

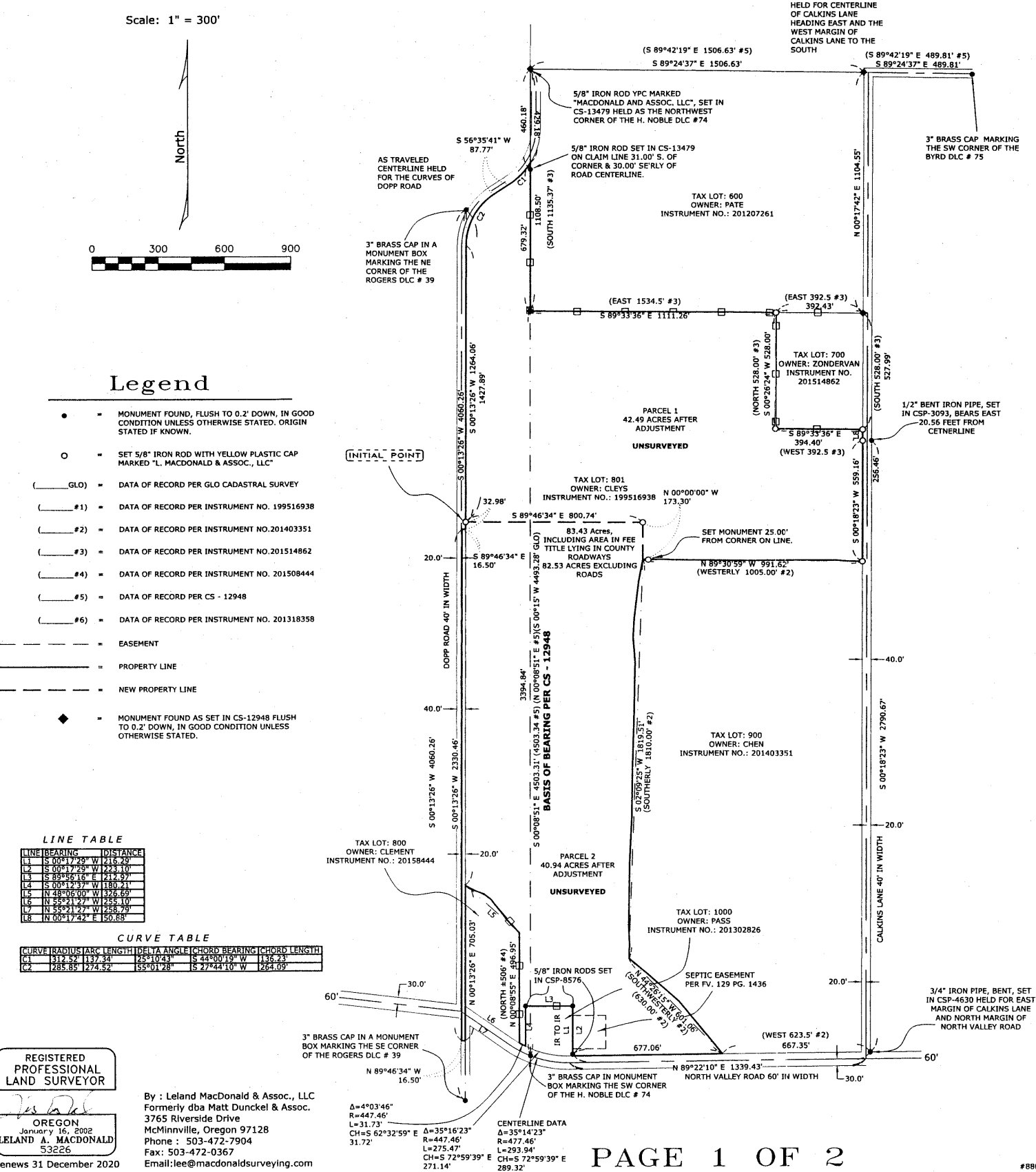
PARTITION 2019-19 for :  
PHILIP CLEYS AND JANNA ELLINGS-CLEYS

Location:  
The West 1/2 of Section 3 and the East 1/2 of  
Section 4, T. 3 S., R. 3 W., WM., Yamhill County, OR

YAMHILL COUNTY PLANNING Docket No.: P-04-19

Tax Lot: 3304 - 801

Date: JUNE 13, 2019



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SURVEYOR'S CERTIFICATE

I LELAND A. MACDONALD, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE  
CORRECTLY SURVEYED THE LAND REPRESENTED ON THIS PLAT PURSUANT TO O.R.S. 92.070(1), O.R.S. 92.060(6) AND  
O.R.S. 92.055, AND THAT CERTAIN POINTS ON THE BOUNDARY HAVE BEEN MARKED WITH PROPER MONUMENTS AS  
SHOWN HEREON. THE BOUNDARY IS AS DESCRIBED IN DEED TO PHILLIP E. CLEYS AND JANNA M. ELLINGS-CLEYS  
RECORDED ON DECEMBER 15, 1995, AS INSTRUMENT NO. 199516938, DEED RECORDS YAMHILL COUNTY, OREGON, AND  
SAID BOUNDARY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" BRASS CAP MARKING THE NORTHEAST CORNER OF THE ROGERS DLC #39 THENCE SOUTH  
00°13'26" WEST 1427.89 FEET TO AN IRON ROD ON THE EAST LINE OF SAID ROGERS DLC AND THE EASTERLY RIGHT OF  
WAY OF DOPP ROAD BEING THE INITIAL POINT; THENCE SOUTH 00°13'26" WEST 32.98 FEET ALONG THE EAST LINE OF  
SAID ROGERS DLC TO AN IRON ROD; THENCE NORTH 89°46'34" WEST 16.50 FEET; THENCE SOUTH 00°13'26" WEST  
2330.46 FEET; THENCE SOUTH 89°46'34" EAST 16.50 FEET TO A POINT ON THE EAST LINE OF THE SAID ROGERS DLC;  
THENCE NORTH 00°13'26" EAST 705.03 FEET TO THE CENTER OF A DITCH AS CALLED FOR IN DEED TO ANTONIO CLEMENT  
AND KARI L. CLEMENT, RECORDED AS INSTRUMENT NO. 201508444 OF DEED RECORDS OF YAMHILL COUNTY, OREGON;  
THENCE ALONG THE DITCH SOUTHEASTERLY TO A POINT SOUTH 48°06'00" EAST 326.69 FEET TO A POINT IN THE  
CENTERLINE OF SAID DITCH; THENCE SOUTH 00°08'55" WEST 496.95 FEET TO THE NORTH RIGHT OF WAY OF NORTH  
VALLEY ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 447.46  
FEET; THENCE SOUTHEASTERLY 31.73 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH 62°32'59" EAST  
31.72 FEET; THENCE NORTH 00°12'37" EAST 180.21 FEET TO AN IRON ROD; THENCE SOUTH 89°56'16" EAST 212.97 FEET  
TO AN IRON ROD; THENCE SOUTH 00°17'29" WEST 223.10 FEET TO A POINT ON THE NORTH RIGHT OF WAY ON NORTH  
VALLEY ROAD; THENCE NORTH 89°22'10" EAST 677.06 FEET TO A POINT AT THE CENTERLINE OF A STREAM; THENCE  
NORTHWESTERLY ALONG THE CENTERLINE OF SAID STREAM TO A POINT NORTH 44°26'15" WEST 601.06 FEET; THENCE  
NORTHERLY ALONG SAID STREAM TO A POINT NORTH 02°09'25" EAST 1819.51 FEET TO THE INTERSECTION OF THE  
STREAM AND A DRAINAGE DITCH; THENCE ALONG THE CENTERLINE OF SAID DRAINAGE DITCH TO A POINT SOUTH  
89°30'59" EAST 991.62 FEET TO A POINT ON THE WEST RIGHT OF WAY OF CALKINS LANE; THENCE NORTH 00°18'23"  
EAST 559.16 FEET ALONG THE SAID RIGHT OF WAY OF CALKINS LANE TO AN IRON ROD; THENCE NORTH 00°17'42" EAST  
50.88 ALONG THE SAID RIGHT OF WAY OF CALKINS LANE TO AN IRON ROD; THENCE NORTH 89°33'36" WEST 394.40 FEET  
TO AN IRON ROD; THENCE NORTH 00°26'24" EAST 528.00 FEET TO AN IRON ROD; THENCE NORTH 89°33'36" WEST  
1111.26 FEET TO AN IRON ROD ON THE WEST LINE OF THE NOBLE DLC #74; THENCE NORTH 00°08'51" EAST 679.32 FEET  
TO A POINT ON THE EASTERLY RIGHT OF WAY OF DOPP ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE  
TO THE NORTHWEST WITH A RADIUS OF 312.52 FEET; THENCE SOUTHWESTERLY 137.34 FEET ALONG SAID CURVE, THE  
CHORD OF WHICH BEARS SOUTH 44°00'19" WEST 136.28 FEET; THENCE SOUTH 56°35'41" WEST 87.77 FEET ALONG THE  
SAID RIGHT OF WAY OF DOPP ROAD, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WITH  
A RADIUS OF 285.85 FEET; SOUTHWESTERLY 274.52 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS SOUTH  
27°44'10" WEST 264.09 FEET; THENCE SOUTH 00°13'26" WEST 1264.06 FEET TO AN IRON ROD BEING THE INITIAL POINT,  
CONTAINING 83.43 ACRES MORE OR LESS.

  
LELAND A. MACDONALD, OREGON P.L.S. NO. 53226  
LELAND MACDONALD & ASSOCIATES, LLC  
3765 RIVERSIDE DRIVE  
MCMINNVILLE, OR 97128  
PHONE: 503-472-7904  
FAX: 503-472-0367  
EMAIL: LEE@MACDONALDSURVEYING.COM

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

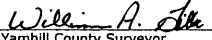
OREGON  
January 16, 2002  
LELAND A. MACDONALD  
53226

Renews 31 December 2020

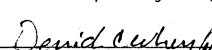
Notes


- 1) All parcels have legal access to the county roads.
- 2) This partition does not guarantee the issuance of a residential building permit for either parcel. Prior to issuance of residential development permits for the parcels, the applicable provisions of the Yamhill County Zoning Ordinance must be satisfied.
- 3) No city owned or privately owned sewage disposal system, alternate treatment facility or approved septic site will be provided to the purchaser of any parcel unless otherwise noted.
- 4) No municipal, public utility, community water supply or private well system will be provided to the purchaser of any parcel unless otherwise noted.
- 5) Septic drain field easement to benefit tax lot 1000 per Film Vol. 129 Pg. 1436 as shown hereon.
- 6) There is a access easement over Tax Lot 1000 that benefits Parcels 1 & 2 of this partition, no width stated, over an existing driveway that connects to the county road. See Film Volume 129, Page 1432.

APPROVALS :

 8/1/2019  
Yamhill County Surveyor Date

 8/16/19  
Yamhill County Planning Director Date

 8/27/19  
Yamhill County Tax Assessor Date

OFFICIAL YAMHILL COUNTY RECORDS BRIAN VAN BERGEN, COUNTY CLERK	201912500
	\$121.00
005672352019001290002003	09/04/2019 11:22:02 AM
PR-PARPR Cnt=1 Stn=2 MILLSA	
\$45.00 \$5.00 \$11.00 \$60.00	

Narrative

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN  
DEED TO PHILLIP E. CLEYS AND JANNA M. ELLINGS-CLEYS RECORDED ON DECEMBER  
15, 1995, AS INSTRUMENT NO. 199516938, DEED RECORDS YAMHILL COUNTY,  
OREGON, PER YAMHILL COUNTY PLANNING DOCKET NO. P-04-19 INTO THE 2 PARCELS  
AS SHOWN HEREON.

THE BASIS OF BEARING OF THIS SURVEY IS SOUTH 00°08'51" E ALONG THE WEST LINE  
OF THE HENRY NOBLE DLC #74 PER CS-12498 AS SHOWN HEREON.

TO DETERMINE THE BOUNDARY I TOOK A PICTURE OF THE 2 PARCELS DESCRIBED IN  
SAID ELLINGS-CLEYS DEED AND ROTATED THEM ONTO THE WEST LINE OF THE NOBLE  
DLC #74. THEN I EXCEPTED OUT THE TRACT OF LAND DESCRIBED IN DEED TO CHUN S.  
CHEN AND LUNG C. CHEN RECORDED ON MARCH 27, 2014, AS INSTRUMENT NO.  
201403351, DEED RECORDS YAMHILL COUNTY, OREGON, USING THE EXISTING DITCH  
AS CALLED FOR IN SAID CHEN DEED. HOLDING THE SOUTH LINE OF DEED TO JANIS R.  
PATE RECORDED ON JUNE 1, 2012 AS INSTRUMENT NO. 201207261, DEED RECORDS,  
YAMHILL COUNTY, OREGON, AS ESTABLISHED IN CS-12948 I EXCEPTED OUT THE  
LANDS DESCRIBED IN DEED TO THOMAS W. ZONDERVAN AND KAREN ZONDERVAN,  
RECORDED ON SEPTEMBER 18, 2015 AS INSTRUMENT NO. 201514862, DEED RECORDS,  
YAMHILL COUNTY, OREGON. I THEN EXCEPTED OUT THAT TRACT OF LAND DESCRIBED  
IN DEED TO ALANNA L. PASS, RECORDED ON FEBRUARY 26, 2013 AS INSTRUMENT NO.  
201302826 PER FOUND MONUMENTS AS SHOWN HEREON. THEN I EXCEPTED OUT THAT  
TRACT OF LAND DESCRIBED IN DEED TO ANTONIO CLEMENT AND KARI L. CLEMENT,  
RECORDED ON JUNE 16, 2015 AS INSTRUMENT NO. 201508444, DEED RECORDS,  
YAMHILL COUNTY, OREGON, BY HOLDING 50' WEST FROM THE WEST LINE OF THE  
ROGERS DLC.

THE CENTERLINE OF DOPP ROAD, NORTH OF NORTH VALLEY ROAD, IS ESTABLISHED BY  
HOLDING THE EAST LINE OF THE ROGERS DLC AND OFFSETTING IT 20 FEET WEST AS  
SHOWN IN CSP-1876, CSP-9386 AND CSP-8485. I HELD THE AS TRAVELED CENTERLINE  
ALONG THE CURVES OF THE PAVED ROADWAY FOR ALIGNMENT OF THAT SECTION FOR  
THE FOLLOWING REASONS: I DREW A PICTURE OF THE UPDATED HERRING ROLL MAP  
OF DOPP ROAD AND ROTATED IT ONTO MY CENTERLINE AS DESCRIBED ABOVE AND IT  
FIT THE AS TRAVELED ROAD VERY WELL. THE TRAVELED ROAD CENTERLINE HAS BEEN  
HELD IN MANY OTHER SURVEYS OF DOPP ROAD. HERRINGS ROLL MAP WAS NEVER  
USED FOR RIGHT OF WAY ACQUISITION IN THIS SECTION. THE EXISTING ROAD IS THE  
BEST MONUMENT THAT DEFINES THE COUNTY RIGHT OF WAY.

THE CENTERLINE OF OF NORTH VALLEY ROAD IS ESTABLISHED BY HOLDING THE IRON  
PIPE SET IN CSP-4630 AT THE CORNER OF CALKINS LANE AND NORTH VALLEY ROAD  
AND THE DRAWING A LINE TANGENT TO A 30.00 FOOT OFFSET OF THE CENTERLINE  
RIGHT OF WAY CURVE AS DESCRIBED IN FILM VOLUME 28, PAGE 626. A DEED TO  
YAMHILL COUNTY, OREGON, HAS BEEN RECORDED IN INSTRUMENT  
NO. 201912500, DEED RECORDS OF YAMHILL  
COUNTY, OREGON.

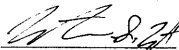
CONSENT AFFADAVIT

A PARTITION PLAT CONSENT AFFIDAVIT BY NORTHWEST FARM  
CREDIT SERVICES, FLCA, BENEFICIARY UNDER DEED OF TRUST  
RECORDED IN INSTRUMENT NO. 200905872, DEED RECORDS OF  
YAMHILL COUNTY, OREGON, HAS BEEN RECORDED IN INSTRUMENT  
NO. 201912500, DEED RECORDS OF YAMHILL  
COUNTY, OREGON.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, PHILLIP CLEYS, AND I JANNA ELLINGS-CLEYS, AS THE  
OWNERS OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED  
IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO TWO PARCELS  
AS SHOWN HEREON

  
PHILLIP CLEYS

NOTARY PUBLIC SIGNATURE:   
NOTARY PUBLIC - OREGON: \_\_\_\_\_  
COMMISSION NUMBER: 973810  
MY COMMISSION EXPIRES: April 16, 2022

Acknowledgement

STATE OF OREGON )  
COUNTY OF YAMHILL ) ss.  
ON THIS DAY THE 23<sup>rd</sup> OF July, 2019, PHILLIP CLEYS, IN THE CAPACITY SHOWN IN  
THE ABOVE DECLARATION, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON  
NAMED IN THE FORGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND  
VOLUNTARILY.

  
JANNA ELLINGS-CLEYS

Acknowledgement

STATE OF OREGON )  
COUNTY OF YAMHILL ) ss.  
ON THIS DAY THE 23<sup>rd</sup> OF July, 2019, JANNA ELLINGS-CLEYS, IN THE CAPACITY  
SHOWN IN THE ABOVE DECLARATION, WHO BEING DULY SWORN, DID SAY THAT SHE IS THE  
IDENTICAL PERSON NAMED IN THE FORGOING INSTRUMENT AND THAT SHE EXECUTED SAID  
INSTRUMENT FREELY AND VOLUNTARILY.

NOTARY PUBLIC SIGNATURE:   
NOTARY PUBLIC - OREGON: \_\_\_\_\_  
COMMISSION NUMBER: 973810  
MY COMMISSION EXPIRES: April 16, 2022