

FILED AS A SURVEY ONLY

LAND PARTITION

UNIT 2 OF SURVEY M 155-77
 LOCATED IN SEC 23, TWP 27 S, R 6 W, WM

DOUGLAS COUNTY, OREGON

March 2012

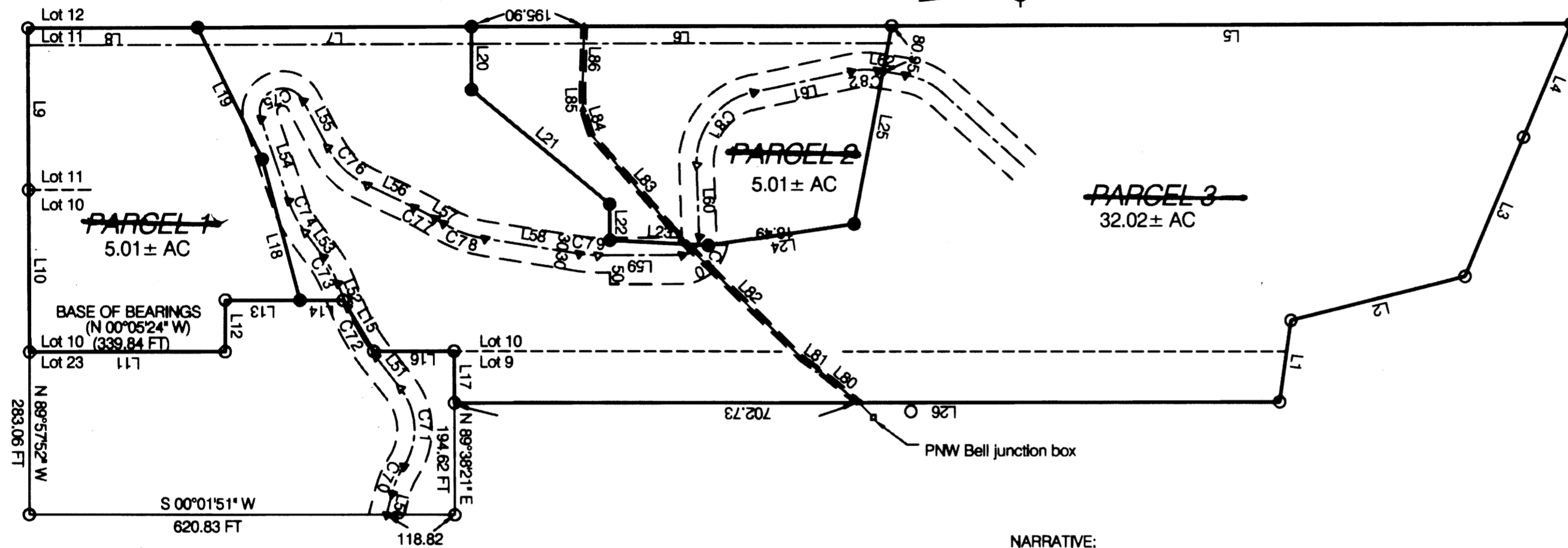
SCALE 1" = 200'

FILED
 Date: 10-23-2012 By: JC
 This survey consists of:
 Map: M168-50
 Narrative:
 Corner Rpt:

DOUGLAS COUNTY SURVEYOR

~~PARTITIONERS AND OWNERS~~

BRUCE & MARGIE HALL
 2235 W MILITARY AVE
 ROSEBURG, OR 97471



APPROVALS

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

 DOUGLAS COUNTY TAX COLLECTOR DATE

 DOUGLAS COUNTY PLANNING DIRECTOR DATE

 DOUGLAS COUNTY SURVEYOR DATE

FILED _____ DAY OF _____, 2012

 COUNTY CLERK

NARRATIVE:

~~THIS IS A SURVEY TO CREATE A THREE-PARCEL LAND PARTITION FROM THAT PROPERTY DESCRIBED AS PARCEL 1 OF LAND PARTITION 2010-005 FILED AS INSTRUMENT NO. 20010-002663 OF DOUGLAS COUNTY RECORDER, DOUGLAS COUNTY, OREGON.~~

THE SURVEY WAS COMPLETED BY MAURICE E FARR AND RICHARD M. GARZA, USING A NIKON DTM-520 TOTAL STATION. COMPUTATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

SURVEYOR'S CERTIFICATE

I, MAURICE E. FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I DID SURVEY AND SET MONUMENTS FOR PARCELS 1 & 2 OF THE LANDS SHOWN ON THE ANNEXED PLAT BUT DID NOT SURVEY NOR DID I SET MONUMENTS FOR PARCEL 3 OF WHICH THE FOLLOWING ARE TRUE AND CORRECT DESCRIPTION FOR PARCELS 1 & 2:

~~PARCEL 1
 BEGINNING AT A POINT, WHICH IS THE SW PROPERTY CORNER OF UNIT 3 OF M155-77, SECTION 23, TWP 27 SOUTH, RING 6 W, WM; THENCE NORTH 00°05'24" WEST A DISTANCE OF 339.84 FT TO A POINT; THENCE NORTH 90°00'00" WEST A DISTANCE OF 89.11 FT TO A POINT; THENCE NORTH 00°01'39" WEST A DISTANCE OF 130.00 FT TO A POINT; THENCE SOUTH 74°58'15" WEST A DISTANCE OF 254.31 FT TO A POINT; THENCE SOUTH 63°54'43" WEST A DISTANCE OF 255.88 FT TO A POINT; THENCE SOUTH 00°05'44" EAST A DISTANCE OF 295.00 FT TO A POINT; THENCE NORTH 89°42'04" EAST A DISTANCE OF 282.42 FT TO A POINT; (L10) THENCE NORTH 89°33'44" EAST A DISTANCE OF 282.23 FT TO THE POINT OF BEGINNING; CONTAINING 5.01 ACRES, MORE OR LESS.~~

~~PARCEL 2
 BEGINNING AT A POINT, FROM WHICH THE SW CORNER UNIT 2 OF M155-77, TWP 27 SOUTH, RING 6 W, WM, BEARS SOUTH 00°05'44" EAST A DISTANCE OF 770.94 FT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 110.00 FT TO A POINT; THENCE NORTH 39°40'08" EAST A DISTANCE OF 312.68 FT TO A POINT; THENCE NORTH 89°37'20" WEST A DISTANCE OF 63.27 FT TO A POINT; THENCE NORTH 02°53'59" EAST A DISTANCE OF 171.53 FT TO A POINT; THENCE NORTH 08°26'00" WEST A DISTANCE OF 255.77 FT TO A POINT; THENCE NORTH 79°18'54" WEST A DISTANCE OF 351.34 FT TO A POINT; THENCE SOUTH 00°05'44" EAST A DISTANCE OF 730.56 FT TO THE POINT OF BEGINNING; CONTAINING 5.01 ACRES MORE OR LESS.~~

~~PARCEL 3
 ALL THAT PROPERTY LISTED AS UNIT 2 OF M155-77 LESS PARCELS 1 & 2 OF THIS LAND PARTITION, CONTAINING 32.02 ACRES MORE OR LESS.~~

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT BRUCE HALL AND MARGIE HALL, OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE PARTITIONED AS SET FORTH HEREON AND CREATE THE EASEMENTS SHOWN HEREON.

 BRUCE HALL MARGIE HALL

ACKNOWLEDGEMENT

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE _____ DAY OF _____, 2012, BEFORE ME APPEARED BRUCE HALL AND MARGIE HALL, HUSBAND AND WIFE, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE DECLARATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF OREGON
 PRINTED NAME: _____
 COMMISSION #: _____
 MY COMMISSION EXPIRES: _____
 SIGNATURE: _____

Proposed Road Easement Curve Table

NO.	DEFLEC. ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C70	18°42'41"	N 66°37'05" W	160.00	52.25	52.02
C71	70°45'46"	S 87°21'22" W	117.00	144.50	135.49
C72	16°20'43"	S 60°09'03" W	350.00	99.85	99.51
C73	14°51'46"	S 60°53'31" W	200.00	51.88	51.74
C74	17°57'14"	S 62°26'15" W	200.00	62.67	62.41
C75	170°59'03"	N 23°05'37" W	40.00	119.37	79.75
C76	37°01'22"	N 43°53'13" E	150.00	96.93	95.25
C77	05°56'05"	N 28°20'35" E	400.00	41.43	41.41
C78	22°13'29"	N 20°11'53" E	200.00	77.58	77.09
C79	09°18'51"	N 04°25'43" E	200.00	32.51	32.48
C80	92°02'24"	N 46°14'55" W	30.00	48.19	43.17
C81	80°12'23"	N 52°09'55" W	125.00	174.98	161.04
C82	21°03'51"	N 01°31'48" W	125.00	45.95	45.70

Road Easement Line Table

NO.	DIRECTION	DISTANCE
L50	N 75°58'23" W	38.14 FT
L51	S 51°58'31" W	69.16 FT
L52	S 68°19'24" W	45.18 FT
L53	S 53°27'38" W	53.42 FT
L54	S 71°24'52" W	151.03 FT
L55	N 62°23'55" E	91.77 FT
L56	N 25°22'32" E	90.34 FT
L57	N 31°18'38" E	17.06 FT
L58	N 09°05'08" E	165.71 FT
L59	N 00°13'42" W	146.91 FT
L60	S 87°43'53" W	125.47 FT
L61	N 12°03'44" W	173.17 FT
L62	N 09°00'07" E	10.37 FT

Property Line Table

NO.	DIRECTION	DISTANCE
L1	N 82°09'31" W	142.81 FT
L2	N 14°06'47" W	312.10 FT
L3	N 67°12'08" W	261.53 FT
L4	N 67°12'08" W	213.91 FT
L5	S 00°06'14" E	1182.33 FT
L6	S 00°05'44" E	730.56 FT
L7	S 00°05'44" E	475.94 FT
L8	S 00°05'44" E	295.00 FT
L9	N 89°42'04" E	282.42 FT
L10	N 89°33'44" E	282.23 FT
L11	N 00°05'24" W	339.84 FT
L12	N 90°00'00" W	89.11 FT
L13	N 00°01'39" W	130.00 FT
L14	N 00°01'39" W	75.00 FT
L15	N 59°07'35" E	103.47 FT
L16	N 00°05'24" W	139.75 FT
L17	N 89°38'21" E	90.00 FT
L18	S 74°58'15" W	254.31 FT
L19	S 63°54'43" W	255.88 FT
L20	N 90°00'00" E	110.00 FT
L21	N 39°40'08" E	312.68 FT
L22	N 89°37'20" E	63.27 FT
L23	N 02°53'59" E	171.53 FT
L24	N 08°26'00" W	255.77 FT
L25	N 79°18'54" W	351.34 FT
L26	N 00°05'24" W	1435.56 FT

LEGEND

- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- △ CALCULATED POINT, NO MONUMENT SET
- FOUND 5/8" I.R. MONUMENT AS SHOWN

SANITARY SEWER WATER ZONING COMPREHENSIVE PLAN PLANNING FILE SEPTIC TANK & DRAINFIELD WATER WELL (SR) RURAL RESIDENTIAL - 5 (RRS) RURAL RESIDENTIAL - 5 NO 09-080

Pacific Northwest Bell Telephone Company Easement Line Table

NO.	DIRECTION	DISTANCE
L80	S 38°56'52" W	90.22 FT
L81	S 34°52'48" W	34.93 FT
L82	S 44°28'56" W	289.46 FT
L83	S 49°15'56" W	246.11 FT
L84	S 72°23'15" W	45.21 FT
L85	S 87°55'39" W	31.39 FT
L86	N 88°29'40" W	113.57 FT

Maurice E Farr
 MAURICE E. FARR
 PROFESSIONAL LAND SURVEYOR
 395 NE KIRBY AVENUE
 ROSEBURG, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
Maurice E Farr
 OREGON
 SEPT 23, 1977
 MAURICE E. FARR
 1181
 EXPIRES 12-31-13

MAP FILE M168-50

MAP FILE M168-50