

1995 - 0038

NOTES:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY. ZONING - (RR) RURAL RESIDENTIAL 2 ACRE COMP. PLAN - RURAL COMMITTED LANDS SEWER - INDIVIDUAL STANDARD SUBSURFACE SEWAGE SYSTEM. WATER - WELL ON PARCEL 2 TO SERVE BOTH PARCELS.

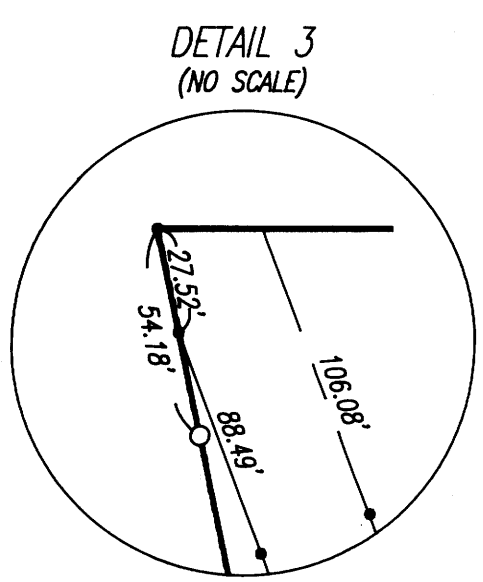
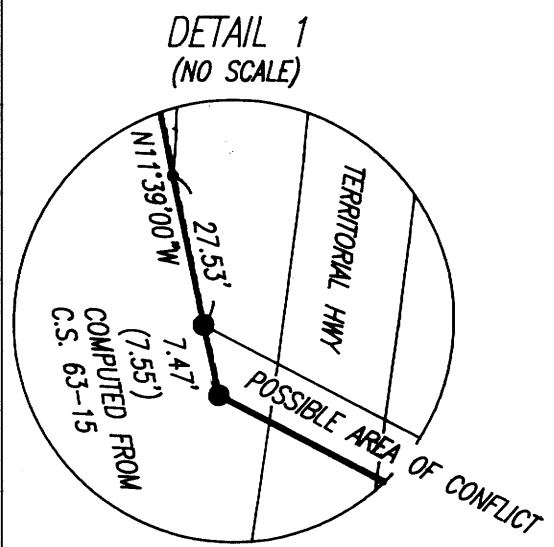
LEGEND:

- FOUND 5/8" IRON ROD M69-34 UNLESS OTHERWISE NOTED
○ SET 5/8" x 30" IRON ROD W/ RED CAP LS 1103" 2-22-95
() RECORD DATA - MAP FILE M69-34
[] RECORD DATA - MAP FILE M41-61
x-x FENCE
• COMPUTED POINT
O.D. OUTSIDE DIAMETER

PARTITION PLAT FOR FRANK AND MELVA CALDWELL IN THE NW 1/4, SEC.30, T.21S., R.4W., W.M. DOUGLAS COUNTY, OREGON TAX LOT 300 MAP 21-04-30B FEBRUARY, 1995 SCALE: 1" = 100' PLANNING DEPARTMENT FILE No. 94-392

SURVEYOR'S CERTIFICATE:

I, DAVID S. SWANSON, A REGISTERED OREGON LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PARTITION AND THAT THE INITIAL POINT IS A 1 3/4" O.D. IRON PIPE SOUTH A DISTANCE OF 1561.72' FEET (DEED RECORD 1553.0 FEET) AND WEST A DISTANCE OF 414.34 FEET (DEED RECORD 418.4 FEET) FROM THE NORTH 1/4 CORNER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN. THENCE N62°30'00"W A DISTANCE OF 610.07 FEET, THENCE N11°39'00"W A DISTANCE OF 320.04 FEET, THENCE EAST A DISTANCE OF 84.25 FEET, MORE OR LESS, TO THE CENTER OF PHEASANT CREEK, THENCE ALONG THE CENTER OF PHEASANT CREEK S37°25'00"E A DISTANCE OF 74.0 FEET, THENCE S85°57'00"E A DISTANCE OF 212.0 FEET, THENCE N09°39'00"W A DISTANCE OF 60.0 FEET, THENCE N37°21'00"W A DISTANCE OF 110.0 FEET, THENCE N40°28'00"E A DISTANCE OF 20.0 FEET, THENCE S78°40'00"E A DISTANCE OF 105.0 FEET, THENCE S53°57'00"E A DISTANCE OF 75.0 FEET, THENCE S02°24'00"W A DISTANCE OF 65.0 FEET, THENCE S56°20'00"E A DISTANCE OF 102.0 FEET, THENCE S10°02'00"W A DISTANCE OF 72.03 FEET, THENCE S35°57'00"E A DISTANCE OF 162.0 FEET, THENCE S13°45'00"W A DISTANCE OF 37.0 FEET, THENCE S34°24'00"E A DISTANCE OF 37.0 FEET, THENCE S80°04'00"E A DISTANCE OF 36.0 FEET, THENCE N59°15'00"E A DISTANCE OF 240.0 FEET, THENCE S88°28'00"E A DISTANCE OF 68.3 FEET, THENCE S52°10'00"E A DISTANCE OF 85.34 FEET TO THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD No. 212, THENCE S27°40'00"W A DISTANCE OF 427.95 FEET TO THE POINT OF BEGINNING, ALL IN DOUGLAS COUNTY, OREGON.



- ☒ PHEASANT CREEK BY DEED OR BY SURVEY M41-61
A: [N46°30'W 102.9']
B: [S61°30'W 247.3']
C: [S66°E 140.0']
D: [S12°W 310.0']
E: [S82°30'E 75.0']
F: [N40°E 230.0']
G: [S61°30'E 145.0']
☒ PHEASANT CREEK FEB. 1995
1: S37°25'00"E 74.0'
2: S85°57'00"E 212.0'
3: N09°39'00"W 60.0'
4: N37°21'00"W 110.0'
5: N40°28'00"E 20.0'
6: S78°40'00"E 105.0'
7: N53°57'00"E 75.0'
8: S02°24'00"W 65.0'
9: S56°20'00"E 102.0'
10: S10°02'00"W 72.03'
11: S35°57'00"E 162.0'
12: S13°45'00"W 37.0'
13: S34°24'00"E 37.0'
14: S80°04'00"E 36.0'
15: N59°15'00"E 240.0'
16: S88°28'00"E 68.3'
17: S52°10'00"E 85.34'

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

95 APR 24 AM 11:54

GAY FIELDS DOUGLAS COUNTY CLERK IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY BY [Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR David S. Swanson OREGON JULY 22, 1977 DAVID S. SWANSON 1103

RENEWAL DATE: 6-30-96

OWNER'S DECLARATION:

KNOW ALL MEN THAT FRANK AND MELVA CALDWELL ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND DID CAUSE THE SAME TO BE PARTITIONED AND PLATTED AS SHOWN HEREON ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92 AND HEREBY CREATE THE 10.0 FOOT PRIVATE WATERLINE EASEMENT FOR THE BENEFIT OF PARCEL 1.

[Signatures of Frank Caldwell and Melva Caldwell]

ACKNOWLEDGEMENT:

THERE PERSONALLY APPEARED BEFORE ME, THE ABOVE NAMED FRANK AND MELVA CALDWELL WHO ARE KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE ABOVE INSTRUMENT AND HAVE ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

ACKNOWLEDGED BEFORE ME THIS 21 DAY OF April, 1995.

OFFICIAL SEAL: NANCY A WINCHELL NOTARY PUBLIC - OREGON COMMISSION NO. 027748 MY COMMISSION EXPIRES OCT. 28, 1997

[Signature of Nancy A. Winchell]

APPROVALS:

[Signature of Keith L. Cubic] APRIL 24, 1995 DOUGLAS COUNTY PLANNING DEPARTMENT DATE

[Signature of James J. Moore] APRIL 24, 1995 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

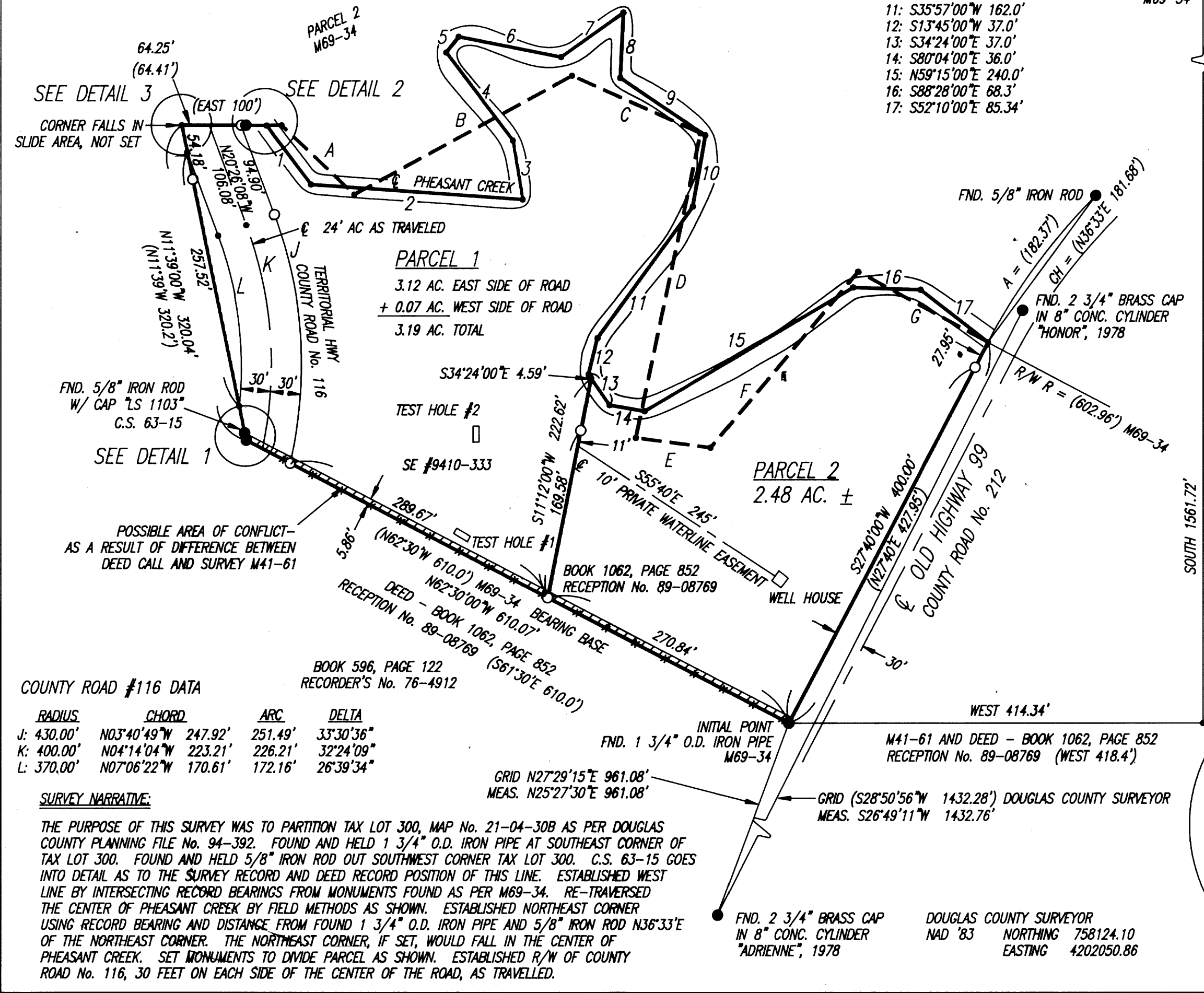
[Signature of Anne E. Schroeder] April 24, 1995 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24th DAY OF April, 1995, 11:54 O'CLOCK

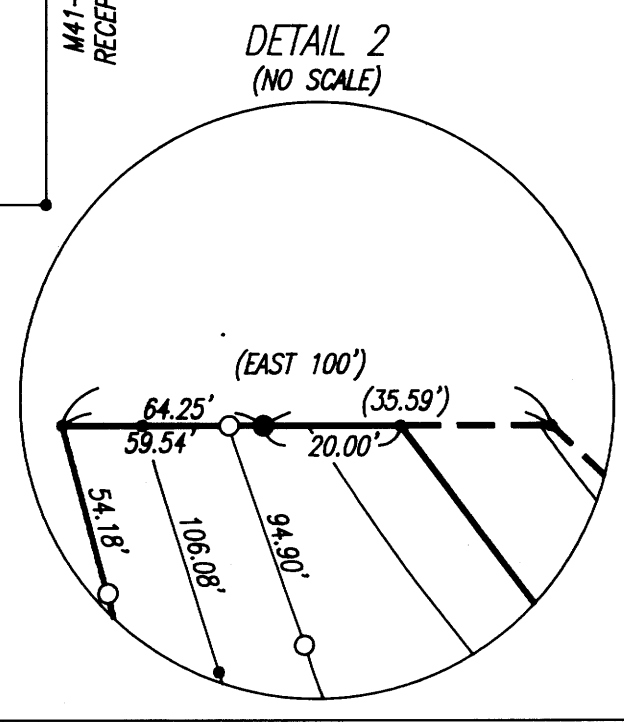
GAY FIELDS, County Clerk by [Signature] Deputy DOUGLAS COUNTY CLERK

OWNER/PARTITIONER: FRANK AND MELVA CALDWELL 1036 CURTIN ROAD CURTIN, OREGON

PREPARED BY: SWANSON LAND SURVEYING 46 CENTENNIAL LOOP EUGENE, OREGON 97401



SOUTH 1561.72' M41-61 AND DEED - BOOK 1062, PAGE 852 RECEPTION No. 89-08769 (SOUTH 1553.0')



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Table with columns: RADIUS, CHORD, ARC, DELTA. Rows J, K, L with corresponding bearing and distance data.

SURVEY NARRATIVE: THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 300, MAP No. 21-04-30B AS PER DOUGLAS COUNTY PLANNING FILE No. 94-392. FOUND AND HELD 1 3/4" O.D. IRON PIPE AT SOUTHEAST CORNER OF TAX LOT 300. FOUND AND HELD 5/8" IRON ROD OUT SOUTHWEST CORNER TAX LOT 300. C.S. 63-15 GOES INTO DETAIL AS TO THE SURVEY RECORD AND DEED RECORD POSITION OF THIS LINE. ESTABLISHED WEST LINE BY INTERSECTING RECORD BEARINGS FROM MONUMENTS FOUND AS PER M69-34. RE-TRAVERSED THE CENTER OF PHEASANT CREEK BY FIELD METHODS AS SHOWN. ESTABLISHED NORTHEAST CORNER USING RECORD BEARING AND DISTANCE FROM FOUND 1 3/4" O.D. IRON PIPE AND 5/8" IRON ROD N36°33'E OF THE NORTHEAST CORNER. THE NORTHEAST CORNER, IF SET, WOULD FALL IN THE CENTER OF PHEASANT CREEK. SET MONUMENTS TO DIVIDE PARCEL AS SHOWN. ESTABLISHED R/W OF COUNTY ROAD No. 116, 30 FEET ON EACH SIDE OF THE CENTER OF THE ROAD, AS TRAVELED.