LAND PARTITION PLAT

LOCATED IN
THE NE1/4 OF SECTION 30, T.22S., R.7W., W.M.
CITY OF ELKTON ~ DOUGLAS COUNTY, OREGON

Douglas County Official Records
Daniel J. Loomis, County Clerk 2021-017069
00548225202100170690020025 NO FEE
08/24/2021 11:56:24 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2021-0031A

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT SUMMER HILL HOLDINGS, INC., AN OREGON CORPORATION AND A. JOHN & MARY MUENCHRATH TRUST 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, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT, AND HEREBY CAUSE THE 25 FOOT WIDE ACCESS EASEMENT ACROSS PARCEL 1, BENEFITING PARCEL 2 TO BE CREATED.

SUMMER HILL HOLDINGS, INC.
AN OREGON CORPORATION

MICHAEL D. MAGUIRE, PRESIDENT

A. JOHN & MARY MUENCHRATH TRUST

A. JOHN MUENCHRATH, TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF ~~DOUGLAS~~ Coos)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF August, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL D. MAGUIRE, PRESIDENT OF SUMMER HILL HOLDINGS, INC., TO ME KNOWN TO BE THE PERSONS 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.

NOTARY PUBLIC, STATE OF OREGON exp 03/30/2024

OFFICIAL STAMP
SHERI L WITT
NOTARY PUBLIC - OREGON
COMMISSION NO. 998481
MY COMMISSION EXPIRES MARCH 30, 2024

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF ~~DOUGLAS~~ Coos)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF August, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED A. JOHN MUENCHRATH, TRUSTEE OF A. JOHN & MARY MUENCHRATH TRUST, TO ME KNOWN TO BE THE PERSONS 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.

NOTARY PUBLIC, STATE OF OREGON exp 03/30/2024

OFFICIAL STAMP
SHERI L WITT
NOTARY PUBLIC - OREGON
COMMISSION NO. 998481
MY COMMISSION EXPIRES MARCH 30, 2024

TAX COLLECTORS CERTIFICATE:

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

DOUGLAS COUNTY TAX COLLECTOR 8-24-21 DATE

SURVEYOR'S CERTIFICATE:

I, RUSSELL BADGLEY, OREGON REGISTERED LAND SURVEYOR NO. 70716, 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 NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 7 WEST. WILLAMETTE MERIDIAN, CITY OF ELKTON, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHEASTERLY 45 FOOT RIGHT-OF-WAY LINE OF MAIN STREET, FROM WHICH THE CORNER OF SECTIONS 19, 20, 29, AND 30. TOWNSHIP 22 SOUTH, RANGE 7 WEST. WILLAMETTE MERIDIAN, MONUMENTED WITH A 5/8" IRON ROD AND ALUMINUM CAP, BEARS N.62°40'53"E. 314.66 FEET; THENCE ALONG THE AGREEMENT LINE DEFINED IN BOUNDARY LINE AGREEMENT INST. NO. 2020-014005, THE FOLLOWING THREE(3) COURSES:
S.42°32'52"E. 75.00 FEET TO A 5/8" IRON ROD;
S.40°41'36"E. 207.45 FEET TO A 5/8" IRON ROD;
S.40°41'36"E. 21.55 FEET TO A TO A POINT ON THE WEST HIGH BANK OF ELK CREEK;
THENCE LEAVING SAID AGREEMENT LINE, AND ALONG THE RIPARIAN/UPLAND BOUNDARY OF ELK CREEK AND THE UMPQUA RIVER THE FOLLOWING ELEVEN(11) COURSES;
S.43°43'56"W. 76.36 FEET;
S.41°11'17"W. 126.57 FEET;
S.83°47'22"W. 67.32 FEET;
N.88°19'54"W. 67.32 FEET;
N.80°42'26"W. 62.98 FEET;
N.73°20'15"W. 62.98 FEET;
N.36°44'36"W. 126.45 FEET;
N.35°44'55"W. 92.24 FEET;
N.37°39'19"W. 80.26 FEET;
N.45°37'34"W. 136.08 FEET;
THENCE LEAVING SAID RIPARIAN/UPLAND BOUNDARY N.46°20'00"E. 208.80 FEET TO A 5/8" IRON ROD;
THENCE CONTINUING N.46°20'00"E. 25.00 FEET;
THENCE S.43°07'34"E. 245.93 FEET TO A 5/8" IRON ROD;
THENCE N.46°48'55"E. 59.89 FEET TO A 5/8" IRON ROD ON THE SOUTHWESTERLY RIGHT-OF-WAY OF RIVER ROAD;
THENCE ALONG THE NEW RIGHT-OF-WAY OF RIVER ROAD AND MAIN STREET AS DEFINED IN THE STREET VACATION RECORDED AS INST. NO. 2021-007861, 95.20 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO LEFT, THE LONG CHORD OF WHICH BEARS S.87°37'18"E. 85.53 FEET TO A 5/8" IRON ROD;
THENCE ALONG THE RIGHT-OF-WAY OF MAIN ST., N.46°54'33"E. 3.14 FEET TO THE POINT OF BEGINNING CONTAINING 4.16 ACRES MORE OR LESS.

TOGETHER WITH THE LAND BETWEEN THE SAID RIPARIAN/UPLAND BOUNDARY AND THE CENTERLINE OF ELK CREEK AND THE MEAN HIGH WATER OF THE UMPQUA RIVER.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
NOVEMBER 13, 2007
RUSSELL BADGLEY
70716
RENEWS: 12-31-2021

APPROVALS:

David P. Rusch Mayor City of Elkton 8/17/2021
CITY OF ELKTON DATE

(deputy) 8/24/2021
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 24th DAY OF August, 2021, AT 11:56 AM/PM

Heidi Johnston, Deputy 8/24/2021
DOUGLAS COUNTY CLERK DATE

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

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

SCALE: N/A	FOR: MAGUIRE – MUENCHRATH 186 RIVER ROAD ELKTON, OR 97436	JOB #: 20-011
DATE: 8/10/2021		FILE: 20-011 Partition Plat.DWG
		SHEET 1 OF 2

2021-0031A