

0800 - 9661

FINAL PARTITION PLAT

FOR: BEN L. AND HELEN M. HENDERSON
SE 1/4, SEC. 34, AND SW 1/4, SEC 35, T 21 S, R 12 W, W.M.
NE 1/4, SEC. 03, T 22 S, R 12 W, W.M.
REEDSPORT, DOUGLAS COUNTY, OREGON.
21-12-35-3-3 T.L. 4700, 22-12-03-1-2 T.L. 100
SEPTEMBER 16, 1996

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

OWNERS AND PARTITIONERS: BEN L. & HELEN M. HENDERSON
3144 MAPLE DRIVE
REEDSPORT, OR 97467

SURVEYOR: WOBBE & ASSOCIATES, INC.
EUGENE M. WOBBE, P.L.S., W.R.E..
P.O. BOX 3093 / 510 KINGWOOD ST.
FLORENCE, OREGON 97439

ZONING: COMMERCIAL

CITY OF REEDSPORT APPROVALS:

Nolan K Young
COMMUNITY DEVELOPMENT DIRECTOR

Jefferson L. McTrenner
CITY ENGINEER

DOUGLAS COUNTY APPROVALS:

Fanny E. Morrison 9-26-96
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

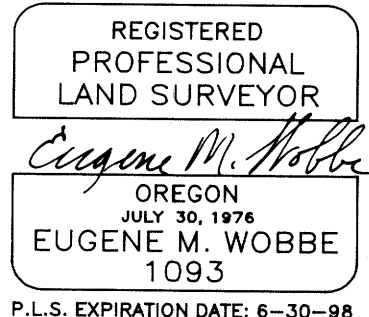
Anne E. Schroeder 9-26-96
DOUGLAS COUNTY TAX COLLECTOR DATE

OWNERS DECLARATION:

KNOW ALL MEN THAT BEN L. AND HELEN M. HENDERSON, HUSBAND AND WIFE, ARE THE OWNERS OF THE PROPERTY 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.

Ben L. Henderson
BEN L. HENDERSON

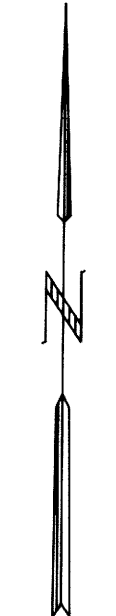
Helen M. Henderson
HELEN M. HENDERSON



ACKNOWLEDGEMENT: STATE OF OREGON COUNTY OF DOUGLAS SS

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED BEN L. HENDERSON, AND HELEN M. HENDERSON, HUSBAND AND WIFE, 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 19 day of September 1996.
David R. Anderson



SCALE 1"=50'

SURVEYORS CERTIFICATE:

I, EUGENE M. WOBBE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PLAT BEGINNING AT THE INITIAL POINT WHICH IS MARKED BY A 5/8" X 30" IRON ROD:

BEGINNING AT THE SECTION CORNER COMMON TO SECTION 34 AND 35, TOWNSHIP 21 SOUTH, RANGE 12 WEST, AND SECTION 2 AND 3, TOWNSHIP 22 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH 24° 51' 07" EAST A DISTANCE OF 356.79 FEET TO THE EXTERIOR "L" CORNER OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY 174.97 FEET; THENCE SOUTH 70° 16' 14" WEST A DISTANCE OF 137.74 FEET TO A 1" GALV. PIPE; THENCE SOUTH 23° 15' 49" EAST A DISTANCE OF 131.59 FEET; THENCE SOUTH 51° 18' 55" WEST A DISTANCE OF 106.26 FEET TO A 1/2" IRON PIPE; THENCE SOUTH 31° 00' EAST A DISTANCE OF 90.00 FEET; THENCE SOUTH 44° 00' WEST A DISTANCE OF 135 FEET MORE OR LESS TO THE SCHOLFIELD RIVER; THENCE SOUTHEASTERLY ALONG SCHOLFIELD RIVER TO A LINE, IN LOT 3, SECTION 3, TOWNSHIP 22 SOUTH, RANGE 12 WEST, WHICH BEARS SOUTH 44° 00' WEST FROM THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 12, WEST; THENCE NORTH 44° 00' EAST ALONG SAID LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM ANY PORTION LYING WITHIN TIDELANDS OWNED BY THE STATE OF OREGON.

TOGETHER WITH A STREET OR HIGHWAY EASEMENT GRANTED TO CITY OF REEDSPORT BY THE SOUTHERN PACIFIC TRANSPORTATION COMPANY IN BOOK 933, PAGE 355, RECORDER'S NO. 85-15458, RECORDS OF DOUGLAS COUNTY, OREGON, AND AS SET OUT IN MINOR LAND PARTITION M98-64, RECORDER'S NO. 85-6176, RECORDS OF DOUGLAS COUNTY, OREGON.

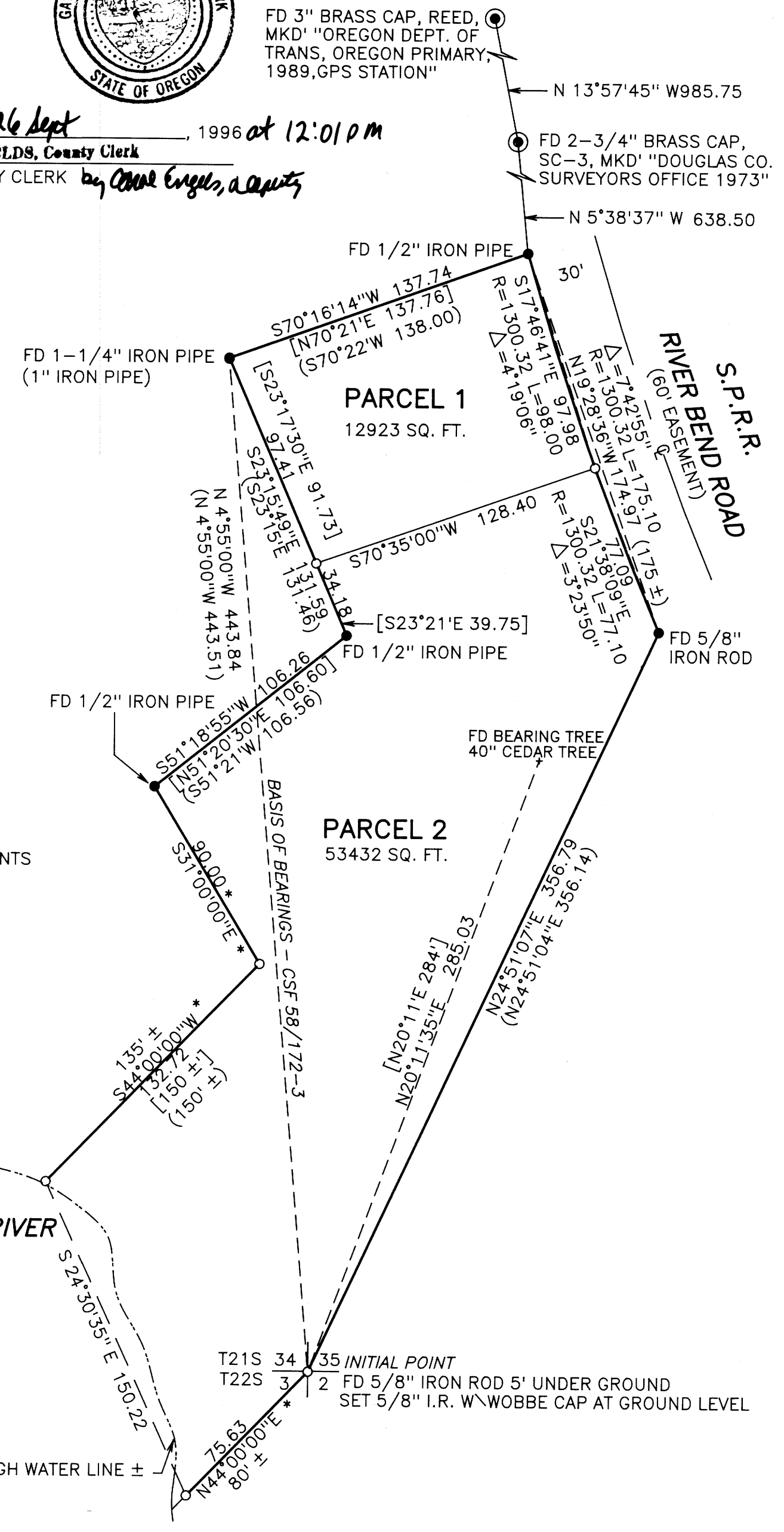
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE PARTITION SHOWN HEREON. THE BOUNDARY WAS ESTABLISHED FROM MONUMENTS FOUND FROM CSF 58/172-3. THE INTERIOR LINE WAS ESTABLISHED AT THE DIRECTION OF THE OWNERS.

- INDICATES MONUMENTS FOUND.
- INDICATES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE - PLS 1093".
- * INDICATES MEASURED DATA SAME AS RECORD - KEY TITLE CO. PRELIMINARY REPORT NO. 22-17317, MARCH 8, 1996.
- [] INDICATES RECORD DATA CSF 58/172-3.
- () INDICATES RECORD DATA - KEY TITLE CO. PRELIMINARY REPORT NO. 22-17317, MARCH 8, 1996.
- ⚡ INDICATES A STANDARD DRAFTING SYMBOL USED TO INDICATE THAT THE LINE SHOWN IS NOT TO SCALE.



FILED 26 Sept, 1996 at 12:01 PM
GAY FIELDS, County Clerk
COUNTY CLERK *by Anne Engel, 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
96 SEP 25 PM 12:01
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *G. Fields*
96-20276 FEE PR

1996 - 0080