

2021-0023 A

Douglas County Official Records 2021-012086
Daniel J. Loomis, County Clerk
NO FEE
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06/09/2021 08:52:26 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

LAND PARTITION

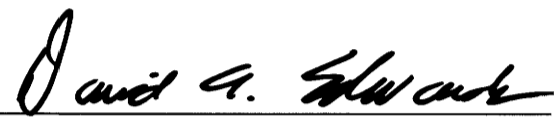
LOCATED in the SE 1/4 of Section 20, T. 25 S., R 5 W., W.M.
in the City of Sutherlin, Douglas County, Oregon.

May, 2021

SURVEYOR'S CERTIFICATE

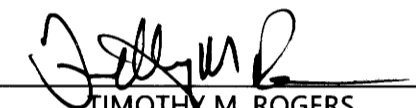
I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF OF THE LAND BEING PARTITIONED:

PARCEL 2 OF LAND PARTITION NUMBER 2019-0039, AS RECORDED IN "RECORD OF PARTITION PLATS", RECORDS OF DOUGLAS COUNTY, OREGON.


DAVID A. EDWARDS, P.L.S. 2339

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT TIMOTHY M. ROGERS AND LEONI M. ROGERS ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET TWO AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND THAT THEY DO HEREBY CREATE THE VARIABLE WIDTH ACCESS, UTILITY AND EMERGENCY VEHICLE EASEMENT TO SERVE PARCEL 2 CREATED HEREON AND DO HEREBY CREATE THE 25 FOOT WIDE EMERGENCY VEHICLE ACCESS AND TURNAROUND EASEMENT AS SHOWN HEREON ON SAID SHEET TWO.


TIMOTHY M. ROGERS


LEONI M. ROGERS

ACKNOWLEDGEMENT

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 7th DAY OF June, 2021, THE ABOVE NAMED TIMOTHY M. ROGERS AND LEONI M. ROGERS, EACH OF WHOM DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.


NOTARY PUBLIC FOR OREGON

NOTARY PRINTED NAME: Vivian Josephine Aceves

NOTARY COMMISSION NUMBER: 982932

COMMISSION EXPIRES: January 21st, 2023

SURVEYED FOR: TIM AND LEONI ROGERS
1088 MOUNTAIN VIEW DRIVE
SUTHERLIN, OREGON 97479

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



APPROVALS


SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR 6-8-2021 DATE

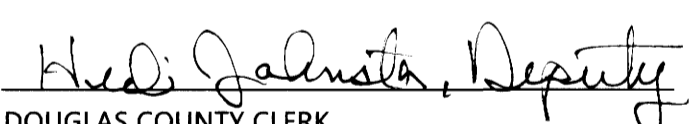

DOUGLAS COUNTY SURVEYOR 6/8/2021 DATE

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


DOUGLAS COUNTY TAX COLLECTOR 6-8-21 DATE

FILED THIS 9th DAY OF JUNE, 2021, 8:52 A.M.




DOUGLAS COUNTY CLERK 6/9/21

WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
COMP. PLAN: LOW DENSITY HILLSIDE
ZONING: RH.
PLANNING DEPT. FILE: 20-5016

FOR THE RECIPROCAL ACCESS AND MAINTENANCE AGREEMENT SEE DOC. NO. 2021-011875, OFFICIAL RECORDS.

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LAND PARTITION

LOCATED in the SE 1/4 of Section 20, T. 25 S., R. 5 W., W.M.
in the City of Sutherlin, Douglas County, Oregon.

May, 2021

SURVEYED FOR: TIM AND LEONI ROGERS
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PHONE: (541) 459-0512



CURVE		TABLE			
NO.	CH. BEARING	DIST.	RADIUS	DELTA	LENGTH
C1	S 46°28'06" E	68.76'	52.50'	81°49'12"	74.97'
	[S 46°28'06" E	68.80'	52.50'	81°52'29"	75.02']
C2	S 6°50'59" E	162.63'	154.40'	63°33'32"	171.28'
	[S 6°50'59" E	162.63'	154.40'	63°33'33"	171.28']

LEGEND

- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 2019-0039.
 - INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 2013-0001.
 - ◆ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER PLAT OF MOUNTAIN VIEW ESTATES P.U.D. PHASE 1. (VOL. 23, PAGE 25).
 - △ INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER P.P. 1993-0085.
 - INDICATES 5/8" X 30" STEEL REBAR WITH RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.
 - + INDICATES A COMPUTED POINT. P.P. = PARTITION PLAT NUMBER.
 - [] DENOTES RECORD DATA PER PARTITION PLAT NUMBER 2019-0039.
- SCALE: 1" = 100' A & U = ACCESS AND UTILITY.
BASIS OF BEARINGS: PARTITION PLAT NUMBER 2019-0039 AS SHOWN.

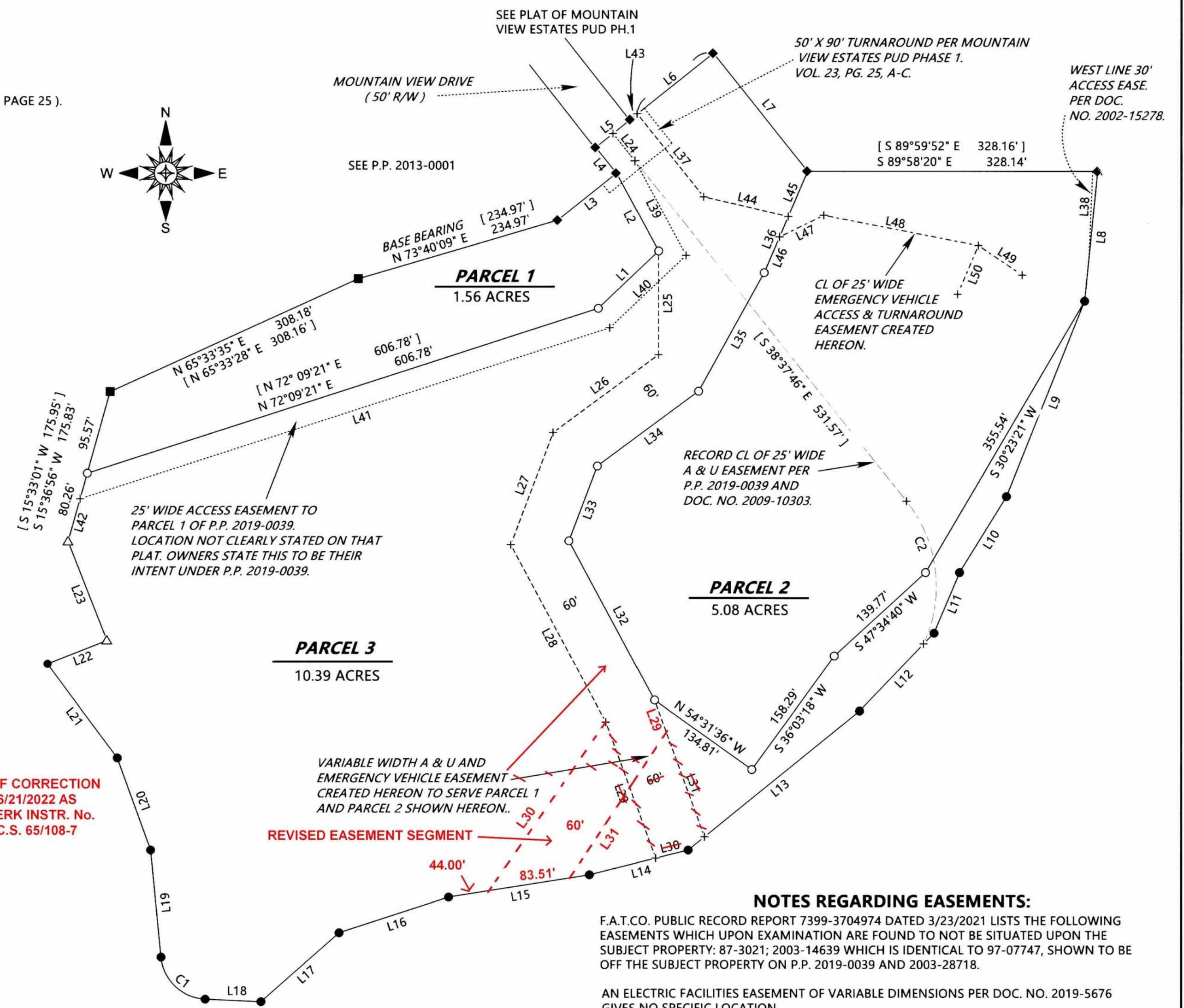
LINE		TABLE	
L1	N 46°26'53" E 93.82'	[N 46°22'03" E 93.72']	L24 S 38°40'28" E 39.75'
L2	S 28°22' 41" E 100.00'	[S 28°22'41" E 100.00']	L25 S 0°01'33" E 117.12'
L3	N 51°23'04" E 84.83'	[N 51°22'14" E 84.80']	L26 S 53°35'20" W 147.77'
L4	S 38°40'28" E 37.51'	[S 38°37'46" E 37.49']	L27 S 20°41'41" W 135.61'
L5	N 51°20'21" E 50.02'	[N 51°22'14" E 50.00']	L28 S 28°15'20" E 227.24'
L6	N 51°24'21" E 109.83'		L29 S 20°05'31" E 163.69'
L7	S 38°37'56" E 170.40'	[S 38°36'17" E 170.41']	L30 N 75°56'40" E 37.72' S 35°09'12" W 233.11'
L8	N 5°42'00" E 147.24'	[N 5°41'18" E 147.25']	L31 S 20°05'31" E 164.21' S 35°09'12" E 206.42'
L9	N 21°49'25" E 237.64'	[N 21°47'37" E 237.64']	L32 S 28°15'20" E 204.21'
L10	N 31°38'46" E 101.06'	[N 31°37'58" E 101.07']	L33 N 20°41'41" E 90.59'
L11	N 22°52'13" E 74.34'	[N 22°49'56" E 74.37']	L34 N 53°35'20" E 141.93'
L12	N 43°49'47" E 121.51'	[N 43°49'17" E 121.51']	L35 N 28°56'29" E 153.05'
L13	N 50°56'43" E 249.36'	[N 50°55'01" E 249.36']	L36 N 23°05'29" E 68.97'
L14	N 75°56'40" E 114.74'	[N 75°57'09" E 114.72']	L37 S 38°40'28" E 120.00'
L15	N 81°04'56" E 161.14'	[N 81°01'58" E 161.13']	L38 S 2°26'04" W 98.55'
L16	N 72°06'16" E 130.10'	[N 72°06'09" E 130.11']	L39 S 28°22'41" E 121.38'
L17	N 48°38'43" E 117.73'	[N 48°38'15" E 117.70']	L40 S 46°26'53" W 118.64'
L18	S 87°20'42" E 63.28'	[S 87°24'14" E 63.28']	L41 S 72°09'21" W 629.01'
L19	S 5°32'06" E 121.38'	[S 5°31'56" E 121.41']	L42 S 15°36'56" W 50.29'
L20	S 19°58'28" E 110.54'	[S 19°59'54" E 110.51']	L43 N 51°24'21" E 10.00'
L21	S 36°38'15" E 132.08'	[S 36°38'42" E 132.09']	L44 S 77°00'00" E 97.99'
L22	N 68°34'29" E 72.11'	[N 68°28'49" E 72.14']	L45 N 23°05'29" E 55.57'
L23	S 21°25'31" E 120.14'	[S 21°27'33" E 120.11']	L46 N 23°05'29" E 43.97'
			L47 N 64°07'35" E 55.67'
			L48 S 79°00'00" E 178.00'
			L49 S 56°00'00" E 60.00'
			L50 S 23°00'00" W 60.00'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF PARCEL 2 OF P.P. 2019-0039 INTO 3 SEPARATE PARCELS AND TO CREATE THE VARIABLE WIDTH ACCESS, UTILITY AND EMERGENCY VEHICLE EASEMENT SHOWN TO SERVE PARCEL 2 CREATED HEREON AND TO CREATE THE 25' WIDE EMERGENCY VEHICLE ACCESS AND TURNAROUND EASEMENT SHOWN HEREON. FOUND MONUMENTS PER P.P. 1993-0085, P.P. 2013-0001, P.P. 2019-0039 AND THE PLAT OF MOUNTAIN VIEW ESTATES P.U.D. PHASE 1 WERE HELD TO POSITION THE EXTERIOR BOUNDARY OF THE PARENT TRACT.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.
EQUIPMENT: NIKON TOTAL STATION.
COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

AFFIDAVIT OF CORRECTION RECORDED 6/21/2022 AS COUNTY CLERK INSTR. No. 2022-10454; C.S. 65/108-7



NOTES REGARDING EASEMENTS:

F.A.T.CO. PUBLIC RECORD REPORT 7399-3704974 DATED 3/23/2021 LISTS THE FOLLOWING EASEMENTS WHICH UPON EXAMINATION ARE FOUND TO NOT BE SITUATED UPON THE SUBJECT PROPERTY: 87-3021; 2003-14639 WHICH IS IDENTICAL TO 97-07747, SHOWN TO BE OFF THE SUBJECT PROPERTY ON P.P. 2019-0039 AND 2003-28718.
AN ELECTRIC FACILITIES EASEMENT OF VARIABLE DIMENSIONS PER DOC. NO. 2019-5676 GIVES NO SPECIFIC LOCATION.

2021-0023 B

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