

FINAL PARTITION PLAT NE QUARTER SECTION 33 T. 21 S., R. 12 W., W.M., DOUGLAS COUNTY, OREGON

DATE: JUNE 01, 1994
SCALE: 1" = 50'

SURVEY FOR:
GREGG OLSON
P.O. BOX 102
REEDSPORT, OREGON
97467

SURVEY BY:
HGE INC.
375 PARK AVENUE
COOS BAY, OREGON
97420

NARRATIVE:

- 1) The BASIS OF BEARING being between the SE corner of Lot 45, Block 1, Plat of Fern Acres, and the NE corner of Lot 3, Block 1, Plat of PROVIDENCE POINT. The Bearing being North 55°15'00" East as Per CS# 58/234-6. Bearings being PLAT, Assumed to be TRUE.
- 2) The BASIS OF SURVEY being CS# 58/234-6, M53-50, the Plat of Providence Point, The Plat of Fern Acres.
- 3) The deeds used in this survey were supplied by the client and Commercial Title Co.
- 4) The instruments used in this survey were a Nikon Dtm A5, Mapping by AcAd.
- 5) The purpose of this survey was to establish the boundaries of ownership and segregate the parent parcel into three sub parcels.
- 6) The westerly line of Parcels 1 and 3 were established by holding the monuments found at the Northeast and Southeast corner of Lot 1. Plat of Providence POINT, and intersecting a line with the found monuments as noted on map.

NOTES:

- 1) BEARINGS AND DISTANCES SHOWN ARE TO TRUE POSITION.
- 2) THERE ARE NO EXISTING WATER RIGHTS APPURTENANT TO THIS PROPERTY.

ZONING AND UTILITIES:

- 1) SEWER AND WATER BY THE CITY OF REEDSPORT
- 2) ZONING RI, CITY OF REEDSPORT
- 3) NO WATER RIGHTS APPURTENANT
- 4) ACCESS TO PARCELS BY RANCH ROAD.
- 5) Parent Parcel comprised of Tax Lots 100 and 200, Tax Map Number 21 12 33 AC.

LEGEND:

- SET 5/8" X 30" IRON ROD W/PLASTIC CAP, MARKED HGE INC.
- ⊙ FOUND 5/8" IRON ROD, PLAT OF PROVIDENCE POINT, VOL. 16, PAGE 44. UNLESS NOTED OTHERWISE.
- ⊙ SET 5/8" X 30" IRON ROD W/PLASTIC CAP, MARKED HGE INC. INITIAL POINT.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GREGG A. OLSON IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED INTO PARCELS SHOWN ON THIS MAP.

Gregg A. Olson
GREGG A. OLSON

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

94 AUG -3 AM 11:47

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Wendy R. Dauverport
DEPUTY

94-17413 FEE 15 pd

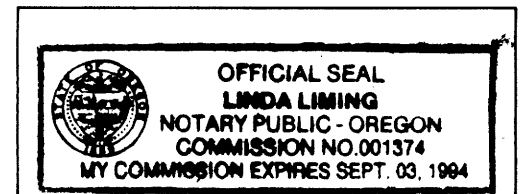
ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS THAT, ON THIS 2nd DAY OF August, 1994, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GREGG A. OLSON, WHO BEING DULY SWORN HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Linda Lining

COMMUNITY SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE



SURVEYOR'S CERTIFICATE:

I, RUSS S. DODGE, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY PREPARED THE LAND PARTITION SHOWN ON THIS PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THAT PROPERTY DESCRIBED IN BOOK 1287, PAGE 264 AND 265 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, ALSO, THAT PROPERTY DESCRIBED IN MAP 92 20154 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

Russ A. Dodge
RUSS S. DODGE LS 2128

APPROVALS:

Jeff McIlvanna 7-5-94
REEDSPORT CITY ENGINEER DATE
JEFF MCILVENNA

Valerie J. Smart 7-5-94
COMMUNITY DEVELOPMENT DIRECTOR DATE
VALERIE J. SMART

Janet R. Lundeen 8-2-94
DOUGLAS COUNTY SURVEYOR DATE



FILED THIS 3rd DAY OF August 1994.

GAY FIELDS, County Clerk: 8-3-94
COUNTY CLERK by Wendy R. Dauverport, Deputy DATE

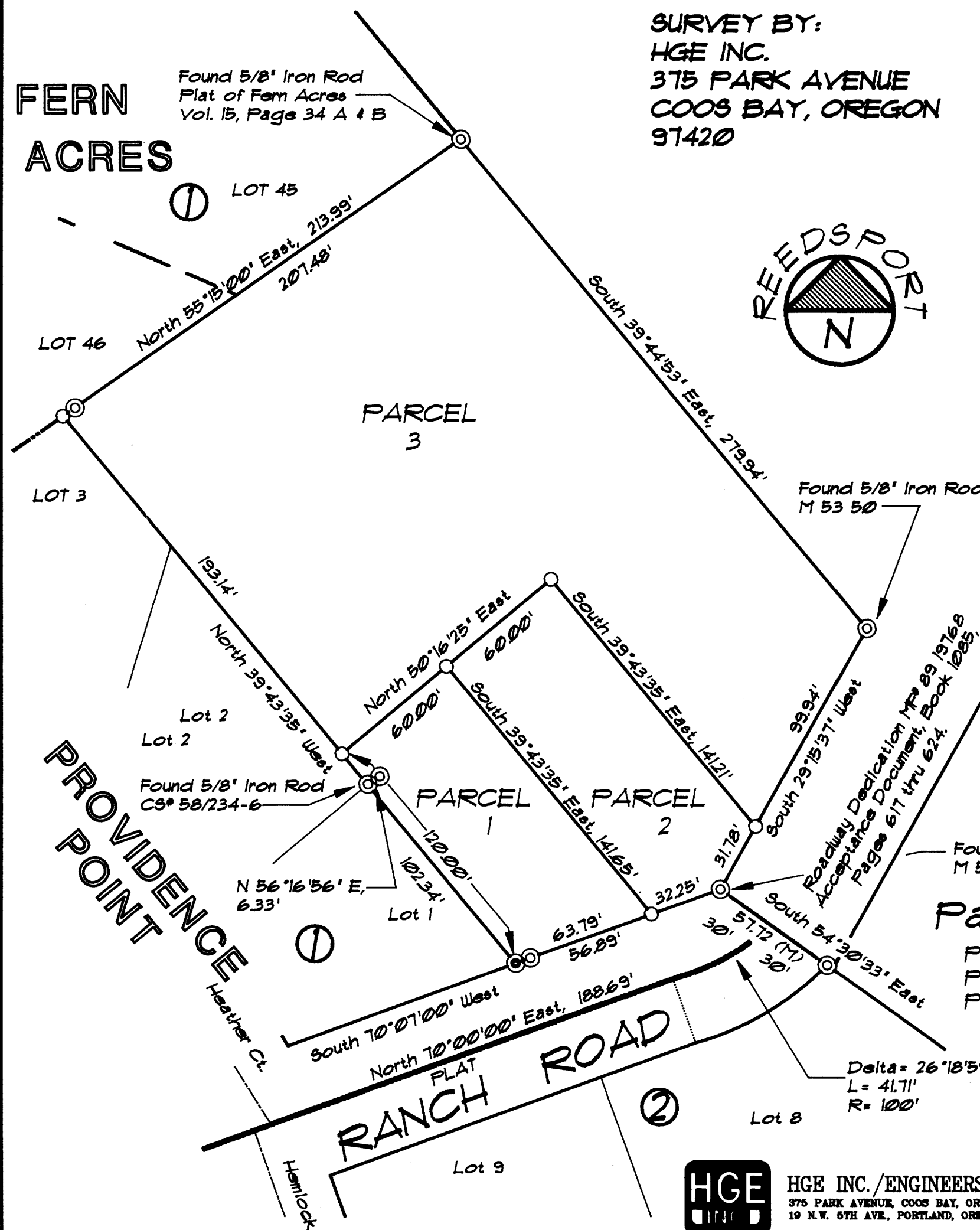
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 8/2/94
DOUGLAS COUNTY
TAX COLLECTOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russ S. Dodge

OREGON
FEBRUARY 14, 1988
RUSS S. DODGE
2128
EXPIRES 12/31/95



Parcel Sizes

- Parcel 1 = 0.180 Acres
- Parcel 2 = 0.203 Acres
- Parcel 3 = 1.164 Acres

HGE HGE INC./ENGINEERS, PLANNERS, & SURVEYORS
375 PARK AVENUE, COOS BAY, OREGON 97420 (503) 289-1188
19 N.W. 5TH AVE., PORTLAND, OREGON 97209 (503) 222-1887

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