

2023-0026

PARTITION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON

JUNE 12, 2023

Douglas County Official Records
Daniel J. Loomis, County Clerk 2023-008908
NO FEE
00590436202300089080010013
08/14/2023 02:06:53 PM
PLAT-PAR Cnt=1 Stn=17 JLGODWI
This is a no fee document

EASEMENTS OF RECORD:

ALL EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT LISTED UNDER THE ENCUMBRANCES SECTION OF AN OWNERSHIP AND ENCUMBRANCES REPORT PREPARED BY WESTERN TITLE & ESCROW, ORDER NO. WTO171561 DATED APRIL 24, 2019 ARE BLANKET POWER EASEMENTS WITH NO SPECIFIC LOCATION DESCRIBED, OTHER THAN A PORTION OF ALIQUOT PARTS OF THE SECTION(S) IN WHICH THEY LIE. SAID EASEMENTS LISTED AS FOLLOWS:

1. POWER EASEMENT PER BOOK 159, PAGE 89
2. POWER EASEMENT PER INSTRUMENT NUMBER 70-750
3. POWER EASEMENT PER INSTRUMENT NUMBER 71-1324
4. POWER EASEMENT PER INSTRUMENT NUMBER 72-8908

LEGEND:

- - DENOTES FOUND AND HELD 5/8" IRON ROD WITH CAP MARKED "I.E. ENGINEERING" PER PARTITION PLAT 2019-0032 OR 2020-0021
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- ()R1 - DENOTES RECORD PER PARTITION PLAT 2020-0021
- ()R2 - DENOTES RECORD PER PARTITION PLAT 2019-0032

BASIS OF BEARING:

BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)
METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)
ZONE: COTTAGE GROVE - CANYONVILLE
UNITS: INTERNATIONAL FEET
DATUM: NAD 83 (2011)
EPOCH: 2010.00

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 2 OF PARTITION PLAT 2020-0021, PLAT RECORDS OF DOUGLAS COUNTY. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN PER PARTITION PLAT 2020-0021 AND PARTITION PLAT 2019-0032, PLAT RECORDS OF DOUGLAS COUNTY. MONUMENTS WERE SET AT THE NEWLY CREATED LOT CORNERS AS SHOWN.

SURVEYOR'S CERTIFICATE:

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL 2 OF PARTITION PLAT 2020-0021, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON, DESCRIBED AS FOLLOWS:

ALL OF SAID PARCEL 2.

THE ABOVE DESCRIBED TRACT CONTAINS 4.12 ACRES (179,669.47 SQUARE FEET), MORE OR LESS.

LINE	COURSE
L1	N89°48'31"E 60.00' (N89°48'31"E 60.00')R1
L2	S00°04'08"W 91.10' (S00°04'08"W 91.10')R1
L3	N89°48'31"E 109.82' (N89°48'31"E 109.82')R1,R2
L4	N89°48'31"E 109.82' (N89°48'31"E 109.82')R1

ZONE: R1 (SINGLE FAMILY RESIDENTIAL)
COMP. PLAN: RMD (MEDIUM DENSITY RESIDENTIAL)
WATER: GREEN AREA WATER & SANITARY AUTHORITY
SEWER: GREEN AREA WATER & SANITARY AUTHORITY

APPROVALS:

[Signature] 7/26/23
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 6-27-23
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 8-14-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14th DAY OF August, 2023, 2:05 O'CLOCK AM, PM
[Signature] Deputy 8/14/23
DOUGLAS COUNTY CLERK DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT EARL AND VIKKI PENNINGTON ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

BY: *[Signature]*
EARL PENNINGTON

BY: *[Signature]*
VIKKI PENNINGTON



ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26 DAY OF June, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED EARL AND VIKKI PENNINGTON, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
NOTARY:
NOTARY PUBLIC - Oregon 1022478
COMMISSION NO.:
MY COMMISSION EXPIRES: March 6, 2026



SCALE: 1"=60'
SHEET 1 OF 1
JOB NO. 2090-02

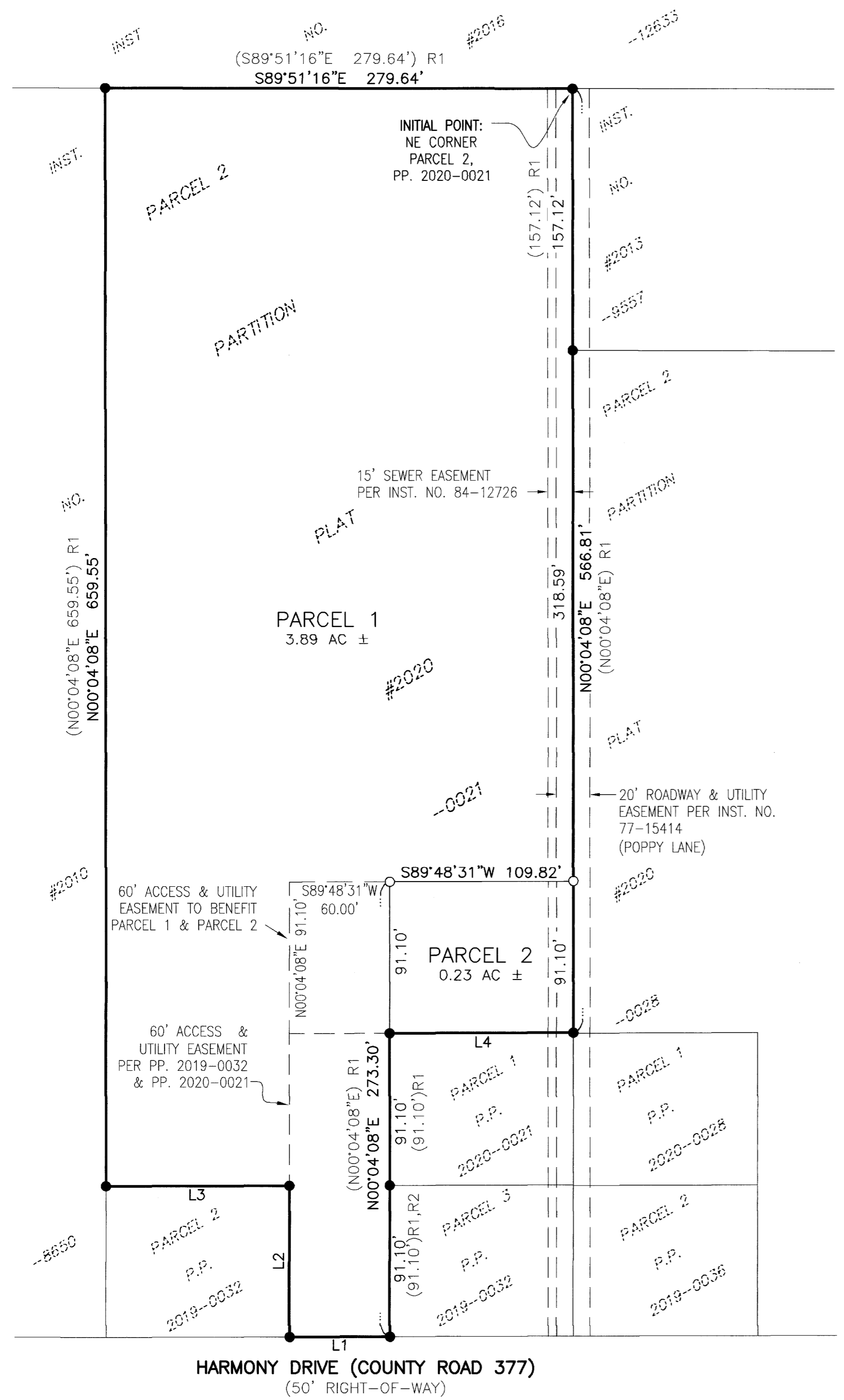
CLIENT:
EARL & VIKKI PENNINGTON
218 POPPY LANE
ROSEBURG, OR 97471
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2023

i.e.
ENGINEERING



HARMONY DRIVE (COUNTY ROAD 377)
(50' RIGHT-OF-WAY)

PLANNING DEPARTMENT FILE NO. 21-098

2023-0026