

# OAK VIEW ACRES SUBDIVISION

## NW 1/4 SEC 27, T26S, R6W, W.M.

### DOUGLAS COUNTY, OREGON

**COMPREHENSIVE PLAN:**  
 ZONING: RURAL RESIDENTIAL RR 2 ACRE  
 COMPREHENSIVE PLAN DESIGNATION: RC2  
 WATER: UMPQUA BASIN WATER ASSOCIATION  
 SEWER: SEPTIC SYSTEMS  
 PLANNING DEPT FILE: NO 02-081  
 SUBJECT TO: THE RIPARIAN VEGETATION  
 CORRIDOR OVERLAY

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE PROPERTY DESCRIBED IN DEED INSTRUMENT 2002-23838, DOUGLAS COUNTY DEED RECORDS, INTO 4 LOTS AS SHOWN AND AS APPROVED PER DOUGLAS COUNTY PLANNING FILE NO.02-081. MONUMENTS WERE FOUND PER SURVEY MAPS M65-38, M88-23A, AND COUNTY ROAD MAP 04720425, AND USED TO CONTROL THIS SURVEY. A TAPERED STRIP ALONG THE SOUTHERLY RIGHT OF WAY OF DEL RIO ROAD, 5' IN WIDTH FROM STATION 52+87.07 TO 0' IN WIDTH AT STA 53+50.00 WAS DEDICATED TO THE PUBLIC TO MAKE THE RIGHT OF WAY WIDTH 35' FROM CENTER LINE AS PER CONDITIONS OF APPROVAL. THE LAND WAS THEN SUBDIVIDED AND MONUMENTED AS SHOWN ON THE FACE OF THE PLAT.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

**SURVEYOR'S CERTIFICATE:**

I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION SHOWN HEREON AND DESCRIBED IN INSTRUMENT NO. 2002-23838 OF THE DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON, CONTAINING 8.16 ACRES.

SUBJECT TO THE FOLLOWING EASEMENTS AND AGREEMENTS:

- 1) WATER SYSTEM EASEMENT TO UMPQUA BASIN WATER ASSOCIATION BOOK 397, PAGE 828, INST.NO. 67-10403, DOUGLAS COUNTY DEED RECORDS.
- 2) RIGHT OF WAY GRANTED TO CALIFORNIA OREGON POWER COMPANY.
- 3) AMENDMENT TO THE WATER SYSTEM AGREEMENT AND EASEMENT AND LAND USE RESTRICTIONS PER BOOK 1342, PAGE 687, INST. NO. 95-04965.

TOGETHER WITH THE FOLLOWING EASEMENTS:

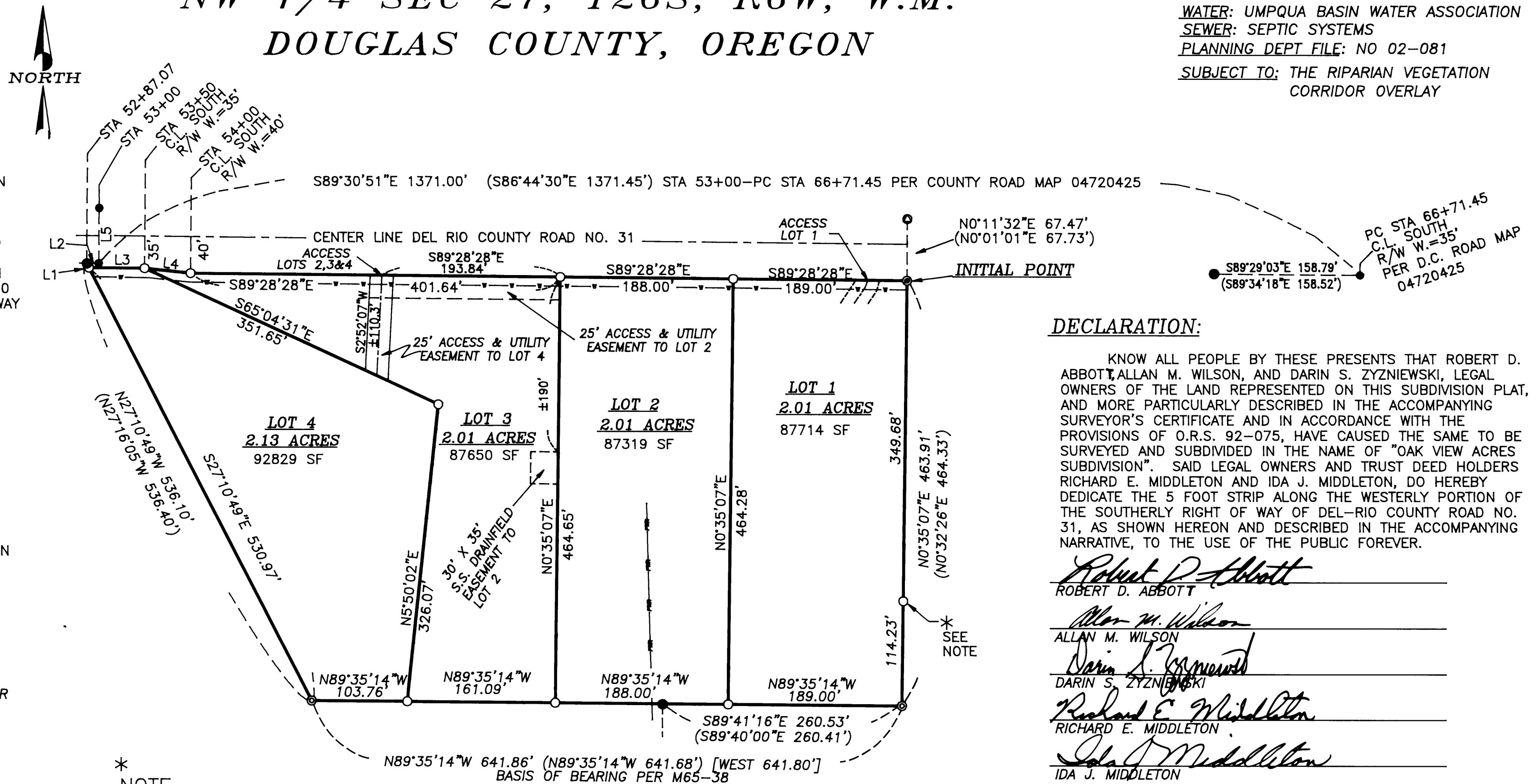
- 1) A 25' ACCESS & UTILITY EASEMENT FROM LOT 3 TO LOT 4, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS BEGINNING AT A POINT N89°28'28"W 193.84' FROM THE NORTH EAST CORNER OF LOT 3; THENCE S2°52'07"W 110.30' TO THE NORTH EASTERLY BOUNDARY OF LOT 4.
- 2) A 25' ACCESS & UTILITY EASEMENT FROM LOT 3 TO LOT 2, DESCRIBED AS FOLLOWS: THE EASTERN 206.33' OF A 25' STRIP ALONG THE NORTH BOUNDARY OF LOT 3.
- 3) TOGETHER WITH THE 30" X 35' SANITARY SEWER DRAINFIELD EASEMENT FROM LOT 3 TO LOT 2 AS SHOWN ON THE PLAT.

**LEGEND**

- SET 5/8"x30" IRON ROD W/PC - LS #2798
- FOUND 1/2" IRON ROD PER M88-23A
- FOUND 5/8" IRON ROD PER M65-38 OR AS NOTED
- FOUND 1" IRON PIPE PER M65-38
- FOUND 3/4" IRON ROD ALONG RIGHT OF WAY
- D.L.C. CORNER SW HENRY EVANS #43, PER M88-23A

( ) AS PER M65-38, M88-23A, D.C. ROAD MAP 0472425  
 [ ] AS PER DEED INST. NO. 77-04791, BOOK 628, PAGE 529

- EXISTING WATER LINE EASEMENT BOUNDARY
- OVERHEAD POWER LINE



\* NOTE  
 FD 5/8" I. ROD PER M88-23A, BENT AND LOOSE, 1 RESET PROPORTIONED. REC. DIST. W/ P.CAP "LS2798"

**LINE TABLE**

	MEASURED BEARING	DIST.	RECORD BEARING	DIST.
L1	S27°10'49"E	5.13'		
L2	N88°27'31"E	12.93'	(N89°34'37"W 13.87')	
L3	S89°30'51"E	60.55'		
L4	S83°48'19"E	50.26'		
L5	N 0°20'10"E	60.19'	(R/W WIDTH 60')	

THIS PLAT IS SUBJECT TO THE COVENANTS RECORDED IN BOOK 2003-003660, DOUGLAS COUNTY DEED RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 David J. Beedle  
 OREGON JANUARY 21, 1997  
 DAVID J. BEEDLE #2798  
 EXPIRES 12-31-03

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )

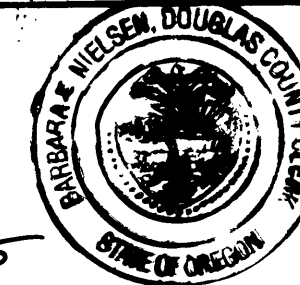
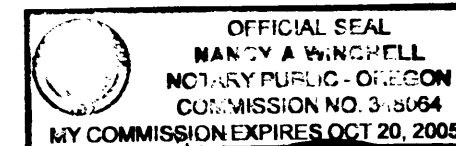
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28 DAY OF January, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT D. ABBOTT, ALLAN M. WILSON, AND DARIN S. ZYZNIEWSKI, OWNERS OF THE PROPERTY DESCRIBED, AND RICHARD E. MIDDLETON AND IDA J. MIDDLETON, TRUST DEED HOLDERS OF THE PROPERTY DESCRIBED, 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.

Nancy A. Winchell  
 NOTARY PUBLIC, STATE OF OREGON

Nancy A. Winchell  
 PRINTED NAME OF NOTARY

COMMISSION NO. 348064

MY COMMISSION EXPIRES Oct 20 2005  
 MONTH DAY YEAR



PREPARED BY:  
 DAVID J. BEEDLE  
 PROFESSIONAL LAND SURVEYING  
 TEL 541-874-3258  
 163 TRAYLOR ROAD  
 RIDDLE, OREGON 97469

SCALE: 1"=100'  
 DATE: DECEMBER 5, 2002

PREPARED FOR:  
 ALL WILSON  
 1290 ASH CREEK ROAD  
 RIDDLE, OR 97469

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT D. ABBOTT, ALLAN M. WILSON, AND DARIN S. ZYZNIEWSKI, LEGAL OWNERS OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "OAK VIEW ACRES SUBDIVISION". SAID LEGAL OWNERS AND TRUST DEED HOLDERS RICHARD E. MIDDLETON AND IDA J. MIDDLETON, DO HEREBY DEDICATE THE 5 FOOT STRIP ALONG THE WESTERLY PORTION OF THE SOUTHERLY RIGHT OF WAY OF DEL-RIO COUNTY ROAD NO. 31, AS SHOWN HEREON AND DESCRIBED IN THE ACCOMPANYING NARRATIVE, TO THE USE OF THE PUBLIC FOREVER.

Robert D. Abbott  
 ROBERT D. ABBOTT

Allan M. Wilson  
 ALLAN M. WILSON

Darin S. Zyzniewski  
 DARIN S. ZYZNIEWSKI

Richard E. Middleton  
 RICHARD E. MIDDLETON

Ida J. Middleton  
 IDA J. MIDDLETON

**APPROVALS**

- Jane Morgan 2/4/03  
 DOUGLAS COUNTY COMMISSIONER DATE
- Darin S. Zyzniewski 3-4-02  
 DOUGLAS COUNTY COMMISSIONER DATE
- Bob Williamson for KCC 1/27/03  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE
- Randy Wren 1-28-03  
 DOUGLAS COUNTY SURVEYOR DATE
- Ron Nye 2/3/03  
 DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Coulee 2/4/03  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 4<sup>th</sup> DAY OF FEBRUARY 2003, 1:55:00 CLOCK AM/PM  
 BARBARA E. NIELSEN  
 DOUGLAS COUNTY CLERK BY: DEPUTY