

1110 - 2661

LAND PARTITION

LOCATED IN THE NE 1/4 SECTION 26, TOWNSHIP 30 SOUTH, RANGE 5 WEST, W.M.,
DOUGLAS COUNTY, OREGON

APPROVALS:

Keith L. Cubic 10/23/97
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Moman 10-24-97
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 10-28-97
DOUGLAS COUNTY TAX COLLECTOR DATE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT I NADEAN E. SMITH, DO
CERTIFY THAT I AM OWNER OF THE LANDS REPRESENTED ON THIS
PARTITION PLAT MAP, AND MORE PARTICULARLY DESCRIBED IN THE
ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME
TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THIS
PLAT.

I HEREBY GRANT ALL EASEMENTS AS SHOWN.

Nadean E. Smith 10-20-97
NADEAN E. SMITH DATE

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } SS

THERE PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED PERSON
IN THE CAPACITY SHOWN IN THE ABOVE DECLARATION, WHO ARE KNOW
TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING
INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE
THEIR VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS

20th DAY OF October, 1997.

Calvin L. Swain
NOTARY PUBLIC FOR OREGON



SURVEYOR'S CERTIFICATE:

I, LARRY D. MADDUX, BEING DULY SWORN HEREBY DEPOSE AND SAY
THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER
MONUMENTS THE LAND SHOWN HEREON.

Larry D. Maddux 10/13/97
LARRY D. MADDUX L.S. 2430

FILED THIS 29th DAY OF OCTOBER, 1997
8:14 A.M.

Doyle Shaver Jr. County Clerk
COUNTY CLERK BY: DEPUTY Alonia G. Burnett DATE
97-21907

LARRY D. MADDUX
SURVEYING
14501 NE 81st STREET-VANCOUVER, WA 98682-(360) 944-0739

DATE: SEPT 20, 1997	DRAWN: CJS/DDC	SHEET 1 of 1
SCALE: 1"=100'	CHECK: LDM	JOB NO.: 97-03-010

PLANNING DEPT. FILE NO. 97-173

TOTAL NUMBER OF PARCELS: TWO (2)
SEWER DISPOSAL: ON SITE SEPTIC DRAINFIELD
COMPREHENSIVE PLAN DESIGNATION: (RC2)
RESIDENTIAL COMMITTED-2 ACRE
WATER SUPPLY: WELLS
ZONING: (RR) RURAL RESIDENTIAL-2 ACRE
TAX ACCOUNT NUMBERS: 13535.02 AND 13535.21

PARTITIONER AND LEGAL OWNER OF RECORD

NADEAN E. SMITH
P.O. BOX 100
DAYS CREEK, OREGON 97429

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A LAND PARTITION
OF A PARCEL OF LAND DESCRIBED IN DEED NO. 96-25506 IN THE
COUNTY OF DOUGLAS, OREGON UNDER LAND PARTITION NO. 97-173.
THE METHOD OF SURVEY WAS A RANDOM LOOP TRAVERSE PERFORMED IN
MARCH OF 1997 UNDER THE DIRECTION OF LARRY MADDUX (P.L.S.),
ASSISTED BY SCOTT HALL (L.S.I.T.). THE TRAVERSE WAS PERFORMED
USING A NIKON NTD2 MANUAL TOTAL STATION THEODOLITE WITH
COAXIAL ELECTRONIC DISTANCE MEASURING UNIT AND A 100-FOOT
STEEL CHAIN.

THE SOUTH LINE OF SAID PARCEL WAS DETERMINED IN THE FOLLOWING
MANNER: THE FOUND 3/4 INCH IRON PIPE WAS HELD FOR THE N.E.
CORNER OF THE W.M. PRESTON D.L.C. # 62 SHOWN AS POINT "A" AND
THE FOUND 3/4 INCH IRON ROD AT POINT "B". THIS LINE WAS
ESTABLISHED IN R.O.S. M27-1. I THEN HELD RECORD ANGLE AND
DISTANCE AS SHOWN TO POINT "C" WHICH WAS A 1/2 IRON PIPE AS
CALLED OUT IN SAID R.O.S. WHICH AS BEEN DESTROYED BY ROAD
CONSTRUCTION. I THEN HELD A LINE BETWEEN POINT "C" AND THE
FOUND 20" BLACK OAK AT POINT "D" WHICH IS CALLED OUT IN THE
ABOVE MENTIONED DEED AS AN 8 INCH. THIS SOLUTION MAKES MY
DISTANCE ACROSS THE SOUTH LINE AS 717.45 FEET VS DEED
DISTANCE OF 717.00.

THE EAST LINE WAS DETERMINED BY HOLDING DEED ANGLE AT POINT
"D" TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE
OF COUNTY ROAD # 1.

THE NORTHERLY LINE OF SAID PARCEL WAS DETERMINED TO BE THE
RIGHT OF WAY LINE OF SAID ROAD AND WAS DETERMINED BY HOLDING
THE FOUND MONUMENTS AS SET BY AA SURVEYING SERVICE INC. AS
SHOWN ON SHEET 4 OF 9 OF RIGHT OF WAY SURVEY FILED UNDER
M.P. 4.66 - 4.98.

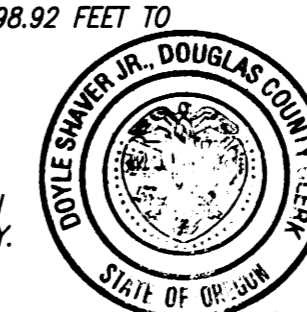
THE DIVIDING LINE BETWEEN PARCEL # 1 AND # 2 WAS DETERMINED
BY THE CLIENT AND MONUMENTED AS SHOWN HEREON.

DESCRIPTION

A PARCEL OF LAND LYING IN THE WEST HALF OF THE NORTHEAST 1/4
OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 5 WEST, OF THE
WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD MARKING THE NORTHEAST CORNER OF
THE WILLIAM PRESTON D.L.C. #62; THENCE SOUTH 02° 29' 44"
WEST 907.54 FEET TO A 3/4" IRON ROD; THENCE SOUTH 73° 37' 44"
EAST 122.40 FEET TO A 5/8" IRON ROD A THE TRUE POINT OF
BEGINNING; THENCE SOUTH 89° 03' 53" EAST 641.68 FEET TO A 20"
OAK TREE; THENCE NORTH 00° 56' 07" EAST 611.05 FEET TO A
5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY
ROAD #1; THENCE ALONG SAID RIGHT OF WAY LINE ALONG THE ARC
OF A 986.74 FOOT RADIUS CURVE LEFT THROUGH A CENTRAL ANGLE
OF 21° 47' 37" A DISTANCE OF 375.33 FEET TO A 5/8" IRON ROD,
SAID CURVE HAVING A BACK TANGENT BEARING OF NORTH 68° 09' 40"
EAST; THENCE SOUTH 42° 36' 32" WEST 160.28 FEET TO A 5/8"
IRON ROD; THENCE SOUTH 40° 47' 03" WEST 131.90 FEET TO A
5/8" IRON ROD; THENCE SOUTH 38° 07' 02" WEST 131.77 FEET TO
A 5/8" IRON ROD; THENCE SOUTH 38° 33' 53" WEST 98.92 FEET TO
THE POINT OF BEGINNING.

GEODETIC CONTROL
THERE IS NO KNOWN GEODETIC CONTROL WITHIN
LIMITS OF THIS PARCEL AT THE TIME OF SURVEY.



STATE OF OREGON }
COUNTY OF DOUGLAS } SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

97 OCT 29 AM 8:14

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Alonia G. Burnett
DEPUTY
FEE PP

FOUND:
35" OAK N6°E, 142.1' SCAR @ FACE
22" W. OAK S9°30'W, 35.6' SCAR @ FACE
1 1/4" IRON ROD, N45°50'40"E 13.21' (NO RECORD)
5/8" IRON ROD S45°27'45"W 5.76 (NOTED IN M82-52)

CENTERLINE CURVE DATA
Δ=45°14'00"
SPIRAL LENGTH IN = 300.00'
ARC LENGTH = 522.423'
SPIRAL LENGTH OUT = 300.00'
RADIUS = 1041.741'
DELTA = 28°44'00"
CHORD BEARING = N60°44'03"E
CHORD DISTANCE = 516.967'

FD 5/8" IRON ROD W/YELLOW
PLASTIC CAP MARKED
"AA SURVEYING, INC" STA
84+89.16 P.C.S. HELD.
PER REFERENCE #3

FD 5/8" IRON ROD
W/YELLOW PLASTIC CAP
MARKED "AA SURVEYING, INC"
AT STA 79+66.74 P.S.C.
PER REFERENCE #3.

SCALE: 1" = 100'

BASIS OF BEARING
ASSUME AS N02°29'44"W ALONG THE LINE BETWEEN
THE N.E. CORNER OF THE WILLIAM PRESTON D.L.C. #62
AND THE FOUND MONUMENT AT POINT "B"

FD 5/8" IRON ROD
W/YELLOW PLASTIC CAP
MARKED "AA SURVEYING, INC"
AT STA 78+00 POS
PER REFERENCE #3.

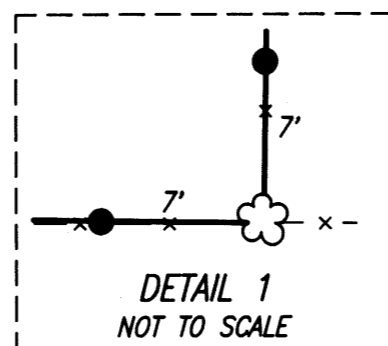
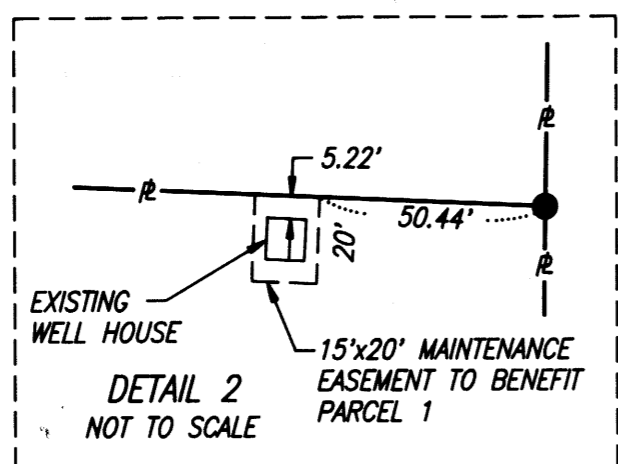
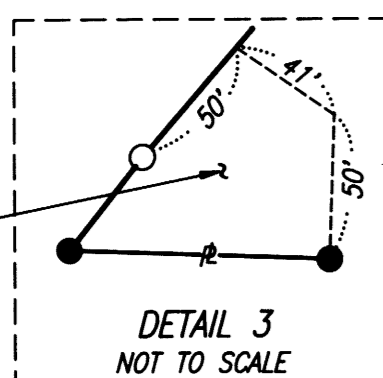
FD 5/8" IRON ROD
W/YELLOW PLASTIC CAP
MARKED "AA SURVEYING, INC"
HELD FOR STA 76+66.74 PS
PER REFERENCE #3.

FD 5/8" IRON ROD
W/YELLOW PLASTIC CAP
HELD FOR STA 75+34.83 PT
PER REFERENCE #3.

FD 3/4" IRON ROD
AS SET IN M27-1
HELD

HELD RECORD
ANGLE OF
126°06'00"
PER M27-1

FD 3/4" IRON ROD
AS SET IN M27-1
HELD



LEGEND

- SET 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "MADDUX P.L.S. #2430"
- FOUND MONUMENT AS NOTED
- ⊗ CALCULATED POSITION
- x-x- EXISTING FENCE
- (XXX)^D DEED CALL

REFERENCES:

- 1.) M27-1 (EVANS)
- 2.) C.S. 51/132-4 (MARKHAM JR.)
- 3.) CO. RD. #1 PLAN SHEET 4 OF 9 (QUIMBY) (M.P. 4.66-4.98) FILED 1-19-95
- 4.) M82-52 (RUPPERT)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Larry D. Maddux
COMMISSION
EXPIRES 12, 1998
LARRY D. MADDUX
2430

EXPIRES 12-31-98

97-21907

97-21907

1110 - 0111