

NARRATIVE:

--THIS SURVEY WAS COMPLETED AT THE REQUEST OF DARIN J. MCMICHAEL OWNER OF THOSE LANDS DESCRIBED IN INSTRUMENT NO. 2024-003187, DEED RECORDS DOUGLAS COUNTY TO COMPLETE THE PARTITION PLAT AS APPROVED IN THE CITY OF RIDDLE FILE NO. 616-8-2024-MLP

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT DARIN J. MCMICHAEL IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISION OF CHAPTER 92, OREGON REVISED STATUTES, DOES HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY. THAT HE HAS CAUSED THIS PARTITION PLAT TO BE PREPARED, THE PROPERTY TO BE PARTITIONED INTO TWO PARCELS.

Darin J. McMichael 9/13/2024
DARIN J. MCMICHAEL DATE

Douglas County Official Records
Daniel J. Loomis, County Clerk 2024-010959

NO FEE
09/16/2024 11:33:16 AM
PLAT-PAR Cnt=1 Stn=17 JLGODWI
This is a no fee document

SURVEYOR'S CERTIFICATE:

I, JAMES DEAN TERREL, OREGON PROFESSIONAL LAND SURVEYOR NO. 65473, 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: ALL OF THOSE LANDS DESCRIBED IN INSTRUMENT NO. 2024-003187, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, CITY OF RIDDLE, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, MARKED BY A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "R. BROWN, PLS 2391" BEING THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 2024-003187, DEED RECORDS OF DOUGLAS COUNTY,

THENCE NORTH 33° 58' 28" WEST, 388.73 FEET TO A 1/2 INCH IRON PIPE, THENCE NORTH 56° 02' 23" EAST, 197.11 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "R. BROWN, PLS 2391", THENCE SOUTH 33° 58' 05" EAST 258.27 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473", THENCE SOUTH 56° 09' 27" WEST 56.27 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473", THENCE SOUTH 33° 57' 19" EAST 130.86 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473", THENCE SOUTH 56° 09' 27" WEST 140.77 FEET TO THE INITIAL POINT OF BEGINNING, THE ABOVE-DESCRIBED TRACT CONTAINS 1.59 ACRES MORE OR LESSS.

ACKNOWLEDGEMENT:

STATE OF OREGON )
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS THE 13 DAY OF September 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME DARIN J. MCMICHAEL DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARY.

Leslie L. Ledford
NOTARY PUBLIC (PRINT) (SIGN)

COMMISSION NUMBER 1034667
MY COMMISSION EXPIRES 03-02-2027



APPROVALS:

Kathleen H. Minora 9-13-2024
CITY OF RIDDLE MANAGER DATE
Emily R. Kaeb 9-16-2024
DOUGLAS COUNTY SURVEYOR Deputy DATE
Douglas County Tax Collector 9-16-24
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16th DAY OF September, 2024
Douglas County Deputy 09/16/2024
DOUGLAS COUNTY CLERK DATE



RECORDING:
SANITARY SEWER LINE EASEMENT
RECORDED AS INSTRUMENT NO.
2024-008597
DOUGLAS COUNTY CLERKS OFFICE.

BUNKER HILL
ADDITION
VOL. 6, PG, 58 LOT 15,

ZONE: R-2 MULTI FSMILY RESIDENTIAL
COMP-PLAN: 10 & 14.
WATER SUPPLY: CITY OF RIDDLE
SEWER DISPOSAL: CITY OF RIDDLE

UTILITIES:

CITY OF RIDDLE UTILITIES ARE AVAILABLE FROM 4TH AVENUE. OVERHEAD POWER AND PHONE ARE PRESENT ON THE SOUTH SIDE OF 4TH AVENUE. FUTURE SANITARY SEWER SYSTEM WILL REQUIRE A PUMPING SYSTEM.

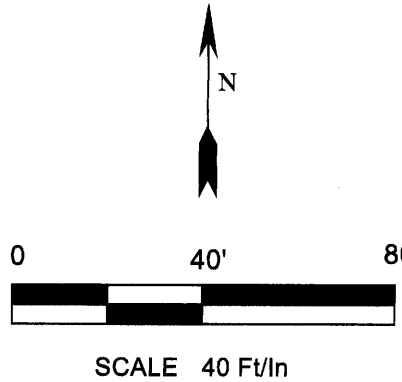
SCHOOL DISTRICT NO. 70
VOL. 167, PG. 381

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2023-0024 UNLESS NOTED OTHERWISE
FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERREL PLS 65473" PER M183-47
SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"
# ( ) RECORD SURVEY DATA

REFERENCES:

- SURVEYS
R1 = PARTITION PLAT 2023-0024
DEEDS
D1 = 2023-005786
D2 = VOL. 167, PG. 381
D3 = 2024-003187



REGISTERED PROFESSIONAL LAND SURVEYOR
James Dean Terrel
OREGON
SEPTEMBER 14, 2021
JAMES DEAN TERREL
65473PLS
EXPIRES: 6-30-24

Property Line Surveying
PROPERTY LINE SURVEYING LLC.
3460 DOERNER CUTOFF RD.
ROSEBURG OR 97471
541-670-0745
propertylinesurveying@gmail.com
propertylinesurveying.com

DARIN J. MCMICHAEL
PARTITION PLAT
IN THE NE 1/4 OF THE NW 1/4 OF SECTION 24,
TOWNSHIP 30 SOUTH, RANGE 6 WEST, W.M.,
CITY OF RIDDLE, DOUGLAS COUNTY, OREGON.

Table with 2 columns: Field Name, Value. Includes SHEET 1 OF 1, DRAWN BY: JDT, FIELD CREW: JDT / JLT, EQUIPMENT: TRIMBLE S7/TSC3/GPS, FIELD WORK: 6/14/24 & 9/13/24, JOB: 2023-073, FILE NAME: 2023073 McMichael PP1., REVISION: 8-22-2024