

LAND PARTITION

IN SE 1/4 SEC. 12, T30S, R6W, W.M.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY DESCRIBED IN INSTRUMENT NO. 93-08268, DOUGLAS COUNTY DEED RECORDS, INTO TWO PARCELS AS APPROVED UNDER THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 97-041 AND AS SHOWN ON THE FACE OF THE PLAT.

THE BASIS OF BEARING WAS ESTABLISHED BY FOUND MONUMENTS ALONG THE EAST LINE OF THE SUBJECT PROPERTY AS PER MAP OF SURVEY 1992-0072A. THE NORTH PROPERTY CORNER LYING ON THE CURVE OF THE SOUTH R/W LINE OF HWY 263 THAT WAS OBLITERATED BY INSTALLATION OF A WATER MAIN, WAS REESTABLISHED TO ITS ORIGINAL M22-65 POSITION USING MONUMENTS AND TIES PER 1992-0072 SURVEY. INTERSECTING TANGENT LINES AS DETERMINED BY MONUMENTS FOUND ALONG THE SOUTH R/W OF HWY 263 AND MONUMENTS FOUND ALONG THE EAST R/W LINE OF HWY 20 WERE USED TO ESTABLISH CENTERLINE CURVE DATA AND A SUBSEQUENT BEST FIT CURVE RADIUS THROUGH MONUMENT LOCATIONS FOUND AND OF RECORD FOR THAT PORTION OF THE CURVE AS IS PART OF THIS PROPERTY.

THE 3/4" PIPE FOUND NEAR THE WEST R/W LINE AND RECORDED AS FOUND PER M22-65 DID NOT AGREE HARMONIOUSLY WITH OTHER RECORD R/W MONUMENTS FOUND AND WAS NOT USED TO DETERMINE R/W POSITION.

A MONUMENT WAS SET ON THE R/W AT THE POINT OF INTERSECTION OF THE 557.71 FOOT RADIUS (552.96 MAP) AND THE EAST R/W TANGENT LINE AS PER COUNTY ROAD MAP C20. THE FIELD MEASUREMENTS TAKEN TO LOCATE JUDD CREEK'S CENTER WERE DURING A PERIOD OF HIGH WATER. CENTERLINE OF RECORD M74-6 AND DEED INST. NO 93-08268 VARIED WITH THE ACTUAL FIELD LOCATIONS AND AT PLACES DID NOT FALL WITHIN THE WELL DEFINED BANKS. TWO MONUMENTS WERE SET TO REFERENCE THE CENTER LINE OF JUDD CREEK, ONE ON THE EAST PROPERTY LINE AND ONE ON THE PARTITION LINE.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE & GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE

COMPREHENSIVE PLAN:
INDUSTRIAL ZONING: M-3
WATER:
PARCEL 1, CITY OF RIDDLE
PARCEL 2, CITY OF RIDDLE
PLANNING DEPT.# 97-041
SEWER/ SEPTIC SYSTEMS
TAX ACCT. NO. 13706.08

Δ = 20°40'35"
T = 101.74'
R = 557.71'
L = 201.26'

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE LAND PARTITION SHOWN HEREON.

DESCRIPTION:

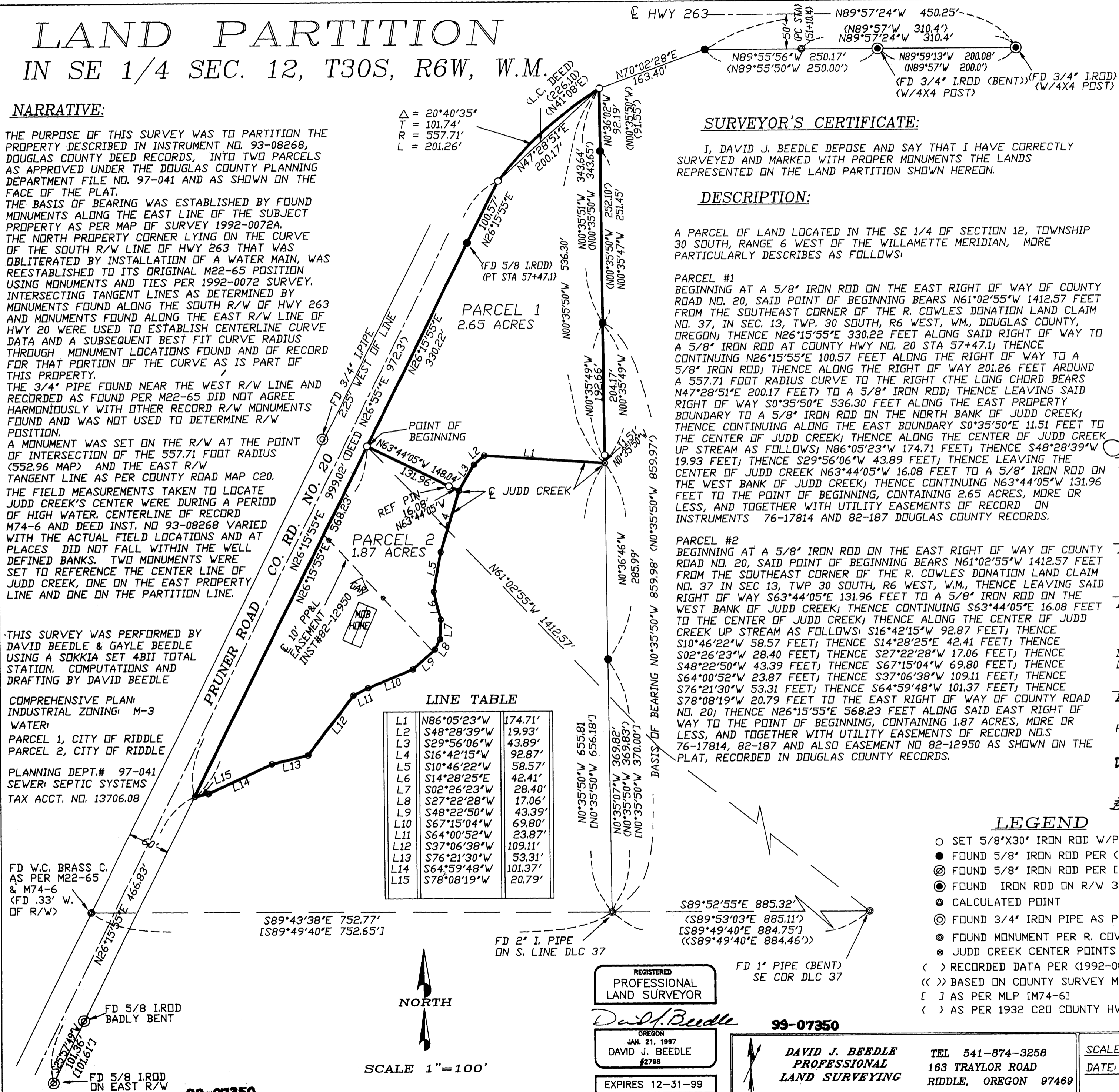
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBES AS FOLLOWS:

PARCEL #1
BEGINNING AT A 5/8" IRON ROD ON THE EAST RIGHT OF WAY OF COUNTY ROAD NO. 20, SAID POINT OF BEGINNING BEARS N61°02'55"W 1412.57 FEET FROM THE SOUTHEAST CORNER OF THE R. COWLES DONATION LAND CLAIM NO. 37, IN SEC. 13, TWP. 30 SOUTH, R6 WEST, WM., DOUGLAS COUNTY, OREGON; THENCE N26°15'55"E 330.22 FEET ALONG SAID RIGHT OF WAY TO A 5/8" IRON ROD AT COUNTY HWY NO. 20 STA 57+47.1; THENCE CONTINUING N26°15'55"E 100.57 FEET ALONG THE RIGHT OF WAY TO A 5/8" IRON ROD; THENCE ALONG THE RIGHT OF WAY 201.26 FEET AROUND A 557.71 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD BEARS N47°28'51"E 200.17 FEET) TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT OF WAY S0°35'50"E 536.30 FEET ALONG THE EAST PROPERTY BOUNDARY TO A 5/8" IRON ROD ON THE NORTH BANK OF JUDD CREEK; THENCE CONTINUING ALONG THE EAST BOUNDARY S0°35'50"E 11.51 FEET TO THE CENTER OF JUDD CREEK; THENCE ALONG THE CENTER OF JUDD CREEK UP STREAM AS FOLLOWS; N86°05'23"W 174.71 FEET; THENCE S48°28'39"W 19.93 FEET; THENCE S29°56'06"W 43.89 FEET; THENCE LEAVING THE CENTER OF JUDD CREEK N63°44'05"W 16.08 FEET TO A 5/8" IRON ROD ON THE WEST BANK OF JUDD CREEK; THENCE CONTINUING N63°44'05"W 131.96 FEET TO THE POINT OF BEGINNING, CONTAINING 2.65 ACRES, MORE OR LESS, AND TOGETHER WITH UTILITY EASEMENTS OF RECORD ON INSTRUMENTS 76-17814 AND 82-187 DOUGLAS COUNTY RECORDS.

PARCEL #2
BEGINNING AT A 5/8" IRON ROD ON THE EAST RIGHT OF WAY OF COUNTY ROAD NO. 20, SAID POINT OF BEGINNING BEARS N61°02'55"W 1412.57 FEET FROM THE SOUTHEAST CORNER OF THE R. COWLES DONATION LAND CLAIM NO. 37 IN SEC 13, TWP 30 SOUTH, R6 WEST, W.M., THENCE LEAVING SAID RIGHT OF WAY S63°44'05"E 131.96 FEET TO A 5/8" IRON ROD ON THE WEST BANK OF JUDD CREEK; THENCE CONTINUING S63°44'05"E 16.08 FEET TO THE CENTER OF JUDD CREEK; THENCE ALONG THE CENTER OF JUDD CREEK UP STREAM AS FOLLOWS; S16°42'15"W 92.87 FEET; THENCE S10°46'22"W 58.57 FEET; THENCE S14°28'25"E 42.41 FEET; THENCE S02°26'23"W 28.40 FEET; THENCE S27°22'28"W 17.06 FEET; THENCE S48°22'50"W 43.39 FEET; THENCE S67°15'04"W 69.80 FEET; THENCE S64°00'52"W 23.87 FEET; THENCE S37°06'38"W 109.11 FEET; THENCE S76°21'30"W 53.31 FEET; THENCE S64°59'48"W 101.37 FEET; THENCE S78°08'19"W 20.79 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD NO. 20; THENCE N26°15'55"E 568.23 FEET ALONG SAID EAST RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 1.87 ACRES, MORE OR LESS, AND TOGETHER WITH UTILITY EASEMENTS OF RECORD NO.S 76-17814, 82-187 AND ALSO EASEMENT NO 82-12950 AS SHOWN ON THE PLAT, RECORDED IN DOUGLAS COUNTY RECORDS.

LINE TABLE

L1	N86°05'23"W	174.71'
L2	S48°28'39"W	19.93'
L3	S29°56'06"W	43.89'
L4	S16°42'15"W	92.87'
L5	S10°46'22"W	58.57'
L6	S14°28'25"E	42.41'
L7	S02°26'23"W	28.40'
L8	S27°22'28"W	17.06'
L9	S48°22'50"W	43.39'
L10	S67°15'04"W	69.80'
L11	S64°00'52"W	23.87'
L12	S37°06'38"W	109.11'
L13	S76°21'30"W	53.31'
L14	S64°59'48"W	101.37'
L15	S78°08'19"W	20.79'



DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT JUNE E. SLAY AND GARY L. SLAY ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

June E. Slay
JUNE E. SLAY
SEE PARTITION PLAT CONSENT AFFIDAVIT RECORDED IN VOLUME 1604 PAGE 509 COUNTY CLERK RECORDS.

ACKNOWLEDGMENT:
STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th DAY OF March, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JUNE E. SLAY, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

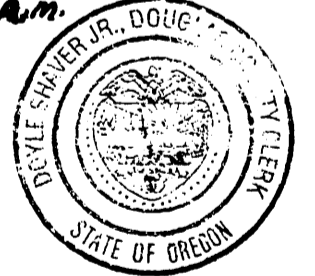
Lynda G Wilcox
NOTARY PUBLIC, STATE OF OREGON
OFFICIAL SEAL
LYNDA G WILCOX
NOTARY PUBLIC-OREGON
COMMISSION NO. 311919
MY COMMISSION EXPIRES JUNE 7, 2002
Keith L. Cubie 3/16/99
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed. Mannon 3-16-99
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
3/17/99 AM PM
DOUGLAS COUNTY TAX COLLECTOR 99-07350 DATE

FILED THIS 18th DAY OF MARCH, 1999 10:36 O'CLOCK AM.

DOYLE SHAVER JR., County Clerk
DOUGLAS COUNTY CLERK
Shirley J. Burnett
By Deputy



LEGEND

- SET 5/8"X30" IRON ROD W/PC - LS #2798
- FOUND 5/8" IRON ROD PER (1992-0072) OR AS NOTED
- ⊙ FOUND 5/8" IRON ROD PER [M74-6]
- ⊙ FOUND IRON ROD ON R/W 3/4" OR 5/8" AS NOTED PER C20 MAP
- ⊙ CALCULATED POINT
- ⊙ FOUND 3/4" IRON PIPE AS PER ((M22-65))OR AS NOTED
- ⊙ FOUND MONUMENT PER R. COWLES D.L.C. NO. 37 AS NOTED
- ⊙ JUDD CREEK CENTER POINTS AS SURVEYED
- () RECORDED DATA PER (1992-0072A)
- << >> BASED ON COUNTY SURVEY MAP ((M22-65))
- [] AS PER MLP [M74-6]
- { } AS PER 1932 C20 COUNTY HWY MAP

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

MAR 18 10:06
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Shirley J. Burnett*

REGISTERED PROFESSIONAL LAND SURVEYOR
David J. Beedle
OREGON
JAN. 21, 1997
DAVID J. BEEDLE
#2798
EXPIRES 12-31-99

99-07350
DAVID J. BEEDLE
PROFESSIONAL
LAND SURVEYING
TEL 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469

SCALE: 1"=100'
DATE: FEBRUARY 16, 1999
SURVEYED FOR:
JUNE E. SLAY
PO BOX 566
RIDDLE, OR 97469
99-07350

1999-0024

1999-0024