

2025-0029 A

PARTITION PLAT
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 33,
TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
SEPTEMBER 4, 2025

Douglas County Official Records 2025-013665
Daniel J. Loomis, County Clerk



NO FEE

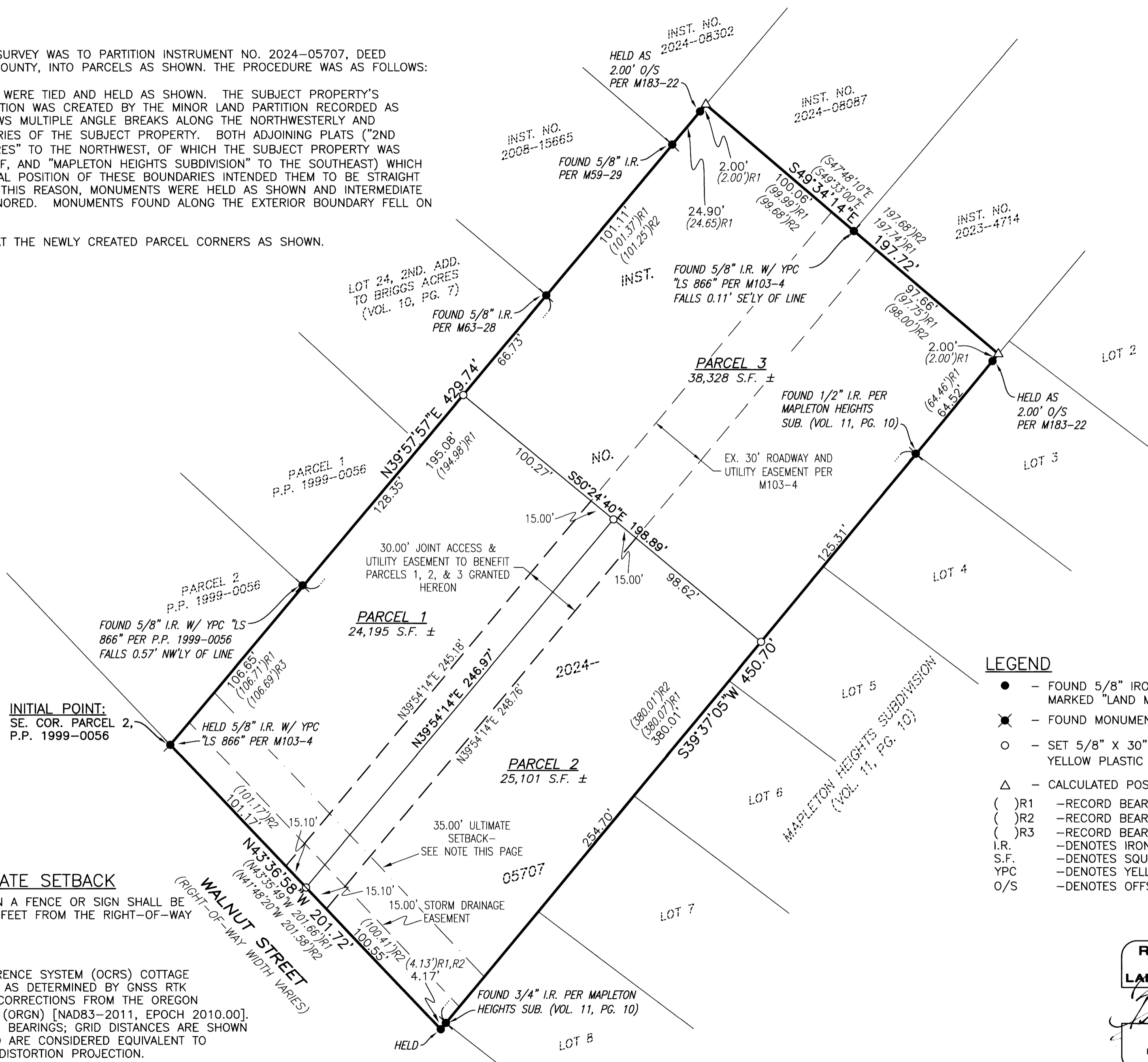
0063269720250013665002021 12/01/2025 02:12:03 PM
PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN
This is a no fee document

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION INSTRUMENT NO. 2024-05707, DEED RECORDS OF DOUGLAS COUNTY, INTO PARCELS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE SUBJECT PROPERTY'S CURRENT LEGAL DESCRIPTION WAS CREATED BY THE MINOR LAND PARTITION RECORDED AS M103-4. M103-4 SHOWS MULTIPLE ANGLE BREAKS ALONG THE NORTHWESTERLY AND SOUTHEASTERLY BOUNDARIES OF THE SUBJECT PROPERTY. BOTH ADJOINING PLATS ("2ND ADDITION TO BRIGGS ACRES" TO THE NORTHWEST, OF WHICH THE SUBJECT PROPERTY WAS ORIGINALLY A PORTION OF, AND "MAPLETON HEIGHTS SUBDIVISION" TO THE SOUTHEAST) WHICH ESTABLISHED THE ORIGINAL POSITION OF THESE BOUNDARIES INTENDED THEM TO BE STRAIGHT WITH NO BREAKS. FOR THIS REASON, MONUMENTS WERE HELD AS SHOWN AND INTERMEDIATE ANGLE BREAKS WERE IGNORED. MONUMENTS FOUND ALONG THE EXTERIOR BOUNDARY FELL ON LINE EXCEPT AS SHOWN.

MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AS SHOWN.



LEGEND

- - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LAND MARK SURVEYING INC" PER M183-22
- ✱ - FOUND MONUMENT AS NOTED
- - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - CALCULATED POSITION, NOTHING FOUND OR SET
- ()R1 -RECORD BEARING AND/OR DISTANCE PER M183-22
- ()R2 -RECORD BEARING AND/OR DISTANCE PER M103-4
- ()R3 -RECORD BEARING AND/OR DISTANCE PER P.P. 1999-0056
- I.R. -DENOTES IRON ROD
- S.F. -DENOTES SQUARE FEET
- YPC -DENOTES YELLOW PLASTIC CAP
- O/S -DENOTES OFFSET

35.00-FOOT ULTIMATE SETBACK

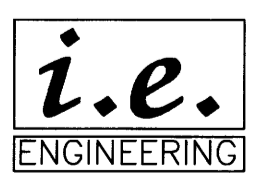
NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 35 FEET FROM THE RIGHT-OF-WAY OF WALNUT STREET

BASIS OF BEARING

OREGON COORDINATE REFERENCE SYSTEM (OCRS) COTTAGE GROVE-CANYONVILLE ZONE, AS DETERMINED BY GNSS RTK MEASUREMENTS RECEIVING CORRECTIONS FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN) [NAD83-2011, EPOCH 2010.00]. BEARINGS SHOWN ARE GRID BEARINGS; GRID DISTANCES ARE SHOWN IN INTERNATIONAL FEET AND ARE CONSIDERED EQUIVALENT TO GROUND WITHIN THIS LOW-DISTORTION PROJECTION.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
BRENT H. KNAPP
 8116
 EXPIRES: 6/30/2027



SCALE: 1"=40'
SHEET 1 OF 2
JOB NO. 3270-01

CLIENT:
GUY HARRISON
P.O. BOX 669
MYRTLE CREEK, OR 97457
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

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