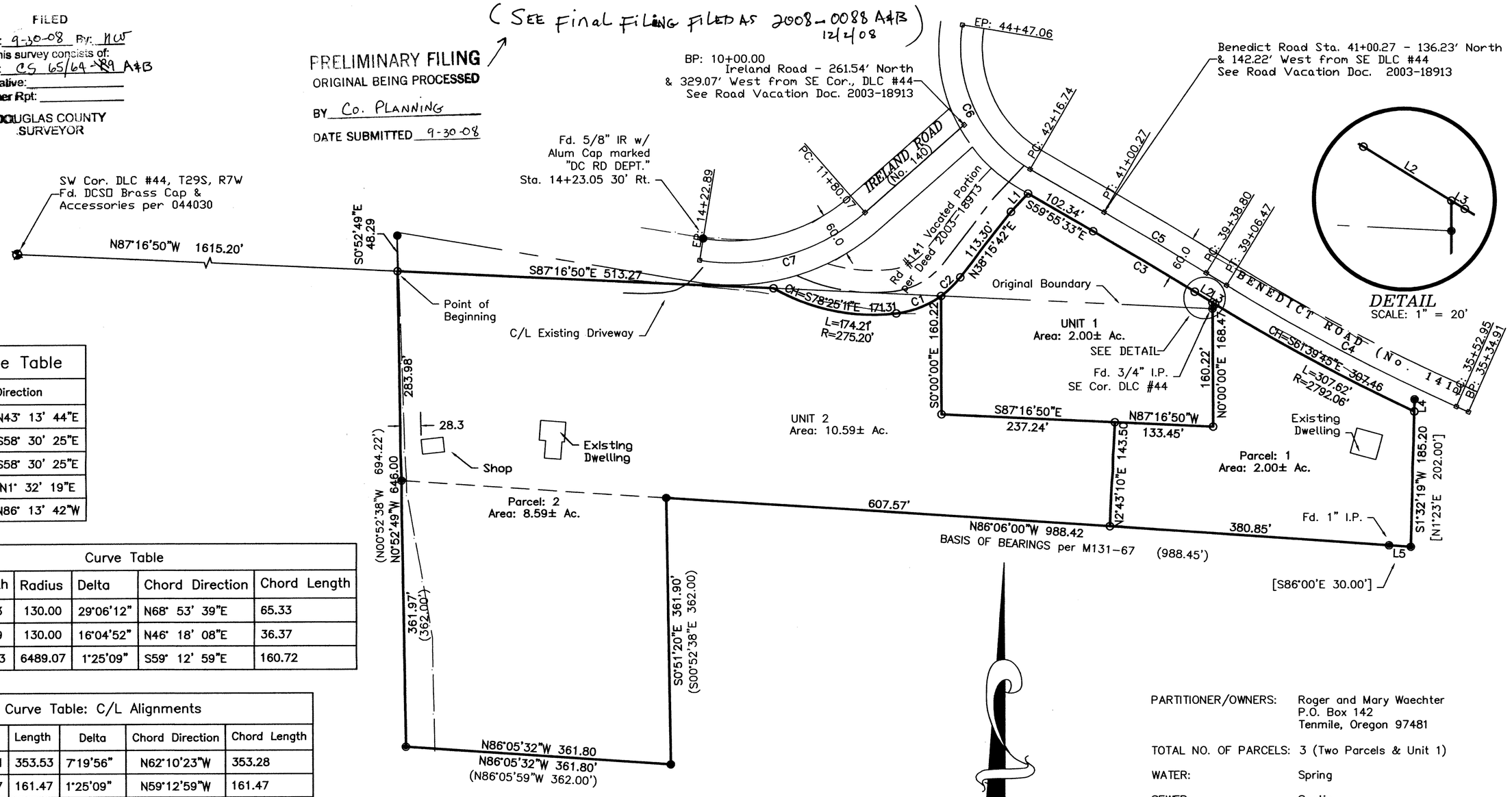
FILED
Date: 9-30-08 By: NW
This survey consists of:
Map: CS 65/64-89 A&B
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

(SEE Final Filing FILED AS 2008-0088 A&B 12/2/08)

PRELIMINARY FILING
ORIGINAL BEING PROCESSED
BY Co. PLANNING
DATE SUBMITTED 9-30-08



Parcel Line Table		
Line #	Length	Direction
L1	33.98	N43° 13' 44"E
L2	28.04	S58° 30' 25"E
L3	4.29	S58° 30' 25"E
L4	16.56	N1° 32' 19"E
L5	29.51	N86° 13' 42"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.03	130.00	29°06'12"	N68° 53' 39"E	65.33
C2	36.49	130.00	16°04'52"	N46° 18' 08"E	36.37
C3	160.73	6489.07	1°25'09"	S59° 12' 59"E	160.72

Curve Table: C/L Alignments					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C4	2762.51	353.53	7°19'56"	N62°10'23"W	353.28
C5	6519.07	161.47	1°25'09"	N59°12'59"W	161.47
C6	190.61	230.32	69°13'56"	N25°18'35"W	216.56
C7	274.14	242.82	50°44'59"	S74°07'53"W	234.96

LEGEND:

- ● Found 5/8" Iron Rod unless noted
- ◉ Found 3/4" Iron Pipe unless noted.
- ⊙ Set 5/8" x 30" Iron Rod w/ Yellow Plastic Cap marked "LANDMARK PLS 2287"
- ⊡ Calculated Point
- —— Fence Line

RECORD INFORMATION:

( ) M131-67
[ ] M47-77

GRAPHIC SCALE
100 0 100 100 200 400
(IN FEET)
1 inch = 100 ft.

PARTITIONER/OWNERS: Roger and Mary Waechter
P.O. Box 142
Tenmile, Oregon 97481

TOTAL NO. OF PARCELS: 3 (Two Parcels & Unit 1)

WATER: Spring

SEWER: Septic

ZONING: FF, FG

COMP. PLAN FFT, AGG

PLANNING FILE NO.: 07-261

RESTRICTIVE COVENANT RECORD'S NO. _____

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Sheet 1 of 2

PARTITION PLAT
& BOUNDARY LINE ADJUSTMENT

In the NE 1/4, Sec. 7, Township 29 South, Range7 West, W.M.
Douglas County, Oregon
April 10, 2008

FOR: Roger Waechter
P.O Box 142
Tenmile, Oregon 97481

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 16, 1987 MARK A. HEIMBURGER 2287
RENEWS JUNE 30, 2009
PRELIMINARY

LAND MARK SURVEYING, INC.
3329 N.E. STEPHENS ST.
ROSEBURG, OREGON 97470
TEL. (541) 677-9400
FAX (541) 677-9401

2208-0014

C.S. File No 65/64-89 A

C.S. File No 65/64-89A

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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS. that Roger Waechter and Mary Waechter, the owners of the land represented on the annexed map and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the Partition Plat as shown, of said property. They have caused this partition plat to be prepared and the property to be partitioned into parcels as shown.

_____
Roger Waechter Date

_____
Mary Waechter Date

ACKNOWLEDGMENT:

State of Oregon)
ss
Douglas County)

On the_____ day of _____, 20__ before me appeared Roger Waechter and Mary Waechter, being duly sworn, acknowledged to me that they are the owners of said property, and that they executed the foregoing Declaration freely and voluntarily.

In witness whereof I have hereunto set my hand and affixed my seal this _____ day of _____, 20__.

_____
Notary Public for Oregon (Printed Name)

_____
Signature

My Commission Number: _____

My commission expires: _____

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

APPROVALS:

_____ _____ _____
Douglas County Planning Director Date

_____ _____ _____
Douglas County Surveyor Date

I hereby certify that all taxes and special assessments or other charges required by law have been paid.

_____ _____ _____
Douglas County Tax Collector Date

Filed this _____ day of _____ _____.

_____ _____
Douglas County Clerk

NARRATIVE:

The purpose of the survey is to demarcate the boundary of the properties described in Deed References 87–14755, 88–14104, 98–24144, and 2006–8773. The property boundaries were adjusted and the partitioned in accordance with Douglas County Planning Department conditions as outlined in File No. 07–261.

The West and a portion of the South boundaries were controlled holding the monuments and survey information per M131–67. The remainder of the South boundary and the East boundary were controlled by monuments found per M47–77.

A portion of the North boundary is common to the old right of ways of the vacated portion of Ireland Road and the Benedict Road. The aligment of Benedict Road was determined pre Deed Reference No. 2003–18913. Aligment was computed per the deed and rotated holding the SE Corner of DLC #44 and the monument on the North right of way line of Ireland Road at Engineers Station 14+22.89, 30 feet right. The right of way for the vacated portion was established offsetting the existing roadbed centerline. The remainder of the North line is common with the South line of D.L.C. No. 44 which was deteremeined by tieing the SW and SE corners.

Exterior corners, adjusted common property lines and partition parcel lines were monumented.

SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger do hereby certify that I have correctly surveyed and monumented with proper monuments, the lands so indicated on the annexed plat and that the boundaries are properly described in Deed Reference Numbers 87–14755, 88–14104, 98–24144, and 2006–8773, Douglas County, Oregon and being more particularly described as follows:

(UNIT 2)

BEGINNING at a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287" on the South boundary of Donation Land Claim No. 44 from which the _Southwest Corner of said Claim bears North 87°16'50" West 1615.20 feet; thence along said South boundary South 87° 16' 50" East 513.27 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287" on the southerly right of way line of the Vacated Portion of County Road Number 140 as described in Deed Reference Number 2003–18913 at the beginning of a non–tangential curve; thence along said vacated right of way 174.21 feet along said curve turning to the left through an angle of 36° 16' 08", having a radius of 275.20 feet, and whose long chord bears South 78° 25' 11" East 171.31 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence 66.03 feet along a curve turning to the left through an angle of 45° 11' 03", having a radius of 130.00 feet, and whose long chord bears North 65° 53' 39" East 65.33 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence South 0°00'00" East 160.22 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence South 87° 16' 50" East 370.69 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence North 0°00'00" East 168.47 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence South 58° 30' 25" East 4.29 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence 307.62 feet along a curve turning to the left through an angle of 06° 18' 45", having a radius of 2792.06 feet, and whose long chord bears South 61° 39' 45" East 307.46 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence leaving said right of way line, South 01° 32' 19" West 185.20 feet to a bent 3/4 inch iron pipe; thence North 86° 13' 42" West 29.51 feet to a 1" iron pipe; thence North 86° 06' 00" West 988.42 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence South 00° 51' 20" East 361.90 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence North 86° 05' 32" West 361.80 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence North 00° 52' 49" West 646.00 feet to the POINT OF BEGINNING; all situated in the Northeast 1/4 of Section 7, Township 29 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, containing 10.59 acres more or less.

DESCRIPTION – UNIT 1

BEGINNING at a 3/4 inch iron at the Southeast Corner of Donation Land Claim No. 44; thence South 00° 00' 00" West 160.22 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence North 87° 16' 50" West 133.45 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence North 87° 16' 50" West 237.24 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence North 00° 00' 00" East 160.22 feet to the beginning of a non–tangential curve, Said curve turning to the left through an angle of 16° 04' 52", having a radius of 130.00 feet, and whose long chord bears North 46° 18' 08" East 36.37 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence North 38° 15' 42" East 113.30 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence North 43° 13' 44" East 33.98 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence South 59° 55' 33" East 102.34 feet to the beginning of a non–tangential curve, Said curve turning to the right through an angle of 01° 25' 09", having a radius of 6489.07 feet, and whose long chord bears South 59° 12' 59" East 160.72 feet a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287";thence South 58° 30' 25" East 28.04 feet to a 5/8 inch iron rod with a plastic cap marked "LANDMARK PLS 2287"; thence South 00° 00' 00" West 8.25 feet to the POINT OF BEGINNING, containing 2.00 acres more or less.

Sheet 2 of 2

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& BOUNDARY LINE ADJUSTMENT
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C.S. File No 65/64-89B