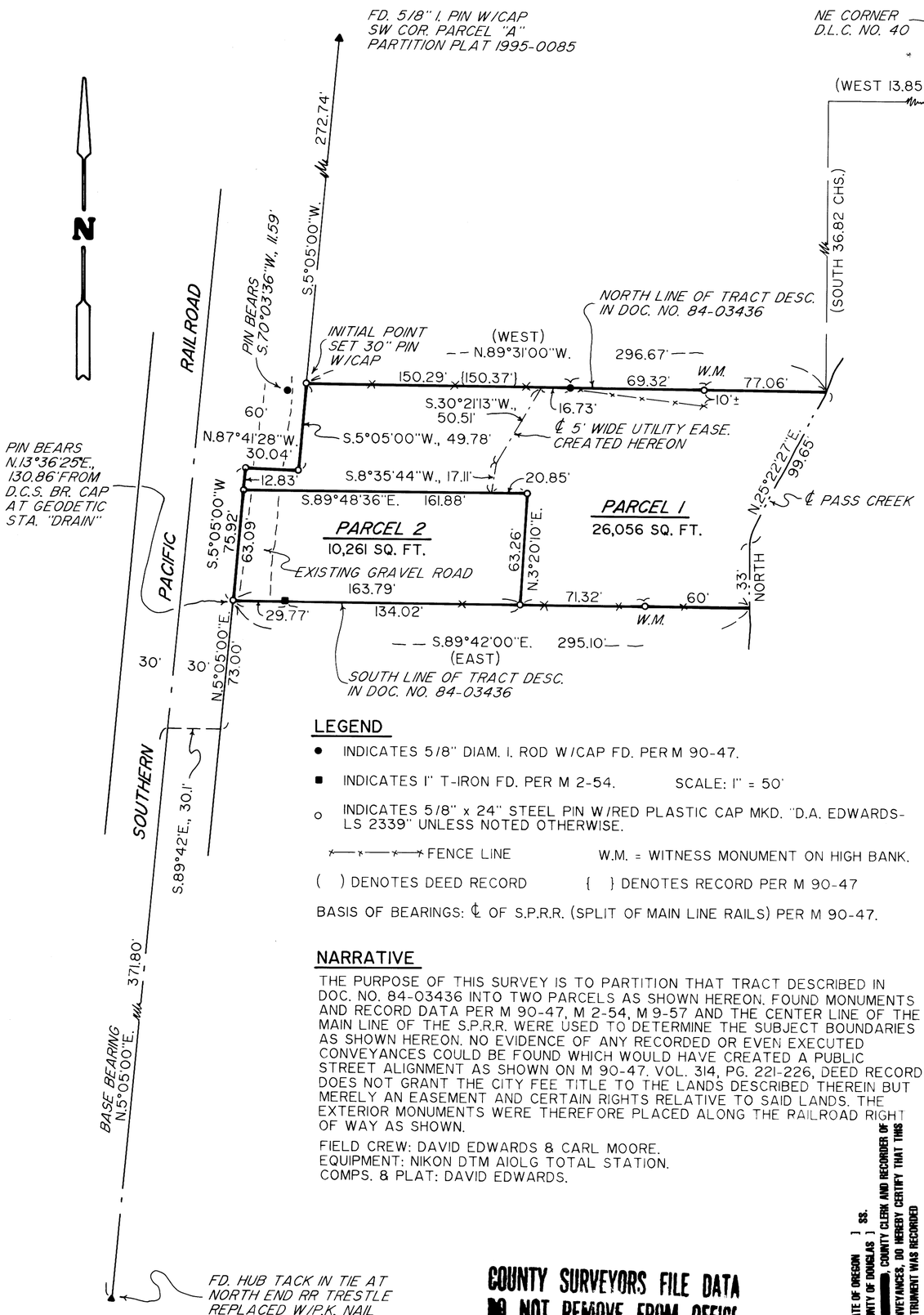
LAND PARTITION

LOCATED in the NE 1/4 of Section 17, T. 22 S., R. 5 W., W.M. in the City of Drain, Douglas County, Oregon.

February 19, 1997

SURVEYED FOR: *GINA HUCKINS*
110 ACCESS ROAD
DRAIN, OREGON 97435

SURVEYED BY: *DAVID EDWARDS LAND SURVEYING*
P.O. BOX 41
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



LEGEND

- ● INDICATES 5/8" DIAM. I. ROD W/CAP FD. PER M 90-47.
- ■ INDICATES 1" T-IRON FD. PER M 2-54. SCALE: 1" = 50'
- o INDICATES 5/8" x 24" STEEL PIN W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" UNLESS NOTED OTHERWISE.
- ×—×—×—× FENCE LINE W.M. = WITNESS MONUMENT ON HIGH BANK.
- ( ) DENOTES DEED RECORD { } DENOTES RECORD PER M 90-47

BASIS OF BEARINGS: ℄ OF S.P.R.R. (SPLIT OF MAIN LINE RAILS) PER M 90-47.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT DESCRIBED IN DOC. NO. 84-03436 INTO TWO PARCELS AS SHOWN HEREON. FOUND MONUMENTS AND RECORD DATA PER M 90-47, M 2-54, M 9-57 AND THE CENTER LINE OF THE MAIN LINE OF THE S.P.R.R. WERE USED TO DETERMINE THE SUBJECT BOUNDARIES AS SHOWN HEREON. NO EVIDENCE OF ANY RECORDED OR EVEN EXECUTED CONVEYANCES COULD BE FOUND WHICH WOULD HAVE CREATED A PUBLIC STREET ALIGNMENT AS SHOWN ON M 90-47. VOL. 314, PG. 221-226, DEED RECORDS, DOES NOT GRANT THE CITY FEE TITLE TO THE LANDS DESCRIBED THEREIN BUT MERELY AN EASEMENT AND CERTAIN RIGHTS RELATIVE TO SAID LANDS. THE EXTERIOR MONUMENTS WERE THEREFORE PLACED ALONG THE RAILROAD RIGHT OF WAY AS SHOWN.

FIELD CREW: DAVID EDWARDS & CARL MOORE.
EQUIPMENT: NIKON DTM AIOLG TOTAL STATION.
COMPS. & PLAT: DAVID EDWARDS.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT THE INITIAL POINT, WHICH IS A 5/8 INCH DIAMETER STEEL PIN WHICH BEARS SOUTH 5°05'00" WEST 272.74 FEET FROM THE SOUTHWEST CORNER OF PARCEL "A" OF PARTITION PLAT 1995-0085 OF THE RECORDS OF DOUGLAS COUNTY, OREGON, SAID INITIAL POINT BEING ALSO THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 84-03436, OFFICIAL RECORDS FOR SAID COUNTY AND STATE; THENCE SOUTH 5°05'00" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, 49.78 FEET; THENCE NORTH 87°41'28" WEST 30.04 FEET; THENCE SOUTH 5°05'00" WEST, ALONG SAID RIGHT OF WAY LINE 75.92 FEET TO THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 84-03436; THENCE SOUTH 89°42'00" EAST 295.11 FEET TO A POINT IN THE CENTER OF PASS CREEK, BEING THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH, ALONG SAID CREEK CENTER, 33 FEET; THENCE NORTH 25°22'27" EAST, ALONG SAID CREEK CENTER, 99.65 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 89°31'00" WEST 296.67 FEET TO THE INITIAL POINT.

David A. Edwards
DAVID A. EDWARDS-P.L.S. 2339

OREGON
JULY 15, 1994
DAVID A. EDWARDS
2339

EXPIRES 12/31/97

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS RANDY E. RAMSEY AND ROSEANNE RAMSEY, HUSBAND AND WIFE, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AND A UTILITY EASEMENT AS SHOWN ON THIS PLAT.

Randy E. Ramsey
RANDY E. RAMSEY

Roseanne Ramsey
ROSEANNE RAMSEY

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PERSONS BY THESE PRESENTS, ON THIS 20th DAY OF FEBRUARY, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RANDY E. RAMSEY AND ROSEANNE RAMSEY WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

Kathryn K. Palmer
NOTARY PUBLIC FOR OREGON

APPROVALS

APPROVED BY THE CITY OF DRAIN THIS 20 DAY OF FEBRUARY, 1997.

Carl A. Peterson
DRAIN CITY ADMINISTRATOR

Ed Moore DEPUTY MARCH 4, 1997
DOUGLAS COUNTY SURVEYOR DATE

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

Anne E. Schroeder 3/4/97
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 4th DAY OF March, 1997 AT 3:01 O'CLOCK P M.

DOYLE SHAVER JR., County Clerk
[redacted]
DOUGLAS COUNTY CLERK
by Carol Engels, Deputy

DOYLE SHAVER JR., DOUGLAS COUNTY CLERK
STATE OF OREGON

97-04811

STATE OF OREGON } SS.
COUNTY OF DOUGLAS }
I, [redacted], COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
97 MAR -4 PM 3:01
DEPUTY COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Mallerson DEPUTY FEE $18.00
97-04811

8200 - 1997

1997 - 0028