

Narrative

The purpose of this survey is to Partition that land conveyed by Deed Reference #89-17713, as shown.

Also, to monument a Property Line Adjustment between that unit conveyed by Vol. 92/Page 516 (ODOT) and that unit described herein as Parcel 2.

The unit hereby adjusted from ODOT to Parcel 2 is also designated in Deed Reference # 92-19723 as Parcel 2.

PARTITION

Parcel One exceeds ten acres and is not surveyed. It is shown schematically from record information. Parcel Two is bounded by monuments set in previous surveys, found as shown; I set no new monuments for the partition.

PROPERTY LINE ADJUSTMENT

East Boundary of Adjusted Area:

The East boundary is the East line of Section 25. I find and hold the BLM Monument at the Southeast corner of Section 25 and the BLM monument on the East Line of Section 25 at the intersection of the section line and the Westerly right-of-Way of Highway 101.

South Boundary of Adjusted Area:

The South boundary of the adjusted area is the South Line of Section 25. I find and hold the BLM monument at the Southeast corner of Section 25 and the BLM monument at the East 1/16 corner on the South Line of Section 25.

North Boundary of Adjusted Area:

The North Boundary of the adjusted area is parallel to and 100.00 feet North of the South boundary. There is a fence encroachment along this line.

West Boundary of Adjusted Area:

The West Boundary of the adjusted area is the Easterly Right-of-Way of Wildwood Drive (Old Highway 101). The best available evidence of this Right-of-Way are two Iron Pipes offsetting the East Right-of-Way, set in 1962 by Warren Hootman. His survey commenced from the proper monument at the Northeast corner of Section 36 and proceeded, apparently by compass, to the West. He noted that all monuments to the West along the Section Line had been obliterated. I find that his initial bearing along the Section Line was skewed to the Northwest by 00°53'49" from the line monumented by the BLM in 1984. I do not hold the monuments he set as being on the Section Line. However, he set monuments offsetting the Easterly Right-of-Way of Wildwood Drive as determined by splitting the roadway as travelled. The travelled roadway still matches Hootman's offsets and I hold his two pipes as being 50.10 feet East of the center line of Wildwood Drive. I project this alignment to the Northwest corner of the adjusted area.

Declaration

Know all people by these presents that Harold J. Schuttpeiz and Billy D. & Sheila M. Julian are the co-owners of the land represented hereon and more particularly described herein and have caused the same to be surveyed and platted into parcels as shown on this map.

Harold J. Schuttpeiz
Harold J. Schuttpeiz

Billy D. Julian
Billy D. Julian

Sheila M. Julian
Sheila M. Julian

Acknowledgement

State of Oregon
County of Douglas

Know all people by these presents, on this 1st day of JULY, 1996, before me, a notary public in and for said state and county, personally appeared Harold J. Schuttpeiz and Billy D. & Sheila M. Julian who did say that they are the identical persons named in the foregoing instrument and that they executed said instrument freely and voluntarily.

Planning Dept File # 93-087

Zone CS & TR

Comprehensive Plan ESB-TL

Water: Parcel 1 Non-applicable

Parcel 2 Well

Septic: Parcel 1 Non-applicable

Parcel 2 Existing septic system

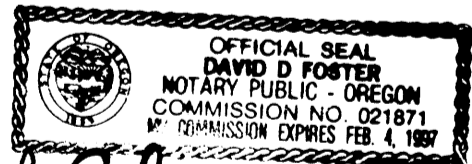
located on that unit conveyed by

Deed Reference # 96-9901 (Noble).

Per Restrictive Covenant recorded

May 10, 1996 Book 1409/Page 119

David D. Foster 7/1/96
Notary Public



Approvals:
Keith L. Cubic 7/12/96
Keith L. Cubic
Douglas County Planning Director

Janet R. Lundeen 7/12/96
Janet R. Lundeen
Douglas County Surveyor

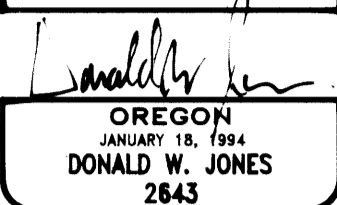
I hereby certify that all taxes and special assessments or other charges required by law have been paid.

Wonna Mitchell Deputy 12/20/96
Douglas County Tax Collector

Filed this 26th day of Dec., 1996 1:19 O'clock PM.

DOYLE SHAWER JR., County Clerk
Douglas County Clerk

John S. Burnett
BY DEPUTY



EXPIRES 06/30/97

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Partition and Property Line Adjustment Survey

Prepared for Bill and Sheila Julian

Located in the SW 1/4 of Section 30, Township 22 South, Range 12 West and in the SE 1/4 of Section 25, Township 22 South, Range 13 West, Willamette Meridian Douglas County, Oregon

Surveyor's Certificate

I, Donald W. Jones, being duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the land shown on the annexed plat of which the following is a true and correct description:

Partition

Government Lots 7 & 8 in Section 30, Township 22 South, Range 12 West, Willamette Meridian, EXCEPTING that portion in U.S. Highway 101. The above-described parcel contains 47 acres, more or less.

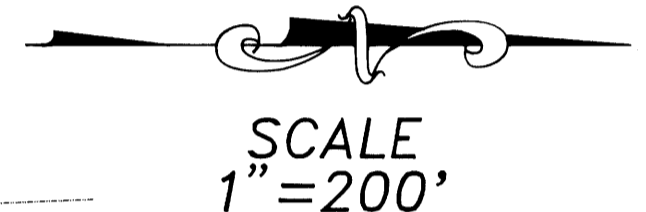
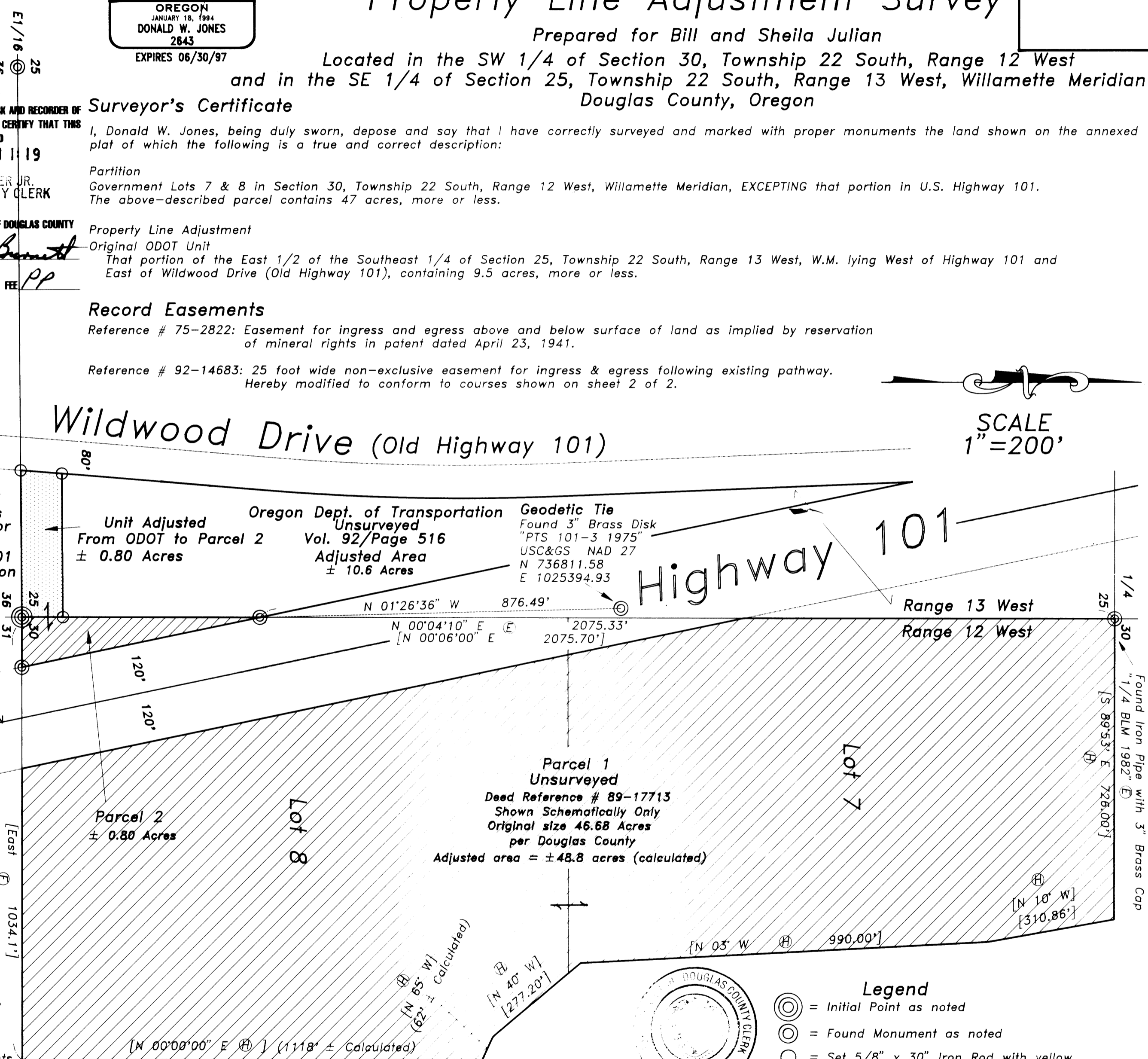
Property Line Adjustment

Original ODOT Unit
That portion of the East 1/2 of the Southeast 1/4 of Section 25, Township 22 South, Range 13 West, W.M. lying West of Highway 101 and East of Wildwood Drive (Old Highway 101), containing 9.5 acres, more or less.

Record Easements

Reference # 75-2822: Easement for ingress and egress above and below surface of land as implied by reservation of mineral rights in patent dated April 23, 1941.

Reference # 92-14683: 25 foot wide non-exclusive easement for ingress & egress following existing pathway. Hereby modified to conform to courses shown on sheet 2 of 2.



Stuntzner Engineering & Forestry

ENGINEERING • LAND SURVEYING • FORESTRY
PLANNING • WATER RIGHTS

705 South 4th St. Phone: (541) 267-2872
Post Office Box 118 Fax: (541) 267-0588
Coos Bay, Oregon 97420

Drawn By: Don Jones Date: April 2, 1996

Checked By: Tom Hoshall Drawing No.: 96-024

Designed By: Revised:

Job Name: Julian Property Adjust/Partition Sheet 1 of 2

Reference Surveys

- CS 51/243-1 Hootman 1962
- M84-43 Avery 1980
- BLM Survey Jan. 1984 Line Note Pages 17061-17064
- CS 46-110 Byron 1955
- ODOT Map 18-22-5 1929
- ODOT Map 48-14-13 1932
- ODOT Map 78-11-17 1952
- GLO Cathcart 1891

Reference Deeds

- Vol. 92/Page 516
- Deed Reference # 76-11051
- Deed Reference # 89-17713
- Deed Reference # 91-19515
- Deed Reference # 92-19723
- Deed Reference # 96-9901

Legend

- ⊙ = Initial Point as noted
- ⊙ = Found Monument as noted
- = Set 5/8" x 30" Iron Rod with yellow plastic cap scribed "Stuntzner Eng"
- [] = Record Information (See Reference Surveys)
- = Boundary Line of Subject Parcel
- - - = Boundary Line Outside of Subject Parcel
- - - = R/W (Right of Way)
- - - = Edge of Traveled Way
- = Center Line
- ▨ = Boundary Adjustment
- ▨ = Partition

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- [] = Record Information (See Reference Surveys, Sheet 1 of 2)
- = Boundary Line of Subject Parcel
- - - = Boundary Line Outside of Subject Parcel
- - - = R/W (Right of Way)
- - - = Edge of Traveled Way
- - - = Center Line
- - - = Record Parcel Lines
- - - = Easement

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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald W. Jones
OREGON
JANUARY 18, 1994
DONALD W. JONES
2643
EXPIRES 06/30/97

Found 2-1/2" Iron Pipe with BLM Brass Cap
Power Lines Overhead
"WP R13W S25 / R12W S30"
Held for West Highway 101 R/W
Monument and B.T.s per
BLM Survey Jan. 1984 Line Note Pages 17061-17064

Partition and Property Line Adjustment Survey

Prepared for Bill and Sheila Julian
Located in Sections 30 & 31, Township 22 South, Range 12 West
and Section 25, Township 22 South, Range 13 West, Willamette Meridian
Douglas County, Oregon

Wildwood Drive
(Old Highway 101)

Oregon Dept. of Transportation
Unit
Unsurveyed
Adjusted Area
± 10.6 Acres
Vol. 92 / Page 516
(See 76-11051 for Quit Claim from Douglas County)

Parcel 2
± 0.80 Acres
A portion of
89-17713

Parcel 1
Unsurveyed
Shown Schematically Only
Deed Reference #89-17713
46.68 Acres
per Douglas County

SCALE
1"=50'

Found 2-1/2" Iron Pipe with BLM Brass Cap
E. 1/16 S25 / S26
Monument and B.T.s per
BLM Survey Jan. 1984
Line Notes Pages 17061-17064

1328.43'
[1328.25']

40'
40'
12.82'
50.10'
100.37'
N 04°28'27" E
N 04°44' E

Found 3/4" Iron Pipe
Projecting 15" above ground
Held for East R/W per CS 51/243-1
See Narrative

- Ⓐ S 89°06'11" E 344.00' [West 344.55']
- Ⓑ S 04°28'27" W 130.30' [S 03°36' W 130.42']

Basis of Bearing
N 89°32'00" E
354.74'

Per BLM Survey Jan. 1984 Line Note Pages 17061-17064

92-19723

Found 2-1/2" Aluminum Post with BLM Aluminum Cap
S25 / S30 / S36 / S31
Monument and B.T.s per
BLM Survey Jan. 1984 Line Note Pages 17061-17064

Noble Unit
Unsurveyed
DR # 96-9901
1.33 Acres
per Assessor

Not part of this Partition

Ⓒ [S 00°08'30" E]
[441.72']

Ⓓ [N 11°42'20" W]
[300.00']

Found 5/8" Iron Rod
Power Lines Overhead
Held for South Line Section 30
Held for West Highway 101 R/W
CS M84-43

Property Information

Vol. 92/Page 516 Tax Lot 200
Assessor Map # 22S 13W 25
Owner: Oregon Department of Transportation
Tax Account # 3270.00

DR #96-9901 Tax Lot 200
Assessor Map # 22S 12W 31B
Charles W. & Carol A. Noble
PO Box 688
Reedsport, OR 97457
Tax Account # 3228.12

DR #89-17713 Tax Lot 600
Assessor Map # 22S 12W 30
Owner: Harold J. Schuttpeiz
826 SE 6th
Newport, OR 97365
Tax Account # 3223.00

96-25968

1996 - 011B

1996 - 9661