINE OF PARCEL 3, PARTITION PLAT NO. 2000-0019, DOUGLAS COUNTY PLAT RECORDS, SOUTH 78°34'21" WEST, 549.18 FEET TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF SAID PARCEL 3 AND BEING ON THE EAST LINE OF SAID D.L.C. NO. 55; THENCE ALONG THE NORTH LINE OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2020-3966, DOUGLAS COUNTY DEED RECORDS, SOUTH 88°22'47" WEST, 592.68 FEET TO A 5/8" IRON ROD MARKING THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 1998-26528; THENCE ALONG THE WEST LINE OF SAID INSTRUMENT NUMBER 1998-26528, NORTH 0°50'24" WEST, 1527.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.78 ACRES, MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS PLAT IS TO PARTITION THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 1998-26528, DOUGLAS COUNTY DEED RECORDS INTO TWO PARCELS AS SHOWN.

THE NORTH BOUNDARY OF THIS TRACT IS CONTROLLED BY THE NORTH LINE OF D.L.C. 55 AND THE SECTION LINES COMMON TO SECTIONS 21 & 28 AND 22 & 27. THERE APPEARED TO BE A GAP BETWEEN THE NORTH LINE OF D.L.C. 55 AND THE SECTION LINE, WHICH WAS CONFIRMED WITH THIS SURVEY. I CALCULATED THE NORTH LINE OF D.L.C. AS GREG LANG DID IN PARTITION PLAT NO. 2010-0030, WHICH I BELIEVE TO BE CORRECT. I THEN EXTENDED THE EAST LINE OF D.L.C. 55 AND INTERSECTED THE SECTION LINE TO RE-ESTABLISH THE NORTH BOUNDARY. THE EAST BOUNDARY IS CONTROLLED BY M99-15 AND INSTRUMENT NO. 92-21570. I DID NOT FIND THE NORTHWEST CORNER OF PARCEL 1 OF SAID M99-15. A MONUMENT WAS FOUND NEAR THE NORTHWEST CORNER OF PARCEL 2, BUT SUBSTANTIALLY OUT OF POSITION, AS SHOWN. I HELD THE SAME IRON PIPES THAT WERE HELD ON THE EAST BOUNDARY PER SAID M99-15. I ESTABLISHED THE NORTHEAST CORNER OF THE TRACT BY INTERSECTION OF THE SECTION LINE AND EAST BOUNDARY. THE SOUTH LINE IS CONTROLLED BY SEVERAL DEEDS, M30-29, PARTITION PLAT NO. 2000-19 AND M48-32. THERE IS A BEARING BREAK ALONG THE EAST END OF THE SOUTH BOUNDARY AS EVIDENT BY DEEDS ON THE NORTH BOUNDARY OF INSTRUMENT NO. 1996-22809. THIS WAS NEVER MONUMENTED. I ESTABLISHED THIS BY USING RECORD DISTANCES FROM MONUMENTS FOUND ALONG STATE HWY. 42 AND M30-29 AS SHOWN. I FIND NO RECORD OF THE 5/8" IRON ROD FOUND ON THE EAST END OF HWY. 42, BUT THE DISTANCE MATCHES THE DEEDS REASONABLY WELL. I USED RECORD DISTANCE ALONG THE EAST LINE OF INSTRUMENT NUMBER 1995-7083 BECAUSE IT WAS CLOSEST TO THE MONUMENTS I DID FIND. I THEN PROJECTED THE NORTH BOUNDARY THROUGH THIS CALCULATED POINT TO RE-ESTABLISH SAID BEARING BREAK. THE SOUTHWEST CORNER WAS ESTABLISHED BY INTERSECTING THE SOUTH AND WEST BOUNDARIES. THE WEST LINE OF THE TRACT WAS CONTROLLED BY PARTITION PLAT NO. 2010-0030.

THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND RENDEN HEICHEL USING TOPCON GPS AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT CURTIS L. STOOKEY, RANDY VANASSCHE, ANNETTE VANASSCHE AND MARTHA JANE STOOKEY 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 IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. DECLARANTS ALSO HEREBY CREATE THE 35-FOOT ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SHOWN HEREON.

Curtis L. Stookey 7-31-2020  
CURTIS L. STOOKEY DATE

Randy Vanassche 7-31-20  
RANDY VANASSCHE DATE

Annette Vanassche 7/31/20  
ANNETTE VANASSCHE DATE

Martha J. Stookey 7-31-20  
MARTHA JANE STOOKEY DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 31 DAY OF

July, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CURTIS L. STOOKEY, RANDY VANASSCHE, ANNETTE VANASSCHE AND MARTHA JANE STOOKEY WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg  
NOTARY: ELAINE ESTHER BERG  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 972256  
MY COMMISSION EXPIRES: MARCH 12, 2022

ZONING: 5R (RURAL RESIDENTIAL)  
COMP. PLAN: RC5 (RURAL COMMITTED - 5 ACRE)

PLANNING DEPARTMENT FILE NO. 19-079

**EASEMENTS OF RECORD:**

ALL SURVEY RELATED MATTERS (EASEMENTS OF RECORD) LISTED IN A STATUS OF RECORD TITLE REPORT PREPARED BY AMERITITLE, TITLE NUMBER 361771AM DATED APRIL 2, 2020 HAVE BEEN ADDRESSED AS FOLLOWS:

3. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:

GRANTED TO: DOUGLAS ELECTRIC COOPERATIVE, INC., A CORPORATION  
RECORDED: JULY 23, 1974  
BOOK: 551, PAGE 156  
INSTRUMENT NO.: 74-10019  
**(NOT SHOWN ON THIS SURVEY. EXACT LOCATION NOT DISCLOSED IN DOCUMENT)**

4. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:

GRANTED TO: PACIFIC NORTHWEST BELL TELEPHONE COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS  
RECORDED: NOVEMBER 17, 1975  
BOOK: 586, PAGE 122  
INSTRUMENT NO.: 75-16255  
**(NOT SHOWN ON THIS SURVEY. DOCUMENT DOES NOT SPECIFY EXACT LOCATION, ONLY THAT IT IS TO BE ADJACENT TO AND PARALLEL WITH SOUTH BOUNDARY)**

7. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:

GRANTED TO: KEITH DOUGLAS PAYNE AND CAROLYN SUE PAYNE  
RECORDED: JANUARY 12, 2010  
INSTRUMENT NO.: 2010-000494  
**(SHOWN ON PAGE 1 OF THIS SURVEY)**

**APPROVALS:**

[Signature] 9/23/2020  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kurtis O. DeGroot 9/23/2020  
DOUGLAS COUNTY SURVEYOR DATE

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

Michelle Nelson, Deputy 9/23/2020  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23<sup>rd</sup> DAY OF September, 2020, 2:11 O'CLOCK AM/PM

[Signature] 9/23/2020  
DOUGLAS COUNTY CLERK DATE



REGISTERED PROFESSIONAL LAND SURVEYOR

DEREK ALLEN FEIGEL 77555

EXPIRES: 12/31/21

2020-0037 B



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

SURVEYED FOR:  
CURT STOOKEY  
167 STOOKEY LN.  
TENMILE, OR 97481

PAGE: 2 OF 2  
JOB NO:3008-01  
DATE: 5/11/2020

**LAND PARTITION**

LYING IN THE NW 1/4 OF SECTION 27 AND THE NE 1/4 OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON