

1994 - 0062 C

LAND PARTITION
LYING IN SECTION 23,
TOWNSHIP 26 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
5 JUL 1994

SURVEYOR'S CERTIFICATE

I, Herman A. Pieske, being duly sworn, depose and say that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Beginning at a 5/8 inch iron rod on the easterly Right-Of-Way line of Fisher Road (County Road 189), said point being N78°35'49"W 10.03 feet, S16°14'08"W 1106.90 feet and S89°32'46"E 1444.72 feet from the Brass Cap at the interior "L" of the James McKinney Donation Land Claim Number 47; thence continuing along said Fisher Road Right-Of-Way the following: N16°06'19"E 95.76 feet to a 5/8 inch iron rod, N16°03'30"E 371.07 feet to a 5/8 inch iron rod, N16°07'24"E 208.94 feet to a 5/8 inch iron rod, N15°47'55"E 192.49 feet to a 5/8 inch iron rod, N15°58'08"E 73.43 feet to a 5/8 inch iron rod, N15°54'25"E 358.00 feet to a 5/8 inch iron rod, N15°55'01"E 201.52 feet to a point, N16°11'26"E 26.84 feet to a point, N48°04'42"E 575.46 feet to a 5/8 inch iron rod, N47°52'49"E 111.40 feet to a 5/8 inch iron rod, N48°08'39"E 51.72 feet to a 5/8 inch iron rod, along the arc of a 447.46 foot radius curve to the right (the Long Chord of which bears S88°05'12"E 619.06 feet) 683.64 feet to a 5/8 inch iron rod, S44°19'04"E 286.48 feet to a 5/8 inch iron rod and S85°43'51"E 286.29 feet to a 5/8 inch iron rod at the intersection of the said Fisher Road Right-Of-Way line and the westerly Right-Of-Way line of Jonni Lane; thence leaving said Fisher Road Right-Of-Way and continuing along said Jonni Lane Right-Of-Way the following: S13°26'13"E 807.41 feet to a 5/8 inch iron rod and N76°33'47"E 10.00 feet to a 5/8 inch iron rod; thence leaving said Jonni Lane Right-Of-Way S13°26'13"E 81.39 feet to a 5/8 inch iron rod; thence S29°46'52"E 244.75 feet to a 1 1/2 inch iron pipe, thence along an existing fence line the following: S29°24'12"E 321.42 feet to a 5/8 inch iron rod, S24°43'59"E 83.32 feet to a 5/8 inch iron rod, S3°22'44"E 520.88 feet to a 5/8 inch iron rod and S26°25'23"E 376.42 feet to a 5/8 inch iron rod at the northeast corner of that property described instrument number 88-07941; thence along the north line of said property described instrument number 88-07941 N78°03'23"W 648.71 feet to a 5/8 inch iron rod; thence continuing along said north line N78°35'49"W 2212.10 feet to the Point Of Beginning and containing 104.58 acres more or less, all lying in the south 1/2 and the NW 1/4 of Section 23, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

Herman A. Pieske
Herman A. Pieske P.L.S.

NARRATIVE

The purpose of this survey was to partition the land described in Deed Reference No. 82-04801, 84-5151 and 86-17758 of the Deed Records of Douglas County into three parcels to conform with a Preliminary as approved by Douglas County Planning Department File No 94-033.

The boundary of the subject property was established by holding all monumentation found and shown on the annexed map. The easterly and southerly Right-Of-Way of Fisher Road was determined by holding all monuments found on the westerly and northerly Right-Of-Way line of Fisher Road and offsetting 40.00 feet. The easterly boundary of the subject property was established by holding the monuments found at the northerly end of the Terri Lee Subdivision and the monument found on the easterly Right-Of-Way of Jonni Lane, then offsetting 40.00 feet and holding record distance along the westerly perimeter of said Terri Lee Subdivision. From the newly established line a bearing/distance intersect was calculated holding the 1 1/2" iron pipe found as shown on the easterly boundary of Parcel 2 (See M 10-5). From said found 1 1/2" iron pipe the fence lines were held (the lines of occupation) to the monument found at the northeast corner of that property described in instrument number 88-07941.

The southerly boundary was the north line of said property described in instrument number 88-07941. Monuments were set as shown.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that J. C. and C. A. Kyle 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 of said property and that they have caused this partition plat to be prepared and the property to be partitioned into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. There are water rights appurtenant to subject property.

J. C. Kyle
J. C. Kyle
C. A. Kyle
C. A. Kyle

ACKNOWLEDGEMENT:

State of Oregon)
County of Douglas) ss

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 5th day of July, 1994, before me a Notary Public in and for said State and County, did personally appear J. C. and C. A. Kyle, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Barbara J. Schiffman
Notary Public, State of Oregon

RIGHT OF WAY DEDICATION
VOLUME 1311, PAGE 233
94-17542

APPROVALS

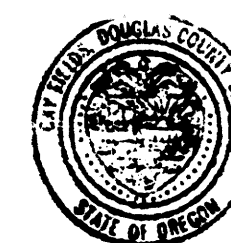
Approved: AUGUST 3RD
1994
By: Keith L. Cubic
Douglas County Planning Director

Approved: AUGUST 4
1994
By: Janey T. Mann
Douglas County Surveyor DEPUTY

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

Approved: AUGUST 5th
1994
By: Janice L. McKinney
Douglas County Tax Collector

Filed this 8th day of AUGUST, 1994
By: GAY FIELDS, County Clerk by: Glen L. Burnett
Douglas County Clerk - DEPUTY



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 -8 AM 11:12

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY: Glen L. Burnett
DEPUTY

FEE PP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herman A. Pieske
HERMAN A. PIESKE
JULY 14, 1978
1651
EXP 12/31/94

94-17691

1994 - 0062 C