

1999-0075 A

**LAND PARTITION**  
NORTH PACIFIC UNION CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS  
LYING IN THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 6 WEST AND IN THE  
NORTH 1/2 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN  
DOUGLAS COUNTY, OREGON  
JULY 1999

**NARRATIVE:**

The purpose of this survey was to partition the subject property described in Recorder's No. 98-26836. The basis of bearing was established from monuments found along the northeast line of that property shown as Parcel 1 in M106-26. The remainder of the subject property's perimeter was calculated from record survey data. The property was then partitioned per Preliminary Partition Plan as recorded in Douglas County Planning Department File Number 99-072 and Parcel 2 was monumented as shown. Parcel 1 is unsurveyed.

**SURVEYOR'S CERTIFICATE**

I, Herman A. Pleske, being duly sworn, depose and say that I have surveyed and monumented with proper monuments the corners of Parcel 2 so indicated on the annexed plat, that Parcel 1 is not surveyed and that the boundaries are properly described as follows:

Parcel 1: Recorder's No.98-26836 (Excepting Parcel 2)  
Parcel 2: Beginning at a point on the East Right-of-Way line for U.S. Highway 99, from which the North Quarter Corner for Section 1, Township 28 South, Range 6 West of the Willamette Meridian bears S88°05'33"E, 2207.61 feet; thence along aforesaid Right-of-Way line N38°47'00"E, 304.60 feet to a point; thence along the arc 520.96 feet of a 600 foot in length spiral curve (of which the long chord bears N36°25'18"E, 520.56 feet) to a point; thence leaving said Right-of-Way line S43°42'01"E, 486.19 feet to a point; thence S37°17'37"W, 825.00 feet to a point, also being the Northeast corner for Parcel 1 as described in Book 10, Page 72, Douglas County Surveyor's Records; thence along the North line of said Parcel 1 N43°42'01"W, 486.19 feet to the Point of Beginning, and containing 8.95 acres more or less.

Herman A. Pleske  
Herman A. Pleske

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS: that George Carambot, authorized agent for North Pacific Union Conference Association of Seventh-Day Adventists, owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, does hereby declare the annexed map to be a correct map of the partition plat of said property and that they have caused this partition plat to be prepared and the property to be partitioned into parcels as shown hereon, in accordance with the provisions of Chapter 92 of the Oregon Revised Statutes.

George Carambot  
Authorized Agent for North Pacific Union Conference Association of Seventh-Day Adventists

**ACKNOWLEDGMENT:**

State of Oregon )  
Multnomah SS  
County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 8th day of September, 1999, before me, a Notary Public in and for said State and County, did personally appear George Carambot, who being duly sworn, did say that (s)he is the identical person named in the foregoing instrument and they executed said instrument freely and voluntarily.

Margia J. Stanton  
Notary Public, State of Oregon

My commission expires on: 8/9/2001



**APPROVALS:**

Keith L. Cubic 9/14/99  
Douglas County Planning Director Date

Ed Moman 9-14-99  
Douglas County Surveyor DEPUTY Date

I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.

Did Herman 9-15-99  
Douglas County Tax Collector DEPUTY Date

**Legal Owner/Partitioner:**

North Pacific Union Conference of  
Association of Seventh-Day Adventists  
2760 Enchanted View  
Turner, OR 97392

**Water:** Roberts Creek Water District  
**Sewer:** On-site sewage disposal or Green Sanitary District  
**Zoning:** As noted  
**Number of Parcels:** 2  
**Comprehensive Plan:** As noted  
**Planning Department File Number:** 99-072

STATE OF OREGON |  
COUNTY OF DOUGLAS | 99  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

99 SEP 15 AM 11:46

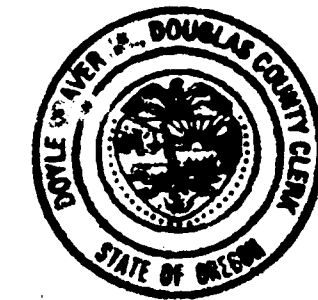
DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

99-23347 11:46 A.M.  
Filed this 15th day of SEPTEMBER, 1999.

DOYLE SHAVER JR. Glenn A. Burnett  
Douglas County Clerk BY: DEPUTY

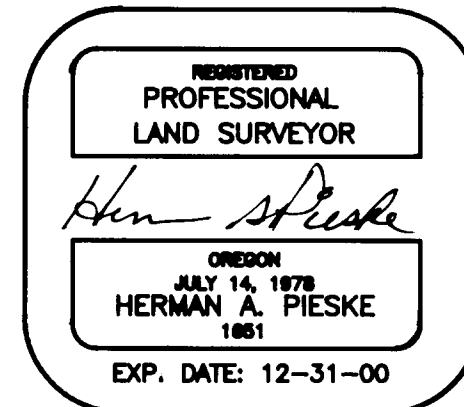
BY Glenn A. Burnett  
DEPUTY  
FEE PP



99-23347

SHEET 1 OF 2

S:\COMPS\2182.99\21829902.DWG



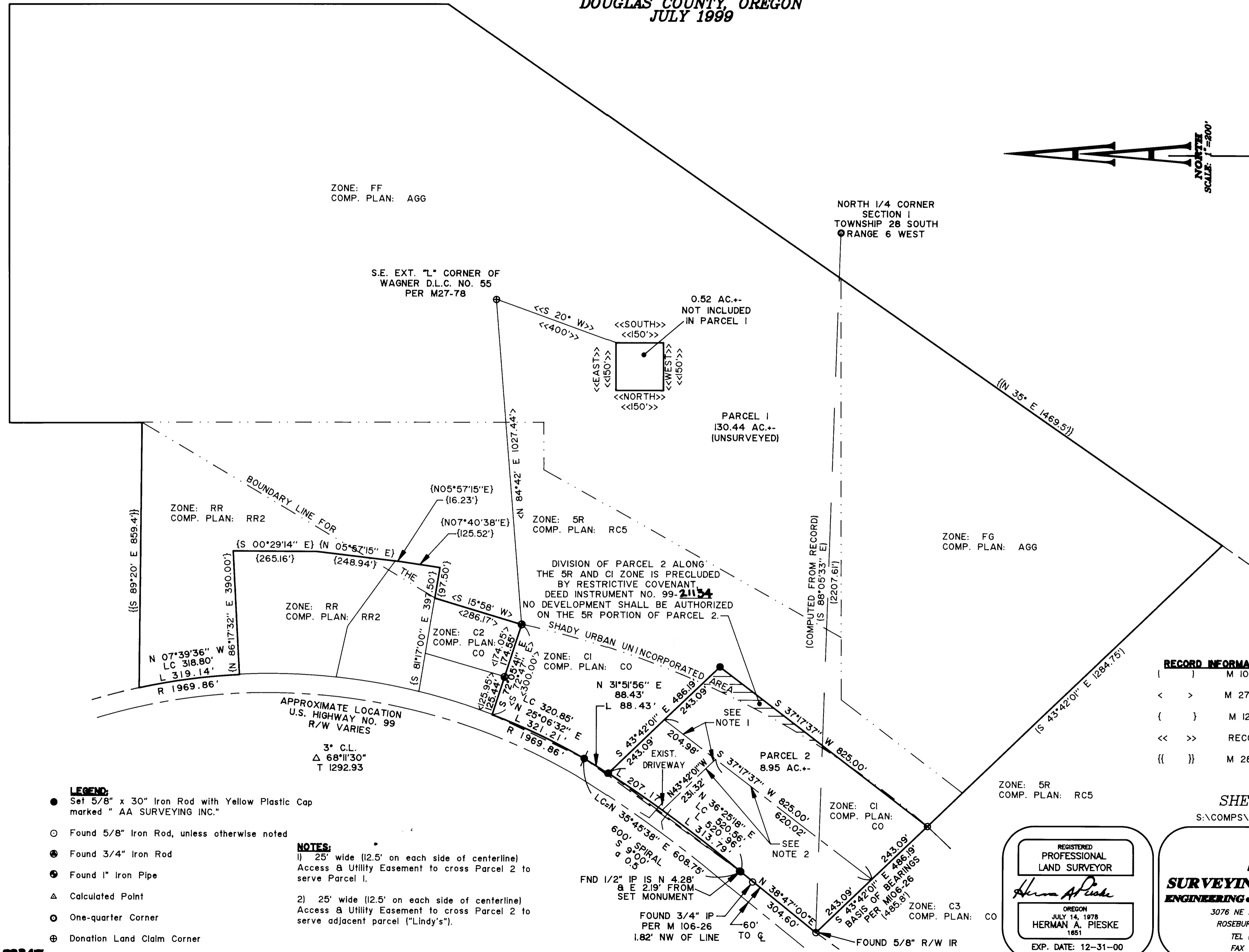
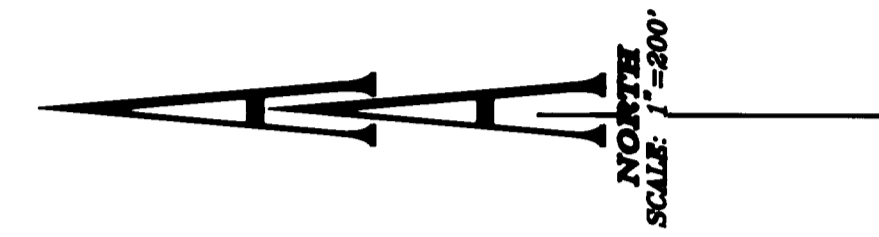
1999-0075 A

99-23347

99-23347

# LAND PARTITION

NORTH PACIFIC UNION CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS  
LYING IN THE SOUTH 1/2 OF SECTION 38, TOWNSHIP 27 SOUTH, RANGE 6 WEST AND IN THE  
NORTH 1/2 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN  
DOUGLAS COUNTY, OREGON  
JULY 1999



ZONE: FF  
COMP. PLAN: AGG

NORTH 1/4 CORNER  
SECTION 1  
TOWNSHIP 28 SOUTH  
RANGE 6 WEST

S.E. EXT. "L" CORNER OF  
WAGNER D.L.C. NO. 55  
PER M27-78

0.52 AC.--  
NOT INCLUDED  
IN PARCEL 1

PARCEL 1  
130.44 AC.--  
(UNSURVEYED)

ZONE: RR  
COMP. PLAN: RR2

ZONE: 5R  
COMP. PLAN: RC5

ZONE: FG  
COMP. PLAN: AGG

ZONE: RR  
COMP. PLAN: RR2

DIVISION OF PARCEL 2 ALONG THE 5R AND C1 ZONE IS PRECLUDED BY RESTRICTIVE COVENANT DEED INSTRUMENT NO. 99-21134 NO DEVELOPMENT SHALL BE AUTHORIZED ON THE 5R PORTION OF PARCEL 2.

ZONE: C2  
COMP. PLAN: CO

ZONE: C1  
COMP. PLAN: CO

ZONE: 5R  
COMP. PLAN: RC5

ZONE: C1  
COMP. PLAN: CO

ZONE: C3  
COMP. PLAN: CO

### LEGEND:

- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked " AA SURVEYING INC."
- Found 5/8" Iron Rod, unless otherwise noted
- ⊙ Found 3/4" Iron Rod
- ⊙ Found 1" Iron Pipe
- △ Calculated Point
- ⊙ One-quarter Corner
- ⊕ Donation Land Claim Corner

### NOTES:

- 1) 25' wide (12.5' on each side of centerline) Access & Utility Easement to cross Parcel 1.
- 2) 25' wide (12.5' on each side of centerline) Access & Utility Easement to cross Parcel 2 to serve adjacent parcel ("Lindy's").

**RECORD INFORMATION:**

( )	M 106-26
< >	M 27-78
{ }	M 126-14
<< >>	RECORDER'S NO. 98-26836
{ }	M 28-48

99-23847

SHEET 2 OF 2

S:\COMPS\2182.99\21829902.DWG

REGISTERED PROFESSIONAL LAND SURVEYOR

*Herman A. Pieske*

OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1851

EXP. DATE: 12-31-00

**AA**

**SURVEYING SERVICE, INC.**  
ENGINEERING • SURVEYING • PLANNING

3076 NE DIAMOND LAKE BLVD.  
ROSEBURG, OREGON 97470  
TEL (541)672-2096  
FAX (541)672-0611