

# FINAL LAND PARTITION PLAT

A PORTION OF THE NE1/4 OF THE NW1/4 OF SECTION 4, T22S, R12W, W.M.  
CITY OF REEDSPORT DOUGLAS COUNTY, OREGON

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FOR:  
ROGUE VALLEY MANOR  
1200 MIRA MAR  
MEDFORD, OREGON 97540



95-01292 8:22 AM  
FILED THIS 27<sup>th</sup> DAY OF JANUARY 1995

GAY FIELDS, County Clerk  
DOUGLAS COUNTY CLERK  
*Gay Fields*  
BY: DEPUTY

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF  
CONVEYANCES, DO HEREBY CERTIFY THAT THIS  
INSTRUMENT WAS RECORDED  
95 JAN 27 AM 8:22  
GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
*Gay Fields*  
RE: 1500 PL

DOUGLAS COUNTY CLERK

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE PARCELS CREATED BY THIS PARTITION. I FOUND AND ACCEPTED ALL THE CORNERS OF THE PARENT PARCEL EXCEPT THE SOUTHWEST CORNER. I SET THE SOUTHWEST CORNER AT THE INTERSECTION OF A LINE BETWEEN WOBBE'S CORNERS ALONG THE SOUTH LINE AND A LINE THAT BEARS S27°38'E FROM THE NORTHWEST CORNER AS SET BY SOLARZ. ALL AS PER DEED. EQUIPMENT USED WAS A TOPCON GTS 2R THEODOLITE AND EDM. ASSISTING ME WAS PAUL DAILEY.

## DESCRIPTION

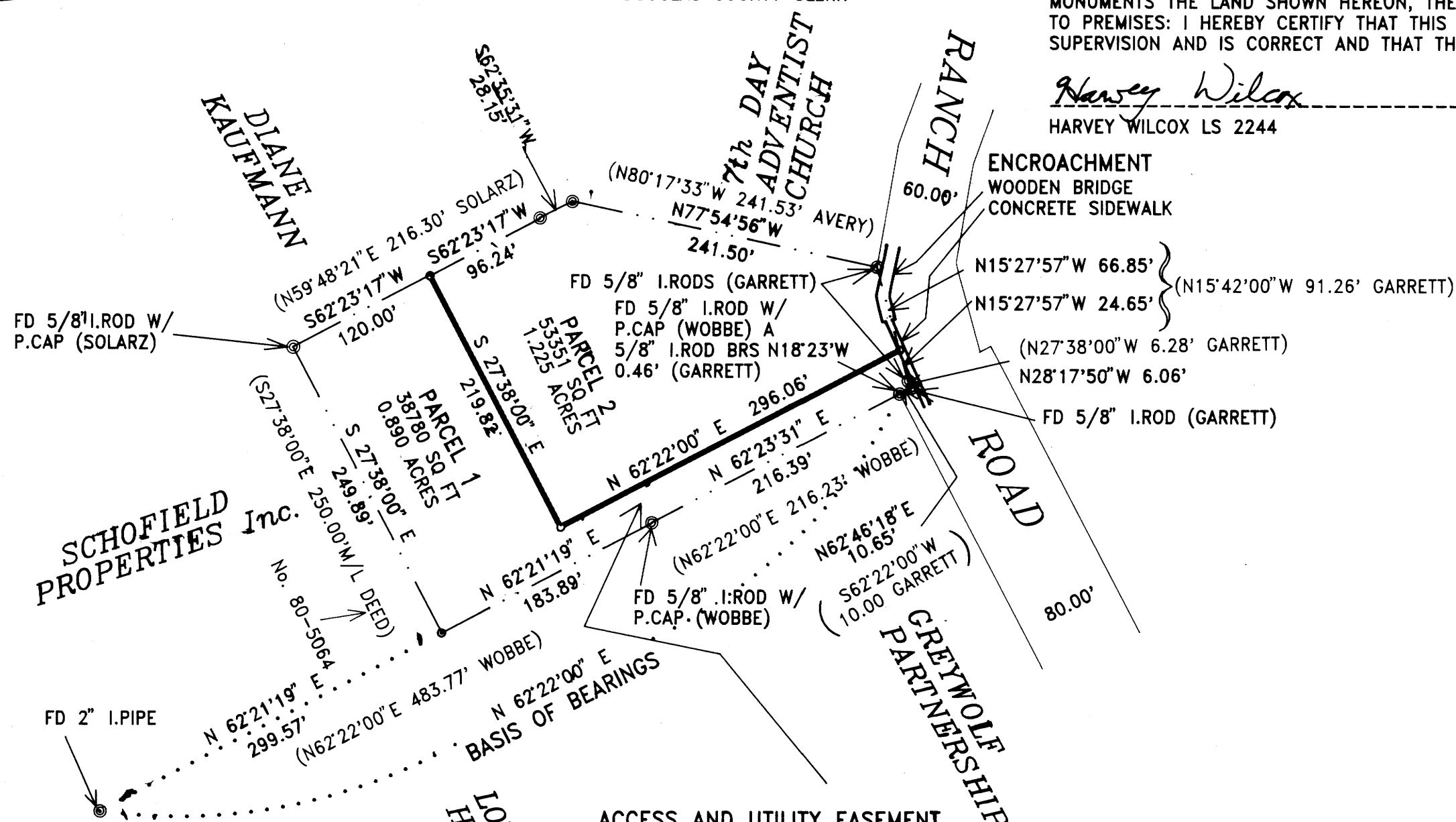
BEGINNING AT A POINT LOCATED ON THE WESTERLY RIGHT OF WAY OF RANCH ROAD, SOUTH 84°00'13" EAST A DISTANCE OF 3260.61 FEET FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID POINT BEING SOUTH 45°23'26" WEST A DISTANCE OF 109.60 FEET FROM THE INITIAL POINT OF COUNTRY CLUB ESTATES TO THE CITY OF REEDSPORT OF SAID SECTION 4; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 77°54'56" WEST A DISTANCE OF 241.50 FEET; THENCE S62°35'31" WEST A DISTANCE OF 28.15 FEET; THENCE SOUTH 62°23'17" WEST A DISTANCE OF 216.24 FEET; THENCE SOUTH 27°38'00" EAST A DISTANCE OF 249.89 FEET; THENCE NORTH 62°21'19" EAST A DISTANCE OF 183.89 FEET; THENCE NORTH 62°23'31" EAST A DISTANCE OF 216.39 FEET, TO SAID RIGHT OF WAY OF RANCH ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 62°46'18" EAST A DISTANCE OF 10.65 FEET; THENCE NORTH 28°17'50" WEST A DISTANCE OF 6.06 FEET; THENCE NORTH 15°27'57" WEST A DISTANCE OF 91.50 FEET TO THE POINT OF BEGINNING. CONTAINING 2.115 ACRES.

## SURVEYORS CERTIFICATE

I, HARVEY WILCOX, 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. TO ALL PARTIES INTERESTED IN TITLE TO PREMISES: I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AS PER RECORD DESCRIPTION UNDER MY PERSONAL SUPERVISION AND IS CORRECT AND THAT THERE ARE NO ENCRAGEMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

*Harvey Wilcox*  
HARVEY WILCOX LS 2244

10/31/94  
DATE



## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JENNINGS AND PATSY TAYLOR ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THIS MAP.

SIGNATURE *Jennifer Taylor* TITLE *Owner*  
SIGNATURE *Patsy Taylor* TITLE *Owner*

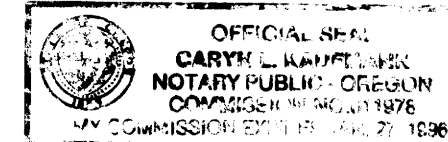
## ACKNOWLEDGEMENT

STATE OF OREGON

SS

COUNTY OF  
KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 30<sup>th</sup> DAY OF December 1994 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED JENNINGS AND PATSY TAYLOR WHO BEING DULY SWORN DID SAY THAT THEY WERE THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Camp Kaufmann*  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES 1-27-96



SCALE 1" = 100'  
DATE: NOV, 1994

## LEGEND

- FOUND CORNER AS SHOWN
- SET 5/8" X 30" I. ROD W/ P.CAP MKD "WILCOX LS2244"
- ( ) RECORD INFORMATION
- PROPERTY LINE
- PARTITION LINE

## REFERENCE SURVEYS

VOL. 13, PG 17 BY GARRETT DATED 10/67  
CS58/201-3 BY AVERY DATED 1/80  
M100-22 BY WOBBE DATED 12/85  
1993-0007 BY SOLARZ DATED 1/93

THERE ARE NO WATER RIGHTS APPURTENANT TO THE SUBJECT PROPERTY  
WATER - CITY OF REEDSPORT  
SEWER - CITY OF REEDSPORT  
POWER - CENTRAL LINCOLN PUD  
FIRE - CITY OF REEDSPORT  
MINERAL RIGHTS - HELD BY INTERNATIONAL PAPER Co. GARDINER PAPER MILL, TAX ACCOUNT No. 3090-60  
ZONING - R-2

## APPROVALS

*Valerie J. Smart* 12-30-94  
PLANNING DIRECTOR DATE

*Jefferson L. McHenna* 12-30-94  
ENGINEER DATE

*Janet R. Zundeen* 1-4-95  
COUNTY SURVEYOR DATE

*Vicky Anderson DPT* 1-26-95  
COUNTY TAX COLLECTOR DATE

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

## BASIS OF BEARINGS

BASIS OF BEARINGS IS OREGON GRID SOUTH ZONE AS FOUND BETWEEN MONUMENTS SHOWN ON WOBBE'S 1986 MAP.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Harvey Wilcox*  
OREGON  
HARVEY WILCOX  
2244  
EXPIRES 12/31/94

95-01292

Arcturus Corp.  
23215 Lower Smith River RD  
Reedsport, Oregon (503)271-5848

1995 - 0010

1995 - 0010