

FINAL PARTITION PLAT

PROPERTY BEING LOCATED IN SW1/4 SW1/4 OF SEC. 35, TWP. 21 SOUTH RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON REF: BOOK 1468, PAGE 813.

PREPARED FOR: SCOTT A. & JACKI D. LEWIS
P.O. BOX 255
REEDSPORT, OREGON 97467

PREPARED BY: PRAHAR SURVEYING
1045 BALTIMORE AVE.
BANDON, OREGON 97411
541.347.9517

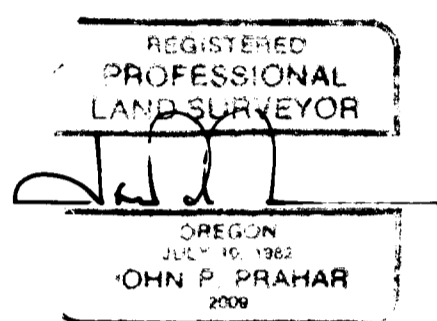
- LEGEND:
- INITIAL POINT AS NOTED
 - ⊙ MONUMENTS FOUND AS NOTED
 - 5/8"X30" IRON RODS SET THIS SURVEY CAPPED P.L.S. 2009, RED PLASTIC
 - CALCULATED POSITION AS NOTED

DATE: JUNE 29, 1999
SCALE: 1"=100.00'

NARRATIVE PER O.R.S. 209.250.
THE BASIS OF BEARINGS ARE AS HEREON SHOWN BEING BETWEEN FOUND MONUMENTS PER M124-55. THIS IS APPARENTLY AN ASSUMED BEARING. THE PURPOSE OF THIS SURVEY WAS TO SET THE CORNERS AS SHOWN TO COMPLETE THE PARTITIONING PROCESS. THE PROCEDURE FOR THIS SURVEY WAS TO HOLD ALL FOUND MONUMENTS AND USE DATA FROM M124-55 TO CALCULATE THE NEW CORNERS. INSTRUMENTS USED WERE A NIKON TOTAL STATION AND H.P. 48GX CALCULATOR. PRESENT WERE J. PRAHAR AND CARY MORTON.

SURVEYORS CERTIFICATE: I, JOHN P. PRAHAR REGISTERED LAND SURVEYOR IN OREGON NO. 2009, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND ON THE ATTACHED PLAT. THE BOUNDARIES ARE AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 35, TWP. 21 SOUTH, RGE. 12 W., W.M., DOUGLAS CO, OREGON MORE PARTICULARLY:

BEGINNING AT A POINT LOCATED 9.75'E & 1793.47' S. OF THE W. 1/4 CORNER OF SAID SECTION 35; THENCE ALONG A CURVE TO THE LEFT HAVING A LONG CHORD OF S11°03'15"E, 531.78' AND STAYING 150.00' FROM THE C.L. OF CENTRAL OREGON AND PACIFIC COMPANY'S RAILROAD, THENCE N70°21'E, 123.10'; THENCE ALONG A CURVE TO THE RIGHT HAVING A LONG CHORD OF N09°11'18"W, STAYING 20' FROM SAID RAILROAD C.L., 534.54'; THENCE S70°24'39"W, 140.68' TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 1.56 ACRES MORE OR LESS.



John P. Prahara
JOHN P. PRAHAR P.L.S. 2009
DATED ON THIS 27th DAY OF July 1999

RENEW AT 12/31/2000

34+35 W1/4 COR PER DEED AND M124-55

WINCHESTER AVE.

APPROVALS

APPROVED THIS 27th DAY OF August 1999

CITY OF REEDSPORT BY: *Dorah Lowan*

APPROVED THIS 13th DAY OF Aug. 1999

Ed Mauer
DOUGLAS COUNTY SURVEYOR DEPUTY

RECORDED THIS 17th DAY OF AUG 1999 IN/AS 99-21070 10:04 A.M.

DOYLE SHAVER JR., CLERK *Glenn J. Burnett*
DOUGLAS COUNTY CLERKS OFFICE BY: DEPUTY

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

Anneli C. Schroeder Deputy 876-99
DOUGLAS COUNTY TAX COLLECTOR DATE

DECLARATION: WE SCOTT A. LEWIS AND JACKI D. LEWIS, HUSBAND AND WIFE BEING FIRST DULY SWORN, DO HEREBY DEPOSE AND SAY THAT WE ARE THE OWNERS OF RECORD OF THE PROPERTY ON THE ATTACHED PARTITION PLAT AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO PARCELS AS HEREON SHOWN

Scott A. Lewis *Jacki D. Lewis*
SCOTT A. LEWIS JACKI D. LEWIS

SIGNED AND SWORN TO BEFORE ME THIS 27 DAY OF July 1999.

NOTARY PUBLIC FOR OREGON, COMMISSION EXP. 05-19-01

Alana L. Bague



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

99 AUG 17 AM 10:04

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Glenn J. Burnett*
DEPUTY

FEE PP

INITIAL POINT P.O.B. DEED REF: B. 1468 PAGE 813. FOUND P.K. IN ASPHALT M124-55 SHOULD HAVE SHOWN PK. NOT IRON ROD. LOCATED 9.75' E. & 1793.47' S. OF W1/4 COR. SEC. 35, 21-12.

TOTAL LONG CHORD S11°03'15"E, 531.78' REC & MEAS.

CAPPED PLS 1093 FOUND 5/8" ROD PER P.P. 1996-0080

LC=S16°27'30"E 41.52'

LC=S20°18'53"E 133.46'

RIVER BEND ROAD CREATED IN INSTRUMENT 85-6176, MINDOR LAND PARTITION M98-64 EASEMENT BOOK 933 P. 355 (INST 85-15458)

FOUND 5/8" ROD LUCKMAN 58-172 & M124-55

99-21070



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