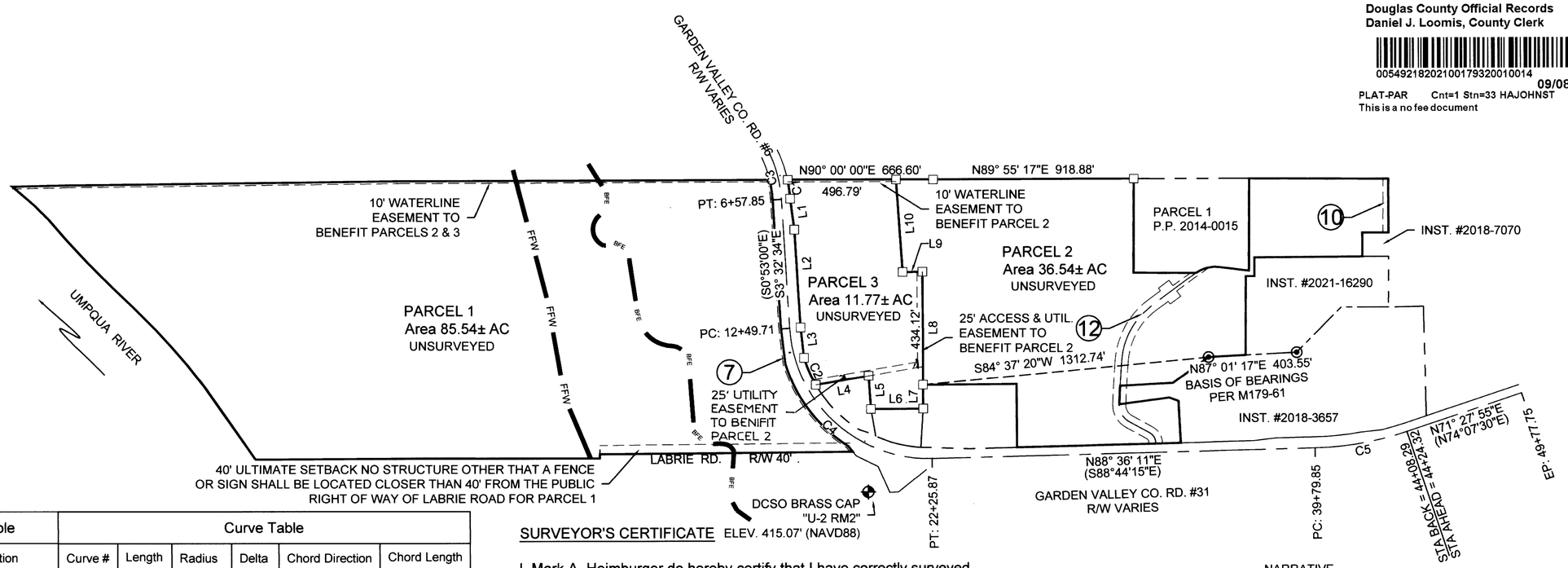
Douglas County Official Records
Daniel J. Loomis, County Clerk
2021-017932
00549218202100179320010014
NO FEE
09/08/2021 08:33:33 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2021-0036



Parcel Line Table		
Line #	Length	Direction
L1	142.50	N07° 34' 00"W
L2	449.71	N03° 32' 34"W
L3	139.70	N06° 13' 45"W
L4	245.69	S80° 20' 37"W
L5	153.00	N03° 56' 23"W
L6	239.47	S89° 42' 59"W
L7	109.83	S00° 16' 21"E
L8	518.13	N00° 14' 40"W
L9	90.85	S89° 11' 17"W
L10	424.30	N03° 56' 45"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	87.82	612.96	8.21	N7° 38' 50"W	87.75
C2	135.31	596.62	12.99	N23° 33' 57"W	135.02
C3	216.82	572.96	21.68	S14° 23' 01"E	215.53
C4	976.16	636.62	87.85	S47° 28' 12"E	883.30
C5	428.44	1432.39	17.14	N80° 02' 03"E	426.84

LEGEND
- FOUND 5/8" IRON ROD W/ CAP PER M174-17
- CALCULATED POINT

RECORD INFORMATION
( ) DOUGLAS COUNTY RD. DEPT. RD PLANS WILBUR GARDEN VALLEY RD NO. 31, SHEET 6150560 & 6460615

(#) INDICATES EASEMENT LOCATION IF PLOTTABLE PER PUBLIC RECORDS REPORT.

BFE — APPROX. BASE FLOOD LIMITS

FFW — APPROX. FED. FLOODWAY

Owner: Michael L. Ritchie

Water: Umpqua Basin Water Assoc.

Sewer: Septic System

Zoning: 5R & FC1

Comp: RC5 & AGC

NO STRUCTURES WITHIN 10' OF THE ADJUSTED PROPERTY LINE

PLANNING DEPARTMENT FILE NO. 21-051

2021-0036

SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger do hereby certify that I have correctly surveyed and monumented with proper monuments, the lands so indicated on the annexed plat and that the boundary which is described as Parcel 2, Partition 2014-0015, Plat records of Douglas County, Oregon

EXCEPTING THEREFROM the properties described in Instrument Numbers 2018-3657, 2018-7070 and 2021-16290 of the Deed Records of Douglas County, Oregon.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS. that **Michael L. Ritchie,** the owner of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate and in accordance with the provisions of Chapter 92, Oregon Revised Statutes, do hereby declare the annexed map to be a correct map of the Partition Plat of said property. He has caused this partition plat to be prepared,the property described as a portion of Parcel 2, Partition Plat 2014-0015 hereon to be partitioned into 3 parcels.

Michael L. Ritchie — 9-1-21 Date

ACKNOWLEDGMENT:
STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 1st DAY OF September 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED **Michael L. Ritchie,**, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

Rebecca marie Dutton
NOTARY PUBLIC, (PRINTED NAME)

COMMISSION NO. 977308

MY COMMISSION EXPIRES: July 30, 2022

Rebecca marie Dutton
SIGNATURE

EASEMENTS OF RECORD DISCLOSED IN PUBLIC RECORDS REPORT BY FIRST AMERICAN TITLE DATED AUGUST 18, 2021, ORDER NO. 7399-3798679.

6. Easement, recorded in Book 390, Page 207 as Recorder's No. 67-4639 in favor of Pacific Power & Light Company for right of way. LOCATION UNKNOWN

7. Easement recorded in Book 397, Page 845 as Recorder's No. 67-10413 in favor of Umpqua Basin Water Association, Inc. for water system

8. Easement recorded in Book 1195, Page 444 as Recorder's No. 92-15039 in favor of Adjacent Property Owners for utilities, and river access. LOCATION UNKNOWN

9. Easement recorded as Recorder's No. 93-15139 in favor of Pacificorp for Right of Way. AFFECTS PARCEL 1, LOCATION UNKNOWN

10. Easement recorded as Recorder's No. 2003-023766 in favor of Sara L. Kruse and Alan D. Ross for Roadway for access, together with maintenance agreement

11. Memorandum Settlement Agreement, Right of First Refusal to Purchase, and Option for Agricultural Lease recorded April 20, 2012 as Recorder's No. 2012-006775. AFFECTS PART OF PARCEL 2, PP2014-0015 EAST OF CO. RD.

12. Easement as shown on the recorded plat/partition 2014-0015 for Access, Utility, and Fire turnaround area affects TL 300

13. Easement recorded as Recorder's No. 2015-002827 in favor of Pacificorp for easement for Underground right of way easement. AFFECTS RECORDER'S NO. 2021-16290.

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO RECORD THE UNSURVEYED PARTITION AS DESIGNATED OF A PORTION OF PARCEL 2, PARTITION 2014-0015.

RECORD INFORMATION PER COUNTY R/W MAPS, M179-61, M174-38, M174-17 & PARTITION 2014-0015 WAS USED TO CALCULATE THE BOUNDARY. THE PARCELS WERE CREATED AT THE DIRECTION OF THE CLIENT.

APPROVALS

Douglas County Planning Director — 9/7/21 Date

Douglas County Surveyor — 9/7/21 Date

I hereby certify that all taxes and special assessments or other charges required by law have been paid.

Douglas County Tax Collector — 9-8-21 Date

Filed this 8th day of September 2021. 8:33 am

Heidi Johnston, Deputy 9-8-21
Douglas County Clerk

0 400 800 1600 Feet

1:4800

Sheet 1 of 1

LAND PARTITION PLAT

In the N. 1/2, Section 29 and the NE 1/4, Section 30
Township 26 South, Range 6 West, W.M.
Douglas County, Oregon
AUG. 30, 2021

FOR: MICHAEL RITCHIE
2307 HUBBARD CREEK RD.
UMPQUA, OR 97486

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287

RENEWS JUNE 30, 2023

Land Mark Surveying, Inc.
•3329 N.E. Stephens St. •Roseburg, Oregon 97470
•Office (541) 677-9400 •Fax (541) 677-9401

LM Proj. No.2021-0094