

1996 - 0033 B

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITION PLAT
Township 21 South, Range 12 West, W.M.
IN Government Lot 9, Section 26 & Government Lot 1, Section 25

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Mike Mast and James Mast, owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, does hereby declare the annexed map to be a correct map of the partition plat including the 30.00 foot wide access and waterline easement of said property and that we 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 no water rights appurtenant to subject property.

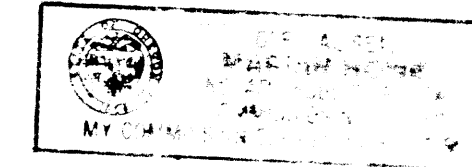
Mike Mast
Mike Mast
James Mast
James Mast

ACKNOWLEDGEMENT:

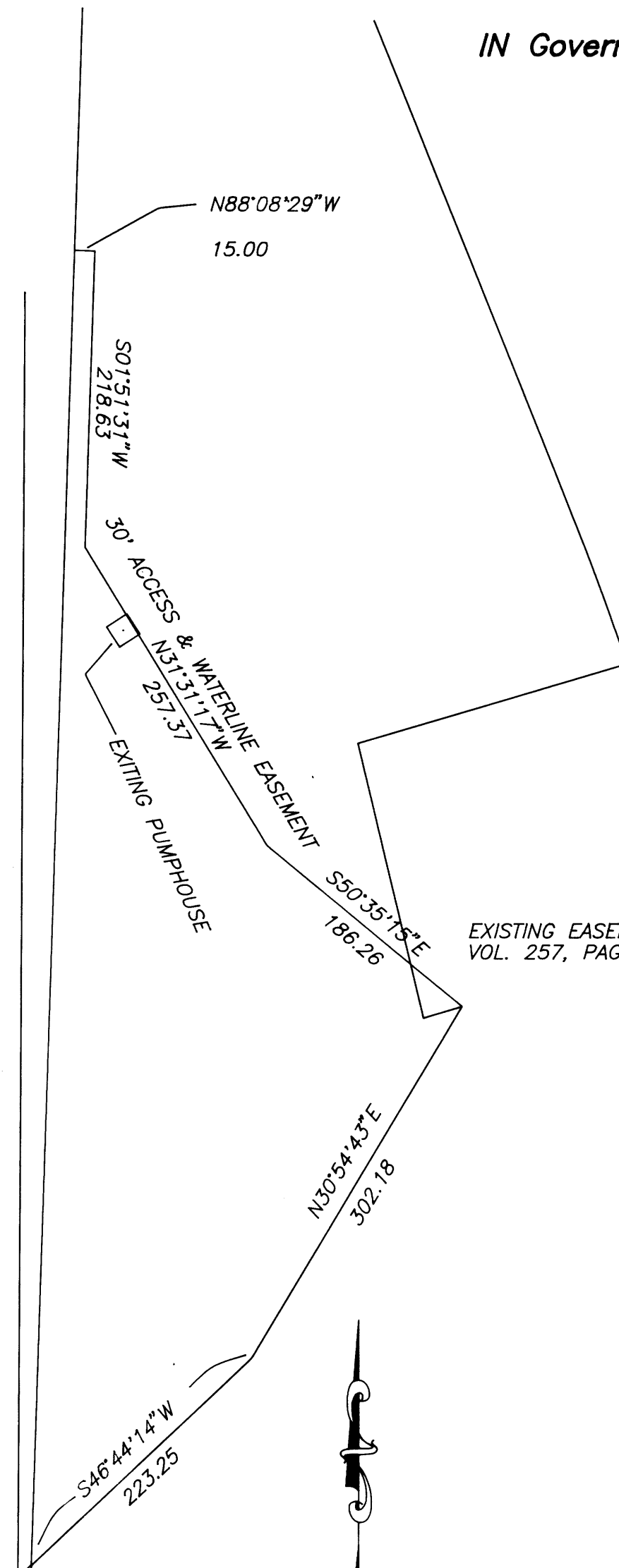
State of Oregon ss
County of Douglas

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 14 day of July, 1995, before me a Notary Public in and for said State and County, did personally appear Mike Mast and James Mast 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.

Marian Lowe
Notary Public, State of Oregon



EXISTING EASEMENT PER
VOL. 257, PAGE 302



Easement Detail
Scale: 1"=100'

S26 1/4 Cor S25
362.01
N01°51'31"E

NARRATIVE

The purpose of this survey was to partition the lands described in Volume 740, Page 810 of the Deed Records of Douglas County and to monument the portion shown as Parcel 1 on the annexed map.

The right-of-way of Douglas County Road No. 48 was determined using record information per the construction plans and making the best fit using the found right-of-way monuments as shown at Engineer's Station 51+00, 125 feet left and at Engineer's Station 61+75 45 feet right. The railroad right-of-way was established using the record information per the railroad track maps dated May 18, 1951 and fitting to the centerline of the existing rails. The west line of Parcel 1 was established by projecting a line from the 1/4 Corner common to Section 25 and 26, Township 21 South, Range 12 West through the found 1-1/4 inch iron pipe per M5-56 to the intersection of the westerly right-of-way line of the Southern Pacific Railroad. Parcel 2 was established using the record information per M104-67.

SURVEYOR'S CERTIFICATE

I, Mark A. Heimbarger, hereby certify that I have surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are described in the deed recorded in Volume 740, Page 810 of the Deed records of Douglas County, Oregon.

Mark A. Heimbarger
Mark A. Heimbarger

APPROVALS

Approved: MARCH 20, 1996

By Keith L. Aubio
Douglas County Planning Director

Approved: March 21, 1996

By March 21
Douglas County Surveyor

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

Approved: March 21, 1996

By Margaret Connolly, Deputy
Douglas County Tax Collector

Filed this 22nd day of March, 1996 at 10:17 AM

By GAY FIELDS, County Clerk by Carl Engets, Deputy
Douglas County Clerk



STATE OF OREGON |
COUNTY OF DOUGLAS | ss.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
56 MAR 22 AM 10:17
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Gay Fields
REC'D

96-06359

PARTITIONER

Mike Mast
Rt 3, Box 11
Reedsport, OR 97467

OWNER

PARCEL 1
Mike Mast
Rt 3, Box 11
Reedsport, OR 97467

PARCEL 2
Mike Mast & James Mast
2362 High St. Apt. D
Reedsport, OR 97467

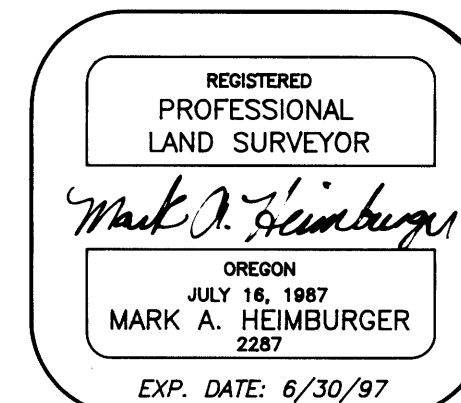
TOTAL NO. OF LOTS: Two (2)
WATER SUPPLY Spring
SEWER SUPPLY Septic System

MAP PREPARED BY:

AA Surveying Service, Inc.
2566 N. Stephens Street
Roseburg, Oregon 97470
672-2096

PLANNING FILE NUMBER 94-390
COMPREHENSIVE PLAN FF/RCL
ZONING FF/R5

SHEET 2 OF 2



1996 - 0033 B