

# FINAL LAND PARTITION PLAT

A PORTION OF THE EAST 1/2 OF SECTION 33 AND A PORTION OF THE WEST 1/2 OF SECTION 34  
TOWNSHIP 21 SOUTH • RANGE 12 W.W.M. • DOUGLAS COUNTY • OREGON

FILED


APR 27 1992 JP

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON  
JP

CONTRACT PURCHASERS  
LARRY & BARBARA WALL  
1745 RANCH ROAD  
REEDSPORT, OREGON

CONTRACT SELLERS  
RAY HOLLIDAY  
1800 RANCH ROAD  
REEDSPORT, OREGON


PREPARED BY-

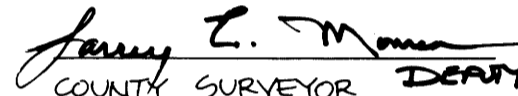
 **KOOS ENGINEERING**  
2524 BROADWAY  
NORTH BEND, OREGON

WATER - INDIVIDUAL WELLS  
SEWER - SEPTIC TANK - DRAINFIELD  
ZONE - R-1 & URBAN CONSERVATION

NOTE - THE RANCH ROAD R/W IS NOT 60' WIDE AT THE NORTHERLY END OF THE PLAT OF PROVIDENCE POINT. HOWEVER, THE R/W IS 60' WIDE ON THE NORTHERLY EXTENSION OF RANCH ROAD AS RECORDED IN DOUGLAS COUNTY MICROFILM NO. 89-19760, BOOK 1085, PAGES 613-614. SEE DETAIL BELOW.

**APPROVALS**

 3-12-92  
PLANNING DIRECTOR DATE

 4-27-92  
COUNTY SURVEYOR DEPUTY DATE

THE POSITION OF THIS MONUMENT SET WAS CONTROLLED BY SURVEYING FROM THE 3/8" IRON ROD FOUND AT THE MOST NORTHERLY POINT OF LOT 8, BLOCK 2, PROVIDENCE POINT TO THE 1" IRON ROD BURIED 4" WHICH MARKS THE N.E. CORNER OF SECTION 33

**PARCEL 1.**

71.93 ACRES ±

25' WIDE INGRESS-EGRESS EASEMENT IN FAVOR OF PARCEL 2. THIS EASEMENT TO TERMINATE AT SUCH TIME WHEN AN IMPROVED PUBLIC STREET BECOMES AVAILABLE TO SERVE PARCEL 2.

**DESCRIPTION**

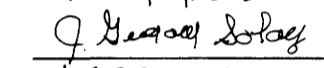
BEGINNING AT THE 2" IRON PIPE WHICH MARKS THE INITIAL POINT OF THE PLAT OF FERN ACRES, DOUGLAS COUNTY, OREGON: THENCE N 89° 59' 43" E - 2080.63 FEET TO A 2" IRON PIPE; THENCE N 44° 00' 31" E - 920.05 FEET TO AN ALUM. CAP; THENCE N 01° 43' 10" W - 1905.34 FEET; THENCE S 89° 41' 05" W - 1296.86 FEET; THENCE N 57° 50' 19" W - 27.60 FEET; THENCE N 20° 22' 35" W - 37.34 FEET; THENCE N 07° 07' 30" E - 80.62 FEET; THENCE N 01° 08' 45" E - 39.65 FEET TO THE EAST BOUNDARY OF RANCH ROAD; THENCE FOLLOWING SAID EAST BOUNDARY S 24° 12' 35" W - 241.73 FEET; THENCE ALONG A 270 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S 05° 17' 25" E - 265.91 FEET; THENCE ALONG A 380 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S 01° 57' 35" W - 454.73 FEET; THENCE S 38° 42' 35" W - 483.0 FEET; THENCE ALONG A 170 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S 17° 45' 35" W - 121.57 FEET; THENCE ALONG A 230 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S 13° 03' 27" W - 128.71 FEET; THENCE S 29° 18' 18" W - 138.46 FEET TO A POINT ON THE NORTH BOUNDARY OF THE PLAT OF PROVIDENCE POINT SAID POINT BEING S 54° 22' 49" E - 4.05 FEET FROM THE MOST NORTHERLY POINT OF LOT 8, BLOCK 2, PLAT OF PROVIDENCE POINT; THENCE FOLLOWING SAID NORTH BOUNDARY, SOUTHEAST TO THE NORTHEAST CORNER OF LOT 7, BLOCK 2, PLAT OF PROVIDENCE POINT; THENCE SOUTHWEST ALONG SAID PLAT BOUNDARY TO THE SOUTHWEST CORNER OF LOT 5, BLOCK 2, PLAT OF PROVIDENCE POINT; THENCE NORTHWEST ALONG SAID PLAT BOUNDARY TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 2, PLAT OF PROVIDENCE POINT; THENCE SOUTHWEST ALONG SAID PLAT BOUNDARY TO THE INITIAL POINT OF THE PLAT OF PROVIDENCE POINT; THENCE SOUTHWEST ALONG THE EASTERLY BOUNDARY OF THE PLAT OF FERN ACRES TO THE INITIAL POINT, BEING THE POINT OF BEGINNING. SAID PARCEL CONTAINING 108.68 ACRES MORE OR LESS.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE SUBJECT PROPERTY AS PER THE SKETCH PLAN APPROVED BY THE CITY OF REEDSPORT, NOVEMBER 26, 1991. THE 2" IRON PIPES FOUND ALONG THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY SERVED AS A BASIS OF BEARING AND CONTROLLED THE POSITION OF THE MONUMENTS SET.

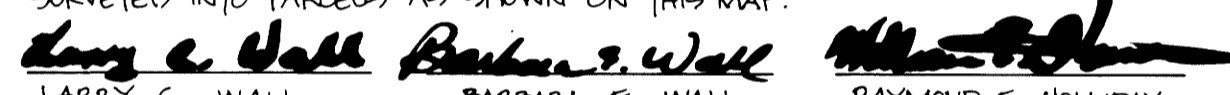
**SURVEYOR'S CERTIFICATE:**

I, J. GREGORY SOLARZ, BEING DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON:

 3-9-92  
J. GREGORY SOLARZ L.S. 1331 DATE

**DEDICATION**

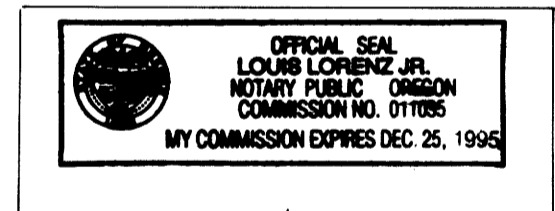
KNOW ALL PEOPLE BY THESE PRESENTS THAT RAYMOND E. HOLLIDAY, LARRY C. WALL AND BARBARA E. WALL ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED INTO PARCELS AS SHOWN ON THIS MAP.

  
LARRY C. WALL BARBARA E. WALL RAYMOND E. HOLLIDAY

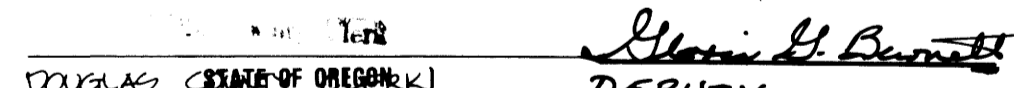
**ACKNOWLEDGEMENT**

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF MARCH, 1992, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED LARRY C. WALL, RAYMOND E. HOLLIDAY AND BARBARA E. WALL WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

  
NOTARY PUBLIC FOR OREGON

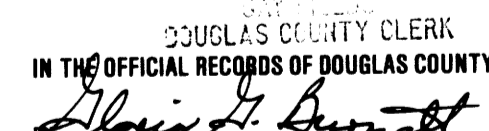


FILED THIS 28th DAY OF APRIL, 1992

 DEPUTY

DOUGLAS COUNTY CLERK AND RECORDER OF CONVEYANCES. DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

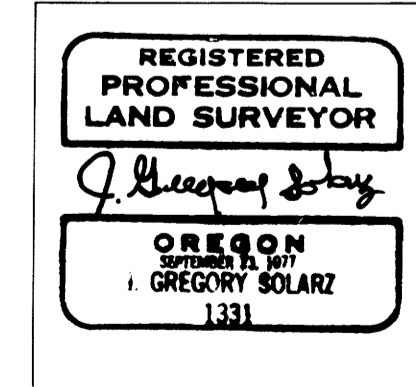
1992 APR 28 11:11:24

DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
 DEPUTY

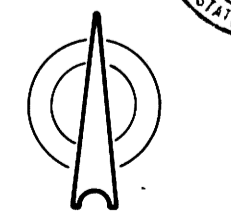
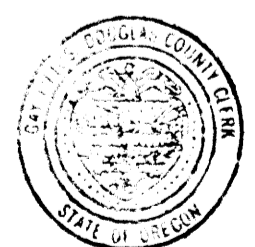
LEGEND 92-07905

- ⊙ FOUND MONUMENT (AS NOTED)
- SET 5/8" x 30" IRON ROD W/CAP #1331

FEBRUARY 10, 1992



PROFESSIONAL LAND SURVEYOR #1331



1992 - 0028

8200 - 0028  
1992 - 2661