

MAJOR LAND PARTITION

DLC. NO. 39, NE 1/4 SEC. 8, T22S, R9W, W.M.

DOUGLAS COUNTY, OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PARCEL DESCRIBED BELOW INTO PARCELS 1, 2 AND 3 AS INDICATED. THE BASIS OF BEARING OF THE SURVEY IS THE LINE BETWEEN THE INITIAL POINT OF WELLS CREEK ACRES SUBDIVISION (2" I.P.) AND 3/4" I.P. ON WEST BOUNDARY OF PARENT PARCEL DELINEATED AS 'A-C' IN DEED REC. PG 365, VOL. 101, DOUGLAS COUNTY. THE NORTH BOUNDARY OF SPICER DLC 39 WAS ESTABLISHED FROM CORNERS FD+ ESTABLISHED BY U.S.B.L.M. CADASTRAL SURVEY 1985. EQUIP: TOPCON GTS-2R TOTAL STA. HENLETT-ACIKARA COMPUTER

NOTES:

WATER FOR ALL PARCELS IS OBTAINED FROM WELLS CREEK COMMUNITY WATER SYSTEM. SEWAGE DISPOSAL IS EXISTING SEPTIC TANKS AND DRAINFIELD FOR ALL PARCELS. PARCEL #3 HAS ONE NEWLY INSTALLED SAND FILTER SYSTEM. SEE REPORT BY DENNIS HOLLOWAN, COMP. PLAN, PARCEL #1 CT, PARCEL #2 CT, PARCEL #3 RC-2, 6-DEC-1991. CPSS # 1356, RPSS # 003

DESIGNATION

BTS: 20" D.F. 60.5 IKS
N47°30'W
13" D.F.
38 IKS
N36°14'E

LEGEND

MONUMENT F.D.: MONUMENT SET: 3/4" I.P. W/ PLASTIC CAP (1077)

SCALE: FIG #1 1" = 200'
FIG #2 1" = 100'

BEARING + DIST. OF RECORD: ()

R/W PARCEL 2:

R/W PARCEL 3:

DATE OF SURVEY: 20-MAR-1992
DRAFTED BY: PAUL DATLEY, P.E.

WATER RIGHTS REPORT:

WATER RIGHT FOR 0.02 CFS FROM UNNAMED TRIBUTARY TO WELLS CREEK IN LOT 6, SECS. 7, 22S, R9W, W.M., GRANTED TO THE HENDRICKSONS IN 1954 AS PER OREGON WATER RIGHT PERMIT # 23803, VOL 2, PG 688. RIGHTS ASSIGNED TO WELLS CREEK DISTRICT IMPROVEMENT CO. IN 1978. VOL 21, PG 29483

GEODETIC CONTROL

MONUMENT "U72" (DC50)
BEARS: S 26° 58' 40" E
A DIST. OF 458.32 FT.
FROM INITIAL POINT
FD 2" I.P.

INITIAL POINT
WELLS CREEK ACRES
SUBDIVISION

LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20

SPICER CREEK
ACRES

HIGHWAY 38

1992-09122

ACKNOWLEDGMENT

KNOW ALL THESE PEOPLE BY THESE PRESENTS THIS 18th DAY OF APRIL 1992 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED, EVERETT R. AND EVELINE HENDRICKSON, WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FORGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PARTITIONER AND OWNER

EVERETT + EVELINE HENDRICKSON
P.O. BOX 322
TURNER, OREGON, 97392

MAP & SURVEY BY:

ARCTURUS CORP.
SURVEY + FORESTRY DIV.
23215 LOWER SMITH RIVER RD.
REEDSPORT, OREGON, 97467

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT EVERETT R. AND EVELINE HENDRICKSON 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. FOR ADDITIONAL INFORMATION SEE CLERK'S RECORDING # BOOK 1187 PAGE 707.

EVERETT R. HENDRICKSON
EVELINE HENDRICKSON

ROAD DETAIL

R/W 25' WIDE
1. N30°44'E, 101.2'
2. N52°12'E, 86.4'
3. N39°32'E, 91.4'
4. N46°18'E, 123.2'
5. N55°59'E, 37.1'
6. CURVE LEFT
R=25'
L=97.31'
D=213°46'
C=47.81'
N50°54'W

7. S 22°13'W, 20.3'
8. S 59°22'W, 26.5'
9. S 53°33'W, 29.4'
10. S 64°23'W, 78.0'
11. S 40°18'W, 71.5'
AS PER DEED RECORDED
BOOK 379, PAGE 358
DOUGLAS CTY. ORE.
0.30 ACRE ADDN. TO
PARENT PARCEL

BTS:
12" D.F. N75°W, 33.8'
HEALED FACE
16.5" D.F. N61°15'E
34.3' HEALED FACE

BRASS CAP D.C.S.O.
7225 WELLS CREEK ACRES
D.L.C. 39
24'
BRASS CAP D.L.M.
514 D.L.C. 39

SURVEYOR'S AFFIDAVIT

I, PHILIP R. EKELUND OF 900 MADORA DRIVE, NORTH BEND, ORE. BEING DULY SWORN UPON OATH, DO SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE BOUNDARIES OF PARCELS SHOWN HEREON, AND THAT THIS MAP IS DRAFTED TO SCALE AND THE FIGURES HEREON ARE THE DIMENSIONS INTENDED.

Philip R. Ekelund 4/MAY/1992
PHILIP R. EKELUND PLS 1077 DATE

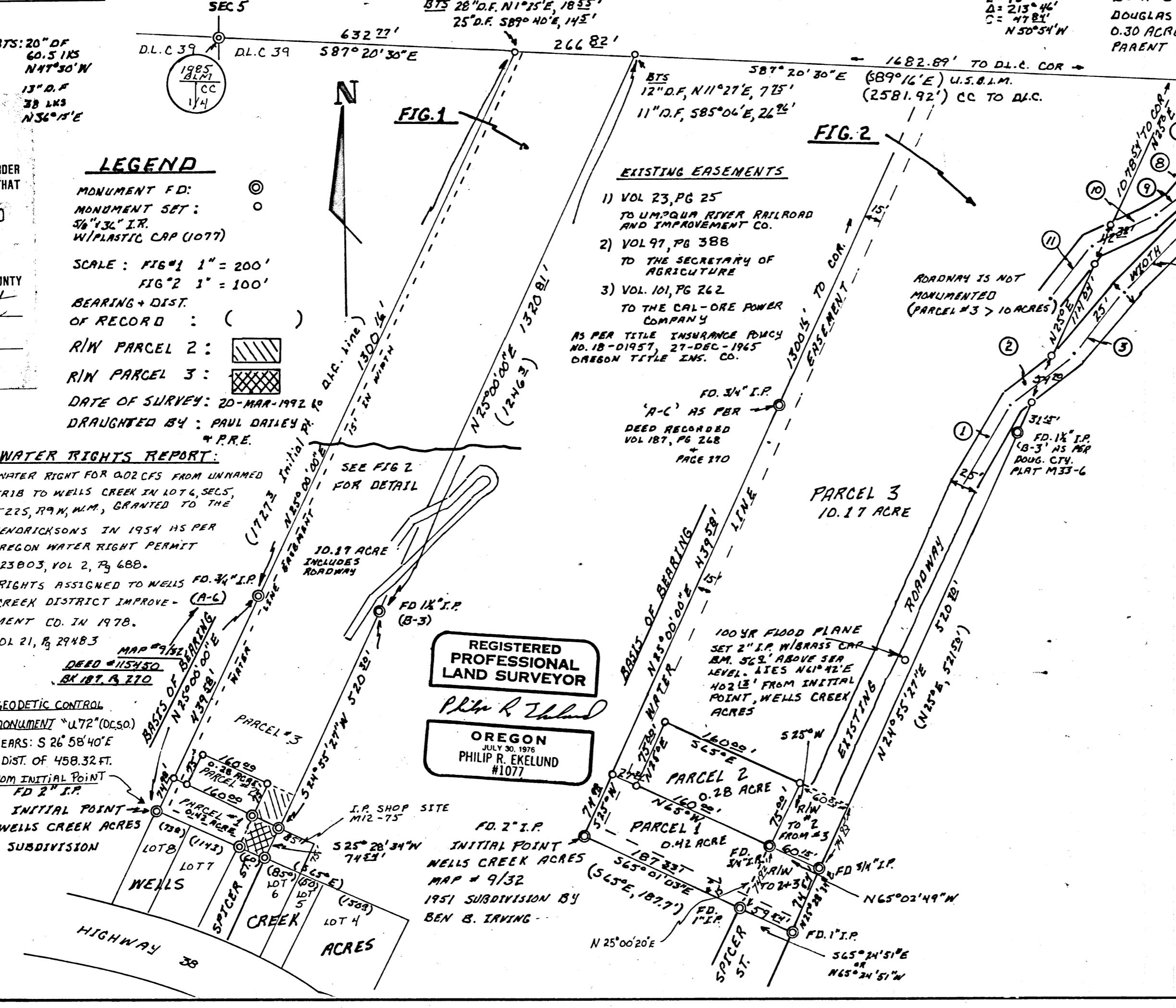
COUNTY CLERK STATE OF OREGON, DOUGLAS COUNTY:
I, GAY FIELDS, County Clerk, COUNTY CLERK IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE WITHIN PLAT WAS RECORDED BY ME IN THE DOUGLAS COUNTY RECORDS THIS 18th DAY OF May 1992 AT ROSEBURG OREGON.
GAY FIELDS, County Clerk by Nancy R. Davenport
COUNTY CLERK

DESCRIPTIONS: PARCEL 1: A PORTION OF THAT LAND DESCRIBED BELOW AND LOCATED IN EDWARD SPICER D.L.C. 39, T. 22 S. R. 9 W. W.M. MORE SPECIFICALLY DESCRIBED AS: BEGINNING AT THE INITIAL POINT OF WELLS CREEK ACRES SUBDIVISION; THENCE S 65°01'03"E A DIST. OF 187.33 FT. TO AN IRON PIPE; THENCE S 85°24'51"E A DIST. OF 59.54 FT. TO AN IRON PIPE; THENCE N 25°28'34"E A DIST. OF 74.54 FT. TO AN IRON PIPE; THENCE N 65°02'49"W A DIST. OF 60.15 FT. TO AN IRON ROD; THENCE N 65°00'W A DIST. OF 180.00 FT. TO AN IRON ROD; THENCE N 65°W A DIST. OF 27.34 FT. TO AN IRON ROD LYING ON THE WEST LINE OF THE PARENT PARCEL; THENCE S 25°W A DIST. OF 74.98 FT. TO THE POINT OF BEGINNING. ALSO GRANTING AN EASEMENT ALONG THE WESTERLY 15 FT. AND SOUTHERLY 15 FT. OF THE ABOVE DESCRIBED PARCEL TO THE WELLS CREEK DISTRICT IMPROVEMENT COMPANY FOR THE WELLS CREEK COMMUNITY WATER SUPPLY SYSTEM. ALSO GRANTING A RIGHT-OF-WAY FOR THE PURPOSE OF ACCESS TO PARCELS 2 AND 3 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT OF WELLS CREEK ACRES. THENCE S 65°01'03"E A DIST. OF 187.33 FT. TO AN IRON PIPE. SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 25°00'20"E A DIST. OF 74.92 FT. TO AN IRON ROD; THENCE S 65°02'49"E A DIST. OF 60.15 FT. TO AN IRON PIPE; THENCE S 25°28'34"E A DIST. OF 74.54 FT. TO AN IRON PIPE; THENCE N 65°24'51"W A DIST. OF 59.54 FT. TO THE TRUE POINT OF BEGINNING. PARCEL 1 CONTAINS 0.42 AC.

PARCEL 2: A PORTION OF THE PARENT PARCEL DESCRIBED BELOW AND LOCATED IN THE EDWARD SPICER D.L.C. 39, T. 22 S. R. 9 W. W.M. MORE SPECIFICALLY DESCRIBED AS FOLLOWS. BEGINNING AT THE INITIAL POINT OF WELLS CREEK ACRES SUBDIVISION; THENCE S 65°01'03"E A DIST. OF 187.33 FT. TO AN IRON PIPE; THENCE N 25°00'20"E A DIST. OF 74.92 FT. TO AN IRON ROD. SAID IRON ROD BEING THE TRUE POINT OF BEGINNING; THENCE N 65°00'W A DIST. OF 180.00 FT. TO AN IRON ROD; THENCE N 25°E A DIST. OF 75.00 FT.; THENCE S 65°00'E A DIST. OF 180.00 FT. TO AN IRON ROD; THENCE S 25°00'W A DIST. OF 75.00 FT. TO THE TRUE POINT OF BEGINNING. PARCEL 2 CONTAINS 0.28 AC.

PARCEL 3: A PORTION OF THE PARENT PARCEL DESCRIBED BELOW AND LOCATED IN THE EDWARD SPICER D.L.C. 39, T. 22 S. R. 9 W. W.M. MORE SPECIFICALLY DESCRIBED AS FOLLOWS. BEGINNING AT THE INITIAL POINT OF WELLS CREEK ACRES SUBDIVISION; THENCE S 65°01'03"E A DIST. OF 187.33 FT. TO AN IRON PIPE; THENCE N 25°00'20"E A DIST. OF 74.92 FT. TO AN IRON ROD. SAID IRON ROD BEING THE TRUE POINT OF BEGINNING; THENCE N 25°00'E A DIST. OF 75.00 FT. TO AN IRON ROD; THENCE N 65°00'W A DIST. OF 180.00 FT. TO AN IRON ROD; THENCE S 25°00'W A DIST. OF 75.00 FT. TO AN IRON ROD; THENCE N 65°00'W A DIST. OF 27.34 FT. TO AN IRON ROD LYING ON THE WEST LINE OF THE PARENT PARCEL; THENCE N 25°00'E A DIST. OF 439.58 FT. TO AN IRON PIPE; THENCE N 25°00'E A DIST. OF 1300.16 FT. TO AN IRON ROD LYING ON THE NORTH BOUNDARY OF D.L.C. 39; THENCE S 87°20'30"E A DIST. OF 288.82 FT. ALONG THE NORTH LINE OF D.L.C. 39 TO AN IRON ROD; THENCE S 25°00'W A DIST. OF 1320.81 FT. TO AN IRON PIPE; THENCE S 24°55'27"W A DIST. OF 520.30 FT. TO AN IRON PIPE; THENCE N 65°02'49"W A DIST. OF 60.15 FT. TO THE TRUE POINT OF BEGINNING. ALSO INCLUDING A ROADWAY 25 FT. IN WIDTH AS DESCRIBED IN DEED NO. 66-10682 IN BOOK 379, PAGE 358. DOUGLAS COUNTY RECORDS AND PLATED ON MAP #N 33-8 DOUGLAS COUNTY SURVEYOR'S OFFICE. SAID ROADWAY CONTAINS 0.30 AC. ON THE EXTERIOR OF PARCEL 3. ALSO GRANTING A RIGHT-OF-WAY FOR PURPOSE OF ACCESS TO PARCEL 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE TRUE POINT OF BEGINNING OF PARCEL 3; THENCE N 25°00'E A DIST. OF 75.00 FT. TO AN IRON ROD; THENCE S 65°00'E A DIST. OF 60.05 FT.; THENCE S 24°55'27"W A DIST. OF 74.95 FT. TO AN IRON PIPE; THENCE N 65°02'49"W A DIST. OF 60.15 FT. TO THE TRUE POINT OF BEGINNING. ALSO GRANTING AN EASEMENT ALONG THE WESTERLY 15 FT. OF PARCEL 3, DESCRIBED ABOVE, TO THE WELLS CREEK DISTRICT IMPROVEMENT COMPANY FOR THE WELLS CREEK COMMUNITY WATER SUPPLY SYSTEM. PARCEL 3 CONTAINS 10.17 AC.

PARENT PARCEL: A PARCEL OF LAND WHICH LIES IN THE EDWARD SPICER D.L.C. 39 IN SECTIONS 5 AND 8 OF T. 22 S. R. 9 W. W.M. BEGINNING AT A 2" IRON PIPE WHICH IS THE INITIAL POINT OF WELLS CREEK ACRES SUBDIVISION (1951). THENCE N 25°00'00"E A DIST. OF 514.58 FT. TO A 3/4" IRON PIPE; THENCE N 25°00'00"E A DIST. OF 1300.16 FT. TO A 5/8" IRON ROD WHICH LIES ON THE NORTH BOUNDARY OF SAID D.L.C. 39; THENCE S 87°20'30"E ALONG THE NORTH LINE OF D.L.C. 39 A DIST. OF 288.82 FT. TO A 5/8" IRON ROD; THENCE S 25°00'W A DIST. OF 1320.81 FT. TO A 1 1/2" IRON PIPE; THENCE S 24°55'27"W A DIST. OF 520.30 FT. TO A 3/4" IRON PIPE; THENCE S 25°28'34"W A DIST. OF 74.54 FT. TO A 1" IRON PIPE; THENCE N 65°24'51"W A DIST. OF 59.54 FT. TO A 1" IRON PIPE; THENCE N 65°01'03"W A DIST. OF 187.33 FT. TO THE POINT OF BEGINNING. SAID PARCEL ALSO CONTAINING ROADWAY DESCRIBED AS FOLLOWS: IDEED IN BOOK 379 PAGE 358 DOUGLAS COUNTY RECORDS; A 25 FT. RIGHT-OF-WAY WHOSE CENTERLINE BEGINS AT A POINT WHICH IS N 65°00'W A DISTANCE OF 30.00 FT. FROM AN IRON PIPE DESIGNATED AS "B-2" ON SURVEY MAP # M33-8; THENCE N 30°44'E A DIST. OF 101.3 FT.; THENCE N 52°12'E A DIST. OF 88.4 FT.; THENCE N 39°32'E A DIST. OF 91.6 FT.; THENCE N 46°18'E A DIST. OF 123.7 FT.; THENCE N 55°59'E A DIST. OF 37.9 FT. TO THE P.C. OF A 25 FT. RADIUS CURVE TO THE LEFT WHOSE CENTER IS N 34°01'W A DIST. OF 25.0 FT.; THENCE ALONG SAID CURVE A DIST. OF 93.3 FT. TO THE P.T. WHICH IS N 87°47'W A DIST. OF 25.0 FT. FROM THE CENTER; THENCE S 25°12'W A DIST. OF 20.7 FT.; THENCE S 39°22'W A DIST. OF 28.8 FT.; THENCE S 53°33'W A DIST. OF 29.5 FT.; THENCE S 64°23'W A DIST. OF 78.0 FT.; THENCE S 40°18'W A DIST. OF 71.5 FT. TO THE END OF ROADWAY. SAID RIGHT-OF-WAY CONTAINS 0.30 ACRE OUTSIDE THE ABOVE DESCRIBED PARCEL. FOR A TOTAL PARENT PARCEL ACREAGE OF 10.87 ACRES.



STATE OF OREGON
COUNTY OF DOUGLAS
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED 1992 MAY 18 PM 3:50
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Nancy R. Davenport*
DEPUTY
FEE \$10

FILED
MAY 15 1992
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Frank Wilson 5/11/92
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ann E. Donovan 5-15-92
DOUGLAS COUNTY SURVEYOR DATE

Philip R. Ekelund 4/MAY/1992
PHILIP R. EKELUND PLS 1077 DATE

1992 - 0034

1992 - 0034