

1996-0001A

1996-0001A

1/4 S21 & S28

FD 2 1/2" BC FLUSH IN FENCE LINE ON E. SIDE GRAVEL ROAD
FD BT: 33" OAK W/ HEALED FACE & TAG BRS S31°E 46.0'
(P.L.S.#340300)

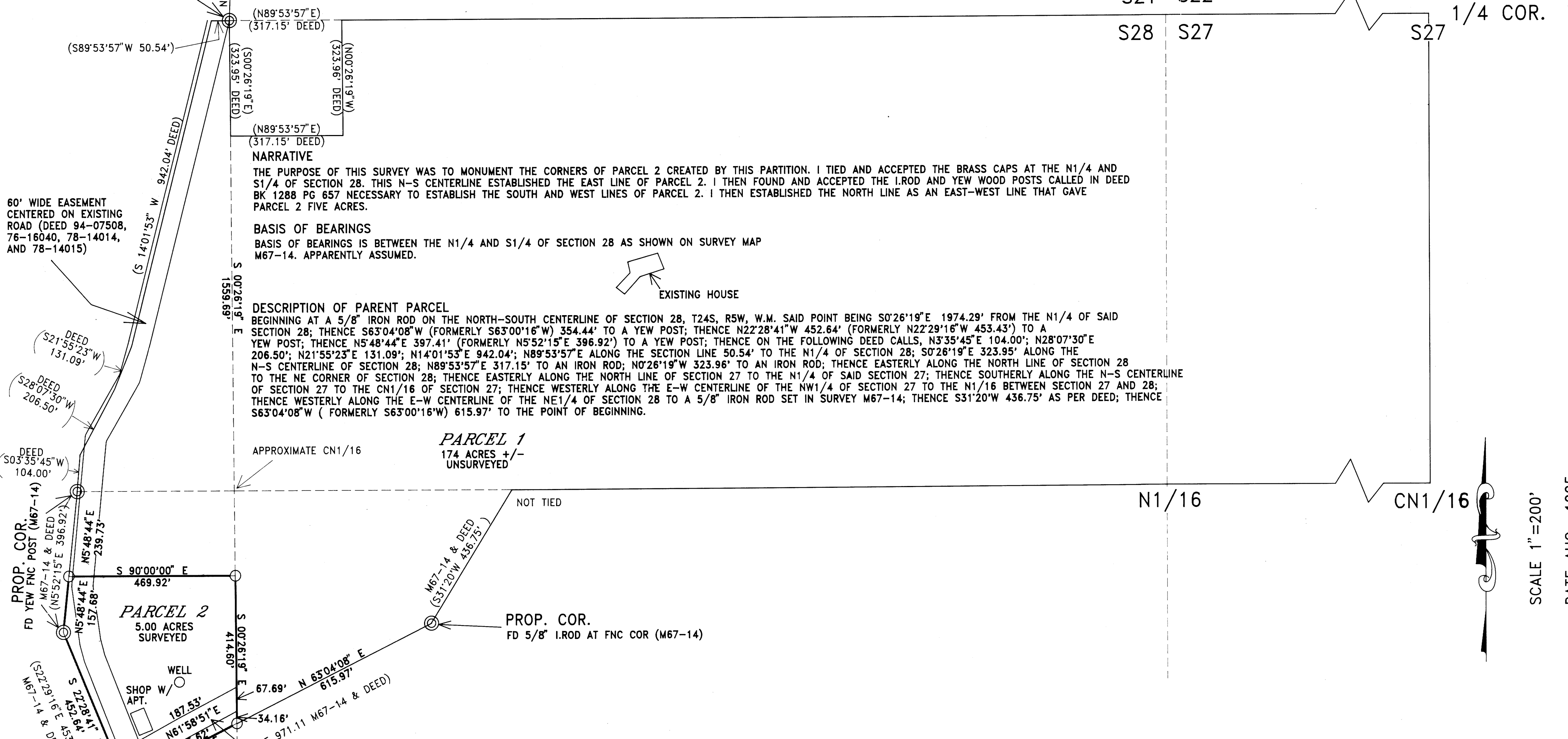
DCBM 8

FD 4" BRASS CAP IN CONC. FILLED PLASTIC PIPE NEAR THE FENCE ON THE EAST SIDE OF OLD GOODRICH HWY.
X=4,178,897.32
Y= 666,976.82
DCBM 3 BRS N01°34'42"E 2681.65'
(GRID RECORD N3°54'14"E 2681.36)

FINAL LAND PARTITION PLAT

LOCATED IN THE N1/2 OF THE NW1/4 OF SECTION 27, T24S, R5W, W.M. AND ALSO IN THE NE1/4 AND NW1/4 OF SECTION 28, T24S, R5W, W.M. DOUGLAS COUNTY, OREGON

S21 S22 S22
S28 S27 S27 1/4 COR.



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF PARCEL 2 CREATED BY THIS PARTITION. I TIED AND ACCEPTED THE BRASS CAPS AT THE N1/4 AND S1/4 OF SECTION 28. THIS N-S CENTERLINE ESTABLISHED THE EAST LINE OF PARCEL 2. I THEN FOUND AND ACCEPTED THE I.ROD AND YEW WOOD POSTS CALLED IN DEED BK 1288 PG 657 NECESSARY TO ESTABLISH THE SOUTH AND WEST LINES OF PARCEL 2. I THEN ESTABLISHED THE NORTH LINE AS AN EAST-WEST LINE THAT GAVE PARCEL 2 FIVE ACRES.

BASIS OF BEARINGS

BASIS OF BEARINGS IS BETWEEN THE N1/4 AND S1/4 OF SECTION 28 AS SHOWN ON SURVEY MAP M67-14. APPARENTLY ASSUMED.

DESCRIPTION OF PARENT PARCEL

BEGINNING AT A 5/8" IRON ROD ON THE NORTH-SOUTH CENTERLINE OF SECTION 28, T24S, R5W, W.M. SAID POINT BEING S0°26'19"E 1974.29' FROM THE N1/4 OF SAID SECTION 28; THENCE S63°04'08"W (FORMERLY S63°00'16"W) 354.44' TO A YEW POST; THENCE N22°28'41"W 452.64' (FORMERLY N22°29'16"W 453.43') TO A YEW POST; THENCE N5°48'44"E 397.41' (FORMERLY N5°52'15"E 396.92') TO A YEW POST; THENCE ON THE FOLLOWING DEED CALLS, N3°35'45"E 104.00'; N28°07'30"E 206.50'; N21°55'23"E 131.09'; N14°01'53"E 942.04'; N89°53'57"E 317.15' TO AN IRON ROD; N0°26'19"W 323.96' TO AN IRON ROD; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 28 TO THE NE CORNER OF SECTION 28; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 27 TO THE N1/4 OF SAID SECTION 27; THENCE SOUTHERLY ALONG THE N-S CENTERLINE OF SECTION 27 TO THE CN1/16 OF SECTION 27; THENCE WESTERLY ALONG THE E-W CENTERLINE OF THE NW1/4 OF SECTION 27 TO THE N1/16 BETWEEN SECTION 27 AND 28; THENCE WESTERLY ALONG THE E-W CENTERLINE OF THE NE1/4 OF SECTION 28 TO A 5/8" IRON ROD SET IN SURVEY M67-14; THENCE S31°20'W 436.75' AS PER DEED; THENCE S63°04'08"W (FORMERLY S63°00'16"W) 615.97' TO THE POINT OF BEGINNING.

PARCEL 1
174 ACRES +/-
UNSURVEYED

PARCEL 2
5.00 ACRES
SURVEYED

LEGEND

- ⊙ FOUND CORNER AS SHOWN
- SET 5/8"X30" I.ROD W/ PLASTIC CAP MKD "WILCOX LS2244"
- () RECORD INFORMATION

REFERENCE SURVEYS AND DEEDS

M67-14 BY WILLIAM S. BARNES DATED AUG. 1977
DEED BOOK 1288 PAGE 657

FOR:
MICHAEL L. HORTON
1169 LINCOLN ST.
EUGENE, OR 97401

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Harvey Wilcox

OREGON
JULY 17, 1986
HARVEY WILCOX
2244

EXPIRES 6/30/96

96-00271

*Wilcox Land & Forestry
Services*

SHEET 1 OF 2

3190 N. Lake RD
Lakeside, Oregon 97449 Phone (503) 759-4467

SCALE 1"=200'
DATE AUG., 1995

FINAL LAND PARTITION PLAT

LOCATED IN THE N1/2 OF THE NW1/4 OF SECTION 27, T24S, R5W, W.M. AND ALSO IN THE NE1/4 AND NW1/4 OF SECTION 28, T24S, R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, HARVEY WILCOX, BEING DULY SWORN UPON OATH, STATE THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCEL 2 AS SHOWN AND I HAVE ACCURATELY DESCRIBED THE PARCELS ACCORDING TO STATE LAW. PARCEL 1 WAS NOT SURVEYED.

REGISTERED PROFESSIONAL LAND SURVEYOR

Harvey Wilcox

OREGON JULY 17, 1988 HARVEY WILCOX 2244

EXPIRES 6/30/96

PROPERTY OWNER

MICHAEL L. HORTON 1169 LINCOLN ST. EUGENE, OREGON 97401

PROPERTY INFORMATION

WATER SUPPLY: EXISTING WELL SEWAGE SYSTEM: EXISTING TANK & DRAIN FIELD PLANNING FILE NO: 94-238 ZONING: FARM FOREST AND FARM GRAZING COMP. PLAN: FARM FOREST AND AGRICULTURE WATER RIGHTS: NONE APPURTENANT



APPROVALS:

PLANNING DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PARTITION COMPLIES WITH THE APPLICABLE ZONING ORDINANCES AND REGULATIONS FOR THE SUBJECT PROPERTY.

Keith L. Cubic 1/3/96

PLANNING DIRECTOR, DOUGLAS COUNTY, OREGON DATE

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PARTITION PLAT MEETS THE PROVISIONS OF ORS 92 AND DOUGLAS COUNTY ORDINANCES.

Janet R. Sundeen 1/4/96 DOUGLAS COUNTY SURVEYOR DATE

COUNTY TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES, OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME OR WHICH WILL BECOME A LIEN DURING THE TAX YEAR, HAVE BEEN PAID.

Vickie Sanferani, deputy 1-4-96 COUNTY TAX COLLECTOR, DOUGLAS COUNTY, OREGON DATE

COUNTY CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED ON THIS 5th DAY OF JANUARY, 1996 1:08 P.M. 96-00271

GAY FIELDS, County Clerk G. Burnett DOUGLAS COUNTY CLERK BY: DEPUTY DATE

OWNER'S DECLARATIONS

I, MICHAEL L. HORTON, HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS SUBJECT TO THIS PARTITION TO BE SURVEYED AND PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS 92. FURTHER I DO HEREBY CREATE AN EASEMENT ACROSS PARCEL FOR THE BENEFIT OF PARCEL 1. SAID EASEMENT BEING BOUND BY THE FOLLOWING LINES: BEGINNING AT A POINT ON THE EAST LINE OF PARCEL 2, SAID POINT BEING N0'26'19"W A DISTANCE OF 34.16 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE N0'26'19"W A DISTANCE OF 67.69 FEET; THENCE S61'58'51"W A DISTANCE OF 187.53 FEET TO THAT EASEMENT DESCRIBED IN DEEDS 94-07508, 76-16040, 78-14014 AND 78-14015; THENCE S21'29'08"E A DISTANCE OF 60.08' ALONG THE EAST LINE OF SAID EASEMENT; THENCE N61'58'51"E A DISTANCE OF 155.62 FEET TO THE POINT OF BEGINNING. SAID EASEMENT IS FOR INGRESS, EGRESS AND UTILITIES.

Michael L. Horton 9th NOVEMBER 1995

MICHAEL L. HORTON DATE

STATE OF OREGON

COUNTY OF Douglas

THIS IS TO CERTIFY THAT MICHAEL L. HORTON PERSONALLY APPEARED BEFORE ME ON THIS 9th DAY OF Nov., 1995, WHO HAVE ACKNOWLEDGED THAT THEY HAVE SIGNED THE ABOVE CERTIFICATE AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 9th DAY OF Nov., 1995. MY COMMISSION EXPIRES ON 3-24-99

J. Ebeling NOTARY PUBLIC FOR OREGON

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

96 JAN -5 PM 1:08

GAY FIELDS DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY: G. Burnett DEPUTY

FEE 1.00

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

96-00271

Wilcox Land and Forestry Services

SHEET 2 OF 2

3190 N. Lake RD Lakeside, Oregon 97449 Phone (503) 759-4467

1996 - 0001B

1996 - 0001B