COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1997-0130

LEGAL OWNER: CATES, KENNETH; CATES, KRISTINE;
BARRETT, KAY; TRS WHEELER FAMILY TRUST
1688 DENN RD.
CAMAS VALLEY, OR. 97416

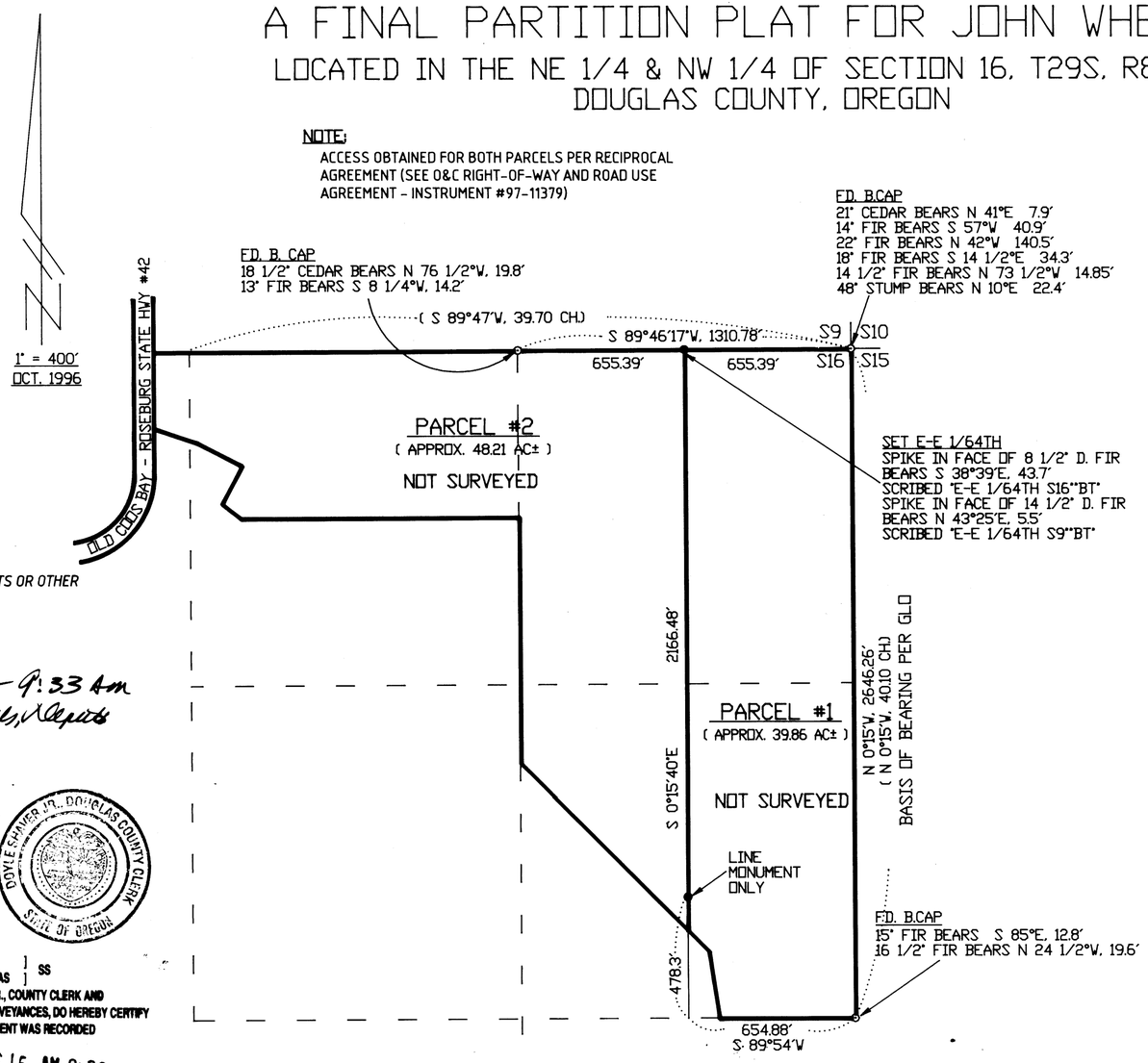
PARTITIONER: JOHN WHEELER
3456 UPPER CAMAS RD.
CAMAS VALLEY, OR. 97416

PREPARED BY: GREG LANG
7550 WILLIS CREEK RD.
WINSTON, OR. 97496

A FINAL PARTITION PLAT FOR JOHN WHEELER

LOCATED IN THE NE 1/4 & NW 1/4 OF SECTION 16, T29S, R8W, W.M., DOUGLAS COUNTY, OREGON

NOTE:
ACCESS OBTAINED FOR BOTH PARCELS PER RECIPROCAL AGREEMENT (SEE O&C RIGHT-OF-WAY AND ROAD USE AGREEMENT - INSTRUMENT #97-11379)



1" = 400'
OCT. 1996

LEGEND:
⊙ - FOUND AS NOTED
● - SET 5/8" X 30" IRON ROD W/PLASTIC CAP MK'D. "LANG SURVEYING"

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

Anne E. Schroeder 12-15-97
D.C. TAX COLLECTOR DATE

FILED THIS 16th DAY OF Dec. 1997, at 9:33 Am
Doyle B. Shaver, Jr. by Carol Engen, Deputy
D.C. CLERK FEE

ACKNOWLEDGEMENT IN AN INDIVIDUAL CAPACITY

{STATE OF OREGON
{COUNTY OF DOUGLAS

THIS DECLARATION IS ACKNOWLEDGED BEFORE ME ON Dec. 11 1997, BY
Kenneth Cates, appeared
Jean H Crawford
NOTARY PUBLIC - STATE OF OREGON
MY COMMISSION EXPIRES: 4-17-98

OFFICIAL SEAL
JEAN H CRAWFORD
NOTARY PUBLIC - OREGON
COMMISSION NO. 033843
MY COMMISSION EXPIRES APR. 17, 1998

DOYLE SHAVER JR., DOUGLAS COUNTY CLERK
STATE OF OREGON

STATE OF OREGON] SS
COUNTY OF DOUGLAS]
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
97 DEC 16 AM 9:33
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Engen DEPUTY
97-25103 FEE $10

APPROVALS

APPROVED: December 12, 1997
Bob Williams for Public
DOUGLAS COUNTY PLANNING DIRECTOR DATE

APPROVED: Dec. 15, 1997
Ronnie E. Winn
DOUGLAS COUNTY SURVEYOR DATE

NARRATIVE:
PURPOSE IS TO MAP A PARTITION OF LAND (BOTH PARCELS IN EXCESS OF 10 ACRES) AS TENTATIVELY APPROVED BY THE DOUGLAS COUNTY PLANNING DEPT. I SET THE E-E 1/64TH CORNER ON LINE AND MIDWAY BETWEEN THE NE SECTION CORNER AND THE E 1/16TH CORNER. SINCE SECTION 16 IS NOT SUBDIVIDED BY THIS SURVEY, THE PARTITION LINE IS OTHERWISE ONLY AN APPROXIMATION OF THE TRUE SECTIONAL BREAKDOWN AND IS ESTABLISHED (AS MONUMENTED) PER DIMENSIONS GIVEN FROM THE EAST LINE OF SECTION 11.

FIELD CREW: G. LANG
EQUIP.: TM 6 & RED 1 EDM
COMPS.: G. LANG

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 10, 1987
GREGORY D. LANG
#1886

EXPIRES: 12-31-98

NOTE:
EXISTING ACCESS EASEMENT IS NOT SURVEYED OR RESEARCHED & IS SHOWN PER PRELIMINARY PLAN.

PREPARED BY:
GREG LANG

DRAFTING:
BILL WARREN

WATER: PROPOSING RESOURCE PARCELS
SEWER: PROPOSING RESOURCE PARCELS
COMP. PLAN: FARM FOREST TRANSITIONAL
ZONE: FARM FOREST

PLANNING DEPT. FILE # - 96-129
TAX ACCOUNT #'s - PARCEL 1 - 12331.04
PARCEL 2 - 12331.00 & 12331.01

TAX LOT #'s - PARCEL 1 - TL 101
PARCEL 2 - TL 100

SURVEYOR'S AFFIDAVIT

I, GREG LANG, IN COMPLIANCE WITH THE CONDITION SET FORTH BY THE DOUGLAS COUNTY PLANNING DEPT., DO HEREBY CERTIFY THAT I HAVE MADE THIS PARTITION MAP IN REASONABLE CONFORMANCE WITH THE PRELIMINARY PLAN SUBMITTED & I HAVE NOT SURVEYED, (WITH THE EXCEPTION THAT A PORTION OF THE PARTITION LINE WAS MONUMENTED AS SHOWN) THE FOLLOWING DESCRIBED PROPERTY:

EAST HALF OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.
ALSO ALL THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, LYING EASTERLY OF STATE HIGHWAY NO. 42.

EXCEPTING THEREFROM THAT PART SOLD BY ROBERT H. BURNS TO WILLIAM H. F. ZIEDRICH BY DEED RECORDED IN BOOK 249 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, RECORDER'S NO. 206126. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO ROBERT G. RANDALL AND WIFE BY INSTRUMENT RECORDER'S NO. 328338, RECORDS OF DOUGLAS COUNTY, OREGON.

LESS AND EXCEPTING ALL GAS, OIL AND MINERAL RIGHTS IN, ON OR UNDER THE ABOVE DESCRIBED REAL ESTATE, AS RESERVED BY ROBERT B. BURNS IN BOOK 259, PAGE 621, RECORDER'S NO. 223421, RECORDS OF DOUGLAS COUNTY, OREGON.

Gregory D. Lang 10-17-97
SURVEYOR DATE

DECLARATION

WE, THE UNDERSIGNED DO HEREBY DECLARE THAT WE ARE CAUSING THE LAND DESCRIBED HEREON TO BE PARTITIONED AS SHOWN.

Kenneth Cates 12-11-97
KENNETH CATES DATE

Kristine Cates 11/19/97 11-5-97
KRISTINE CATES DATE

Kay Barrett Kay Barrett 11-19-97 11-5-97
KAY BARRETT, TRUSTEE FOR WHEELER FAMILY TRUST DATE

ACKNOWLEDGEMENT IN AN INDIVIDUAL CAPACITY

STATE OF OREGON
COUNTY OF DOUGLAS

THIS DECLARATION IS ACKNOWLEDGED BEFORE ME ON Nov. 19 19 97, BY
Kristine Cates
Kay Barrett

OFFICIAL SEAL
SHARON D BURRIL
NOTARY PUBLIC - OREGON
COMMISSION NO. 042989
MY COMMISSION EXPIRES APR. 24, 1998

NOTARY PUBLIC - STATE OF OREGON Sharon D. Burril
MY COMMISSION EXPIRES: April 24, 1999

97-25103

97-25103

97-25103

1997-0130