

FINAL PARTITION PLAT – PARTITION OF PARCEL 1 (PP 2005-44)
 PARTITION PLAT 2005-44 & PROPERTY LINE ADJUSTMENT INST# 2016-11353

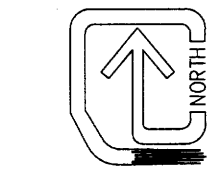
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 21, THE SOUTH ONE-HALF OF SECTION 22, THE SOUTH ONE-HALF OF SECTION 23, THE NORTHWEST QUARTER OF SECTION 26, THE NORTH ONE-HALF OF SECTION 27, AND THE NORTHWEST QUARTER OF SECTION 28.

T. 21 S. – R. 11 W. W.M., DOUGLAS COUNTY, OREGON

SEE TAX MAP 21 11 00 TAX LOT 2100

SURVEY BASED ON PARTITION PLAT 2005-44

ALL BEARING AND DISTANCES HAVE BEEN TAKEN DIRECTLY FROM PARTITION PLAT 2005-44 OR CALCULATED POSITIONS. NO FIELD WORK WAS PERFORMED.



SCALE:
1" = 1000'
DATE: 09-30-2021

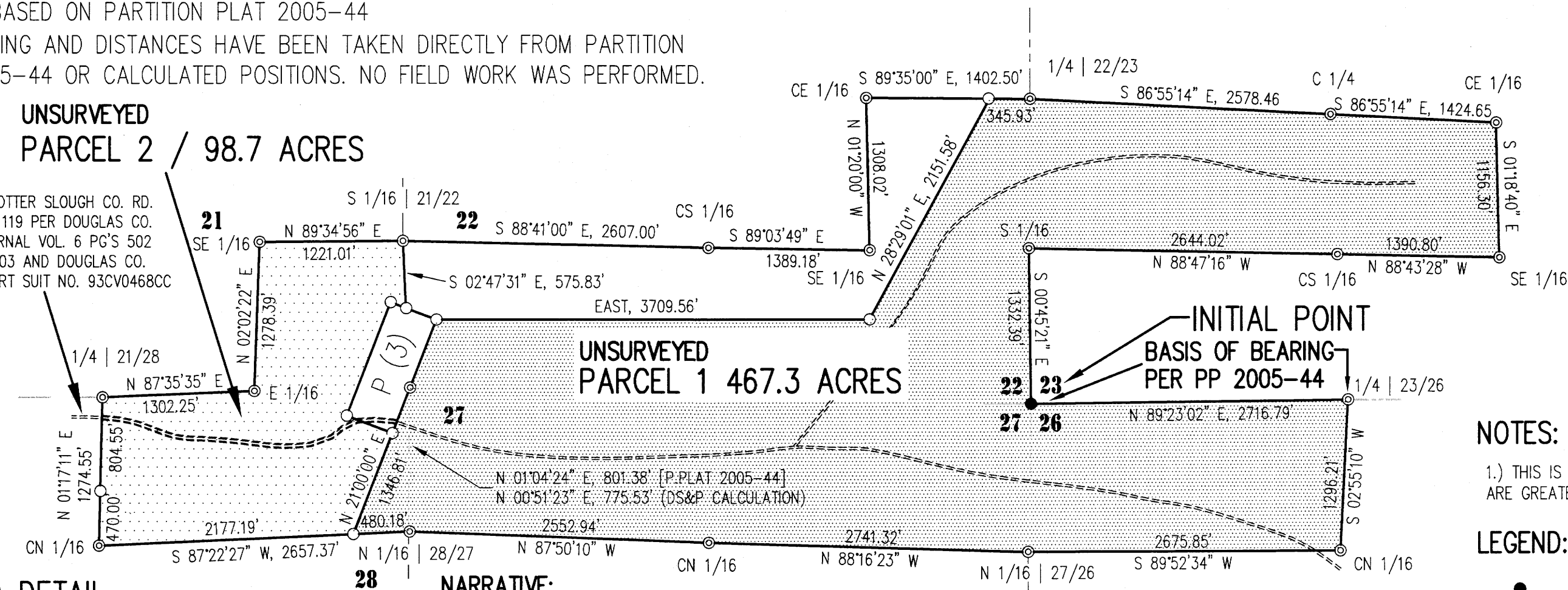
Douglas County Official Records
 Daniel J. Loomis, County Clerk 2022-003005
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2022-0005

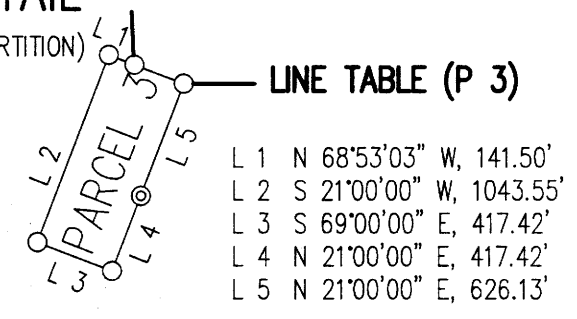
UNSURVEYED
 PARCEL 2 / 98.7 ACRES

TO OTTER SLOUGH CO. RD.
 NO. 119 PER DOUGLAS CO.
 JOURNAL VOL. 6 PG'S 502
 & 503 AND DOUGLAS CO.
 COURT SUIT NO. 93CV0468CC

UNSURVEYED
 PARCEL 1 467.3 ACRES



P (3) DETAIL
 (NOT PART OF PARTITION)



NARRATIVE:

- 1.) THE BASIS OF BEARING BEING BETWEEN THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26, & 27 AND THE QUARTER CORNER BETWEEN SECTIONS 23 & 26. THAT BEARING BEING N 89°23'02" E, RECORD DISTANCE OF 2716.79'. THIS PARTITION BEING BASED ON PARTITION PLAT 2005-44. THIS PARTITION USED THE 2716.79' DIMENSION FOR THE BOUNDARY CALCULATIONS. NO FIELD WORK WAS PERFORMED DURING THE SURVEY OR PARTITION.
- 2.) THE PURPOSE OF THIS PARTITION BEING TO RECONFIGURE THE BOUNDARY LINES OF PARCELS 1 & 2, PER PARTITION PLAT 2005-44. ADDITIONALLY, TO REVISE THE EXISTING ROADWAY EASEMENT WIDTH FROM A WIDTH OF 20' AS IT CURRENTLY EXISTS TO A WIDTH OF 35'. THIS WILL INCLUDE ALL OF THE ROADWAY FROM THE WESTERLY LINE OF PARCEL 2 TO THE WESTERLY LINE OF PARCEL 1. OF THIS PARTITION.
- 3.) THIS PARTITION PROCEDURE CONSISTED OF USING PARTITION PLAT 2005-44, AND CALCULATING POINTS ON THE EXISTING LINES, BASED UPON OWNER SUPPLIED DIMENSIONS FROM FIXED ADJACENT CORNER LOCATIONS.

SURVEYORS' CERTIFICATE

I, RUSS S. DODGE HEREBY CERTIFY THAT I HAVE CORRECTLY PREPARED A PARTITION WITHIN THE COUNTY OF DOUGLAS. I HAVE INDICATED THE INITIAL POINT OF BEGINNING ALONG WITH ALL DIMENSIONS, AND THEIR LOCATIONS IN ACCORDANCE WITH ORS 92.060 (1) AND I HAVE CORRECTLY DESCRIBED THE TRACT OF LAND WITHIN WHICH THE PARCELS ARE LAID OUT.

SAID PARCEL BEING LOCATED IN SECTIONS 21, 22, 23, 26 & 27, TOWNSHIP 21 SOUTH – RANGE 11 WEST, W.M., DOUGLAS COUNTY, OREGON AND DESCRIBED AS FOLLOWS.

BEGINNING AT THE CORNER COMMON TO SECTIONS 22, 23, 27, AND 26, TOWNSHIP 21 SOUTH-RANGE 11 WEST, W.M., DOUGLAS COUNTY, OREGON; THENCE, N 89°23'02" E, A DISTANCE OF 2716.79 FEET, MORE OR LESS TO THE 1/4 CORNER BETWEEN SECTIONS 23 & 26; THENCE, S 02°55'10" W A DISTANCE OF 1296.21 FEET MORE OR LESS, TO THE CN 1/16 CORNER OF SECTION 26; THENCE, S 89°52'34" W A DISTANCE OF 2675.85 FEET, MORE OR LESS TO THE N 1/16 CORNER BETWEEN SECTIONS 26 & 27; THENCE, N 88°16'23" W A DISTANCE OF 2741.32 FEET, MORE OR LESS TO THE CN 1/16 CORNER OF SECTION 27; THENCE, N 87°50'10" W A DISTANCE OF 2552.94 FEET, MORE OR LESS TO THE N 1/16 CORNER BETWEEN SECTIONS 27 & 28; THENCE, S 87°22'27" W A DISTANCE OF 2657.37 FEET, MORE OR LESS TO THE CN 1/16 CORNER OF SECTION 28; THENCE, N 01°17'11" E A DISTANCE OF 1274.55 FEET, MORE OR LESS TO THE QUARTER CORNER BETWEEN SECTIONS 21 & 28; THENCE, N 87°35'35" E, A DISTANCE OF 1302.25 FEET, MORE OR LESS TO THE E 1/16 CORNER BETWEEN SECTIONS 21 & 28; THENCE, N 02°02'22" E A DISTANCE OF 1278.39 FEET, MORE OR LESS TO THE SE 1/16 CORNER OF SECTION 21; THENCE, N 89°34'56" E A DISTANCE OF 1221.01 FEET, MORE OR LESS TO THE S 1/16 CORNER BETWEEN SECTIONS 21 & 22; THENCE, S 02°47'31" E A DISTANCE OF 575.83 FEET, MORE OR LESS TO A POINT LOCATED ON THE NORTHERLY LINE OF PARCEL 3 PER PARTITION PLAT 2005-0044A, RECORDS OF DOUGLAS COUNTY, OREGON; THENCE, ALONG THE BOUNDARIES OF SAID PARCEL 3. N 68°53'03" W A DISTANCE OF 141.50 FEET; THENCE, S 21°00'00" W A DISTANCE OF 1043.55 FEET; THENCE, S 69°00'00" E A DISTANCE OF 417.42 FEET; THENCE, N 21°00'00" E A DISTANCE OF 417.42 FEET, MORE OR LESS TO THE CORNER COMMON TO SECTIONS 21, 22, 27, & 28; THENCE, CONTINUE ALONG THE BOUNDARY LINE OF SAID PARCEL 3, N 21°00'00" E A DISTANCE OF 626.13 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE, LEAVING THE BOUNDARY LINE OF SAID PARCEL 3, EAST A DISTANCE OF 3709.56 FEET; THENCE, N 28°29'01" E A DISTANCE OF 2151.58 FEET, MORE OR LESS TO A POINT LOCATED ON THE (EAST/WEST) CENTER SECTION LINE OF SECTION 22; THENCE, S 89°35'00" E, A DISTANCE OF 345.93 FEET, MORE OR LESS TO THE QUARTER CORNER BETWEEN SECTIONS 22 & 23; THENCE, S 86°55'14" E A DISTANCE OF 2578.46 FEET, MORE OR LESS TO THE C 1/4 OF SECTION 23; THENCE, S 86°55'14" E A DISTANCE OF 1424.65 FEET, MORE OR LESS TO THE CE 1/16 CORNER OF SECTION 23; THENCE, S 01°18'40" E A DISTANCE OF 1156.30 FEET, MORE OR LESS TO THE SE 1/16 CORNER OF SECTION 23; THENCE, N 88°43'28" W A DISTANCE OF 1390.80 FEET, MORE OR LESS TO THE CS 1/16 CORNER OF SECTION 23; THENCE, N 88°47'16" W A DISTANCE OF 2644.02 FEET, MORE OR LESS TO THE S 1/16 CORNER BETWEEN SECTIONS 22 & 23; THENCE, S 00°45'21" E A DISTANCE OF 1332.39 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 566 ACRES, MORE OR LESS.

NOTES:

1.) THIS IS A NON MONUMENTATED PARTITION ALL PARCELS ARE GREATER THAN 10 ACRES.

LEGEND:

- INITIAL POINT – SECTION CORNER 22/23/27/26
 - CALCULATED POSITION
 - ⊙ CORNER OF RECORD
 - CENTERLINE OF 20' ACCESS & UTILITY EASEMENT PER BOOK 1755 PG 837
 - _____ BOUNDARY LINES
-
- PARCEL 1 / 467.3 ACRES
 - PARCEL 2 / 98.7 ACRES
 - NOT PART OF THIS PARTITION

APPROVALS:

[Signature] 11/4/2021
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

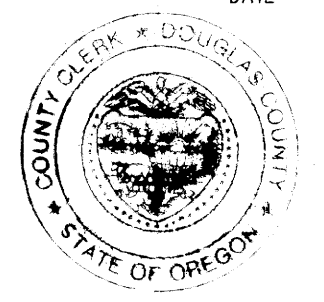
[Signature] 11-8-21
 DOUGLAS COUNTY SURVEYOR DATE

[Signature] 2-8-22
 DOUGLAS COUNTY TAX COLLECTOR DATE

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

COUNTY CLERK CERTIFICATE

STATE OF OREGON }
 COUNTY OF DOUGLAS } SS:
 I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 2nd DAY OF February 2022 AT 1:14 O'CLOCK P M AND RECORDED IN THE COUNTY CLERK RECORDS.
 BY *[Signature]* Deputy



OWNER DECLARATION AND ACKNOWLEDGEMENT

I, ALLEN PETERSON DO HEREBY CERTIFY THAT I AM THE PARTY OF TITLE AND INTEREST IN THE LANDS SUBJECT TO THIS PARTITION AND THAT I HAVE CAUSED THIS PLAT TO BE PREPARED IN ACCORD WITH OREGON REVISED STATUTES CHAPTER 92 AND THE DOUGLAS COUNTY LAND USE AND DEVELOPMENT ORDINANCES. I HEREBY COMMIT, EXECUTE AND DELIVER SAID LANDS TO THE OPERATION OF THE OREGON SUBDIVISION ACT AS SET FORTH IN CHAPTER 92, OF THE OREGON REVISED STATUTES AND THAT THIS PLAT IS A TRUE AND CORRECT MAP OF THE LANDS OWNED BY MYSELF AND LAID OUT BY MYSELF.

I, ALLEN PETERSON DO HEREBY DEDICATE AND CREATE A REVISED ROADWAY EASEMENT OVER AND ACROSS PARCEL 2 AND PARCEL 3 OF PARTITION PLAT 2005-44. THE REVISED WIDTH BEING 35', AMENDING A PORTION OF DC CJ VOL. 6 PAGES 502 & 503.

ACKNOWLEDGEMENT:

STATE OF OREGON }
 COUNTY OF COOS } SS: *[Signature]* ALLEN PETERSON
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1st DAY OF October BY ALLEN PETERSON
[Signature]
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES: 12/09/2023

PARCEL INFORMATION:

WATER: ONSITE SPRINGS
 SEWER: SEPTIC SYSTEMS
 ZONE: FF, CS
 PLAN: FFT, SRC
 P/O 18-083

SURVEY FOR:

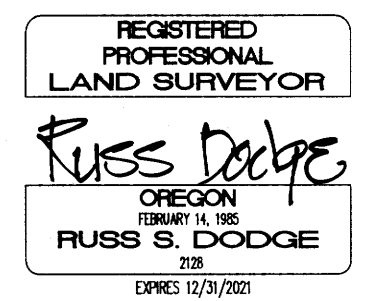
ALLEN PETERSON
 P.O. BOX 111
 GARDINER, OREGON 97441

SURVEY BY:

dodge surveying & planning
 SIX FIVE SIX S. 12th CT.
 COOS BAY, OREGON 97420

dodge surveying & planning
 (541) 404-3799 | rdodgesurvey@gmail.com
 SIX FIVE SIX S. 12TH CT.
 COOS BAY, OREGON 97420

PROJECT# 18-21
Russ Dodge
 RUSS S. DODGE
 9-30-2021
 DATE



2022-0005