PARTITION PLAT

LOCATED IN THE EAST 1/2 OF SECTION 5, T.25S., R.5W., W.M. DOUGLAS COUNTY, OREGON

Douglas County Official Records
Daniel J. Loomis, County Clerk 2021-020419
00552110202100204190020027 NO FEE
10/18/2021 09:25:12 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2021-0044 A

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT JAMES M. WHITED AND CAROLINE J. WHITED 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 60 FOOT WIDE ACCESS & UTILITY EASEMENT ACROSS PARCEL 1, BENEFITING PARCELS 2 TO BE CREATED.

James M Whited
JAMES M. WHITED

Caroline J Whited
CAROLINE J. WHITED

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF April, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES M. WHITED AND CAROLINE J. WHITED, TO ME KNOWN TO BE THE PERSONS 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 AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Jana Faye Sky
NOTARY PUBLIC, STATE OF OREGON
Expires: April 8, 2023
Commission No. 985647

OFFICIAL STAMP
JANA FAYE SKY
NOTARY PUBLIC-OREGON
COMMISSION NO. 985647
MY COMMISSION EXPIRES APRIL 08, 2023

APPROVALS:

DOUGLAS COUNTY PLANNING DIRECTOR — DATE 10/4/2021

DOUGLAS COUNTY SURVEYOR (deputy) — DATE 10/5/21

FILED THIS 18th DAY OF October, 2021, AT 9:25 AM/PM

Nicki Johnson, Deputy
DOUGLAS COUNTY CLERK — DATE 10/18/21

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

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 — DATE 10-18-21

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE WHITED PROPERTY, AS DESCRIBED IN DEED INSTRUMENT NO. 2002-27213, INTO TWO PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 20-103. THE SURVEY IS CONTROLLED BY MONUMENTS AS DESCRIBED IN THE SURVEY PROCEDURE SECTION OF SHEET 2. NEW MONUMENTS WERE SET AS DIRECTED BY THE OWNER.

THIS SURVEY WAS PERFORMED IN THE FIELD BY ISAAC JACOBSEN AND ALLYN ST.ONGE, WITH COMPUTATIONS AND DRAFTING BY RUSSELL BADGLEY.

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 EAST 1/2 OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 5 WEST. WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN AXLE MARKING THE EAST 1/4 CORNER OF SAID SECTION 5,
THENCE S.01°31'53"E. 433.53 FEET TO A 3/4 INCH IRON ROD;
THENCE S.77°07'01"W. 147.19 FEET TO A 5/8 INCH IRON ROD;
THENCE S.66°14'01"W. 378.76 FEET TO A 1 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF CEDAR HILL CEMETERY PLAT 2, VOL.14, PG.50;
THENCE ALONG THE EAST BOUNDARY OF SAID PLAT 2, N.13°00'21"W. 62.83 FEET TO A 2 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF SAID PLAT 2;
THENCE ALONG THE EAST BOUNDARY OF THE I.O.O.F. CEMETERY, BK.1, PG.32, N.13°04'33"W. 416.76 FEET TO A 5/8 INCH IRON ROD ON THE SOUTH BOUNDARY OF CEDAR HILL CEMETERY PLAT 1, VOL.14, PG.49;
THENCE ALONG SAID SOUTH BOUNDARY, N.77°13'15"E. 28.01 FEET TO A 2 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID PLAT 1;
THENCE ALONG THE EAST BOUNDARY OF SAID PLAT 1, N.00°24'20"E. 332.32 FEET TO A 5/8 INCH IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF GREEN VALLEY ROAD (CO. RD. 23A);
THENCE ALONG SAID RIGHT-OF-WAY, N.55°46'50"E. 291.83 FEET TO A 5/8 INCH IRON ROD;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG 322.42 FOOT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°42'45", WITH A RADIUS OF 547.96 FEET, AND A CHORD WHICH BEARS N.72°38'13"E. 317.79 FEET, TO A 5/8 INCH IRON ROD;
THENCE S.01°37'43"E. 445.97 FEET TO THE POINT OF BEGINNING;
CONTAINING 11.05 ACRES MORE OR LESS.

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

ZONING & UTILITIES:

ZONING: RURAL RESIDENTIAL - 2 ACRE (RR)
COMP. PLAN: COMMITTED RESIDENTIAL - 2 ACRE (RC2)
WATER: ON-SITE WELL
SEWER: ON-SITE SEPTIC DISPOSAL SYSTEM
PLANNING DEPARTMENT FILE NO. 20-103

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

SCALE: N/A	FOR: JAMES & CAROLINE WHITED 352 GREEN VALLEY RD. OAKLAND, OR 97462	JOB #: 21-021
DATE: APRIL 15, 2021		FILE: 21-021_Whited_Partition.dwg
		SHEET 1 OF 2

2021-0044 A