

MERCALDI PLACE SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
 TOWNSHIP 29 SOUTH, RANGE 5 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

MARCH 5, 2024

Douglas County Official Records 2024-003057
 Daniel J. Loomis, County Clerk



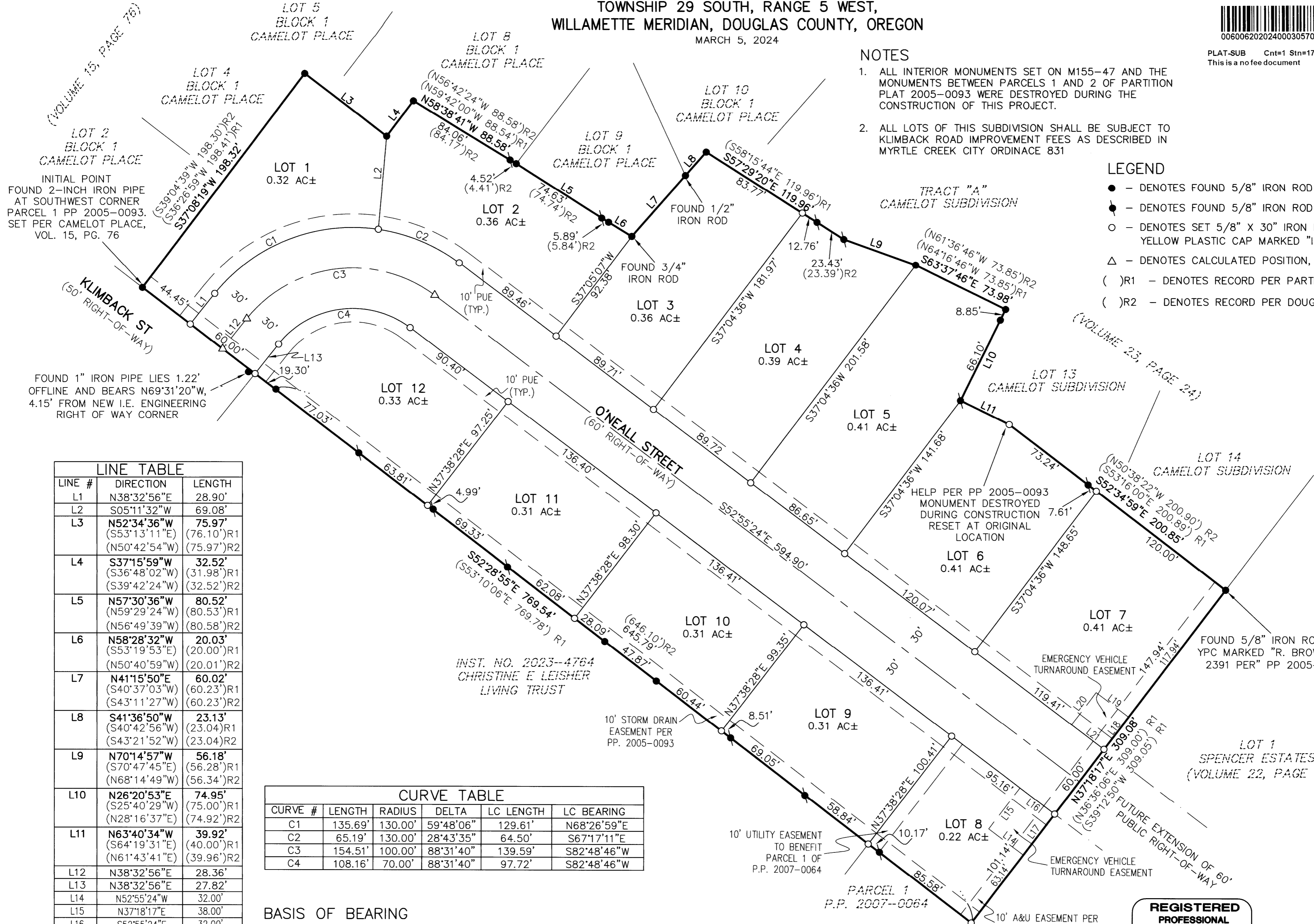
00600620202400030570020023
 03/20/2024 03:27:31 PM
 PLAT-SUB Cnt=1 Stn=17 JLG00DWI
 This is a no fee document

NOTES

- ALL INTERIOR MONUMENTS SET ON M155-47 AND THE MONUMENTS BETWEEN PARCELS 1 AND 2 OF PARTITION PLAT 2005-0093 WERE DESTROYED DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL LOTS OF THIS SUBDIVISION SHALL BE SUBJECT TO KLIMBACK ROAD IMPROVEMENT FEES AS DESCRIBED IN MYRTLE CREEK CITY ORDINANCE 831

LEGEND

- - DENOTES FOUND 5/8" IRON ROD OR AS NOTED
- ⦿ - DENOTES FOUND 5/8" IRON ROD PER WITH M155-47
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
- ()R1 - DENOTES RECORD PER PARTITION PLAT 2005-0093
- ()R2 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M155-47



LINE #	DIRECTION	LENGTH
L1	N38°32'56"E	28.90'
L2	S05°11'32"W	69.08'
L3	N52°34'36"W (S53°13'11"E) (N50°42'54"W)	75.97' (76.10')R1 (75.97')R2
L4	S37°15'59"W (S36°48'02"W) (S39°42'24"W)	32.52' (31.98')R1 (32.52')R2
L5	N57°30'36"W (N59°29'24"W) (N56°49'39"W)	80.52' (80.53')R1 (80.58')R2
L6	N58°28'32"W (S53°19'53"E) (N50°40'59"W)	20.03' (20.00')R1 (20.01')R2
L7	N41°15'50"E (S40°37'03"W) (S43°11'27"W)	60.02' (60.23')R1 (60.23')R2
L8	S41°36'50"W (S40°42'56"W) (S43°21'52"W)	23.13' (23.04')R1 (23.04')R2
L9	N70°14'57"W (S70°47'45"E) (N68°14'49"W)	56.18' (56.28')R1 (56.34')R2
L10	N26°20'53"E (S25°40'29"W) (N28°16'37"E)	74.95' (75.00')R1 (74.92')R2
L11	N63°40'34"W (S64°19'31"E) (N61°43'41"E)	39.92' (40.00')R1 (39.96')R2
L12	N38°32'56"E	28.36'
L13	N38°32'56"E	27.82'
L14	N52°55'24"W	32.00'
L15	N37°18'17"E	38.00'
L16	S52°55'24"E	32.00'
L17	S37°18'17"W	38.00'
L18	N37°18'17"E	30.00'
L19	N52°55'24"W	30.00'
L20	S37°18'17"W	30.00'
L21	S52°55'24"E	30.00'

CURVE #	LENGTH	RADIUS	DELTA	LC LENGTH	LC BEARING
C1	135.69'	130.00'	59°48'06"	129.61'	N68°26'59"E
C2	65.19'	130.00'	28°43'35"	64.50'	S67°17'11"E
C3	154.51'	100.00'	88°31'40"	139.59'	S82°48'46"W
C4	108.16'	70.00'	88°31'40"	97.72'	S82°48'46"W

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

MONUMENT DESTROYED DURING CONSTRUCTION. MAG NAIL WITH WASHER STAMPED "I.E. ENGINEERING" RESET AT ORIGINAL LOCATION

REGISTERED PROFESSIONAL LAND SURVEYOR

Brent H. Knapp
OREGON
 NOVEMBER 10, 2010
BRENT H. KNAPP
 81116

i.e.
 ENGINEERING

SCALE: 1"=50'
 SHEET 1 OF 2
 JOB NO. 3189-01

CLIENT:
 GARRY MERCALDI
 140 RUST LANE
 MYRTLE CREEK, OR 97457
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

VOL.24 PAGE 21 A

VOL.24 PAGE 21 A

MERCALDI PLACE SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 29 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
MARCH 5, 2024

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:

PARCELS 1 AND 2 OF LAND PARTITION NO. 2005-0093, DEED RECORDS OF DOUGLAS COUNTY LOCATED IN THE SOUTHWEST OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

THE ABOVE DESCRIBED TRACT CONTAINS 5.20 ACRES, MORE OR LESS

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCELS 1 AND 2 OF LAND PARTITION NO. 2005-0093, PLAT RECORDS OF DOUGLAS COUNTY, INTO 12 LOTS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

THE INITIAL POINT OF THE SUBDIVISION IS THE FOUND 2-INCH IRON PIPE AT THE SOUTHWEST CORNER OF SAID PARCEL 1. FOUND MONUMENTS PER SAID PARTITION PLAT 2005-0093 AND THE RECORD SURVEY M155-47 WERE TIED AND HELD AS SHOWN. THE SOUTHEAST CORNER OF SAID PARCEL 2 WAS TIED DURING THE INITIAL BOUNDARY SURVEY OF THE SUBJECT TRACT, BUT WAS DESTROYED DURING CONSTRUCTION. IT WAS REPLACED AT THE ORIGINAL COORDINATES WITH A MAG NAIL AND WASHER AS NOTED ON SHEET 1. THE ANGLE POINT ON THE SOUTHERLY BOUNDARY OF LOT 13, CAMELOT SUBDIVISION, VOLUME 23, PAGE 24, PLAT RECORDS OF DOUGLAS COUNTY, WAS DESTROYED DURING CONSTRUCTION AND REPLACED USING THE INITIAL BOUNDARY SURVEY COORDINATES, NOTED ON SHEET 1. MONUMENTS WERE SET AT THE NEW LOT CORNERS AS SHOWN.



APPROVALS

[Signature] 03/07/2024
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF MYRTLE CREEK

[Signature] 3/11/24
DOUGLAS COUNTY SURVEYOR

[Signature] 3/11/24
DOUGLAS COUNTY TAX ASSESSOR

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

[Signature] 3-11-24
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 20th DAY OF March, 2024, 3:28 O'CLOCK AM/PM

[Signature] Deputy 3/20/24
DOUGLAS COUNTY CLERK

[Signature] 3/20/24
DOUGLAS COUNTY COMMISSIONER

[Signature] Freeman-Abstained 3/20/24
DOUGLAS COUNTY COMMISSIONER

[Signature] 3/20/24
DOUGLAS COUNTY COMMISSIONER

COVENANTS, CONDITIONS, AND RESTRICTIONS - RECORDING

CONDITIONS, COVENANTS & RESTRICTIONS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK, INSTRUMENT NUMBER 2024- 02545

RELEASE OF IRREVOCABLE OFFERS TO DEDICATE

- 1. THE 5' WIDE IRREVOCABLE OFFER TO DEDICATE PER INSTRUMENT NUMBER 2005-028105 WAS RELEASED BY THE CITY OF MYRTLE CREEK PER INSTRUMENT NUMBER 2023-010820
- 2. THE 56' WIDE IRREVOCABLE OFFER TO DEDICATE RIGHT-OF-WAY INCLUDING THE 50' RADIUS CUL-DE-SAC PER 2005-28105, WAS RELEASED BY THE CITY OF MYRTLE CREEK PER INSTRUMENT NUMBER 2024-002020

DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT GARRY A. AND JULIE MERCALDI ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "MERCALDI PLACE SUBDIVISION", TOGETHER WITH EASEMENTS AS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER O'NEALL STREET, GRANTING THE 10.00-FOOT WIDE P.U.E., THE EMERGENCY VEHICLE TURN AROUND EASEMENT, AND THE 10.00-FOOT UTILITY EASEMENT OVER LOT 8 AS SHOWN HEREON.

[Signature] 03.06.24
GARRY A. MERCALDI DATE

[Signature] 3-6-24
JULIE MERCALDI DATE

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6 DAY OF March, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GARRY A. AND JULIE MERCALDI, 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: Elaine Esther Berg
NOTARY PUBLIC - OREGON
COMMISSION NO.: 1022478
MY COMMISSION EXPIRES: March 14, 2026



SHEET 2 OF 2
JOB NO. 3189-01

CLIENT:
GARRY MERCALDI
140 RUST LANE
MYRTLE CREEK, OR 97457

809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2025

i.e.
ENGINEERING

ZONE: R-2 (MEDIUM DENSITY RESIDENTIAL)
COMP. PLAN: RM (MEDIUM DENSITY)
WATER: TRI-CITY WATER & SANITARY AUTHORITY
SEWER: TRI-CITY WATER & SANITARY AUTHORITY