

2000-0004 A

FINAL PARTITION PLAT

BEING A PORTION OF BLOCK 66
IN THE "AMENDED PLAT OF RAILROAD ADDITION
TO REEDSPORT" LOCATED IN THE SW 1/4 OF
THE SE 1/4, SECTION 34, T.21S., R.12W., W.M.
CITY OF REEDSPORT,
DOUGLAS COUNTY, OREGON

DECEMBER 07, 1999

SHEET 1 OF 2

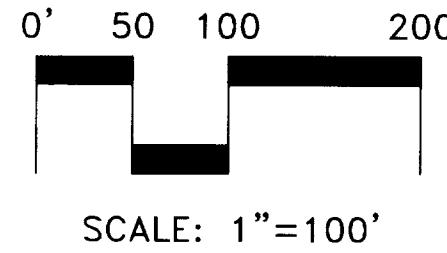
PREPARED FOR:
TANNER TRUST
WIESBURG TRUST
LA MONICA TRUST

15455 SAN FERNANDO MISSION, NO. 401
MISSION HILLS, CA. 91345

DAVIS
CONSULTING
GROUP, INC.

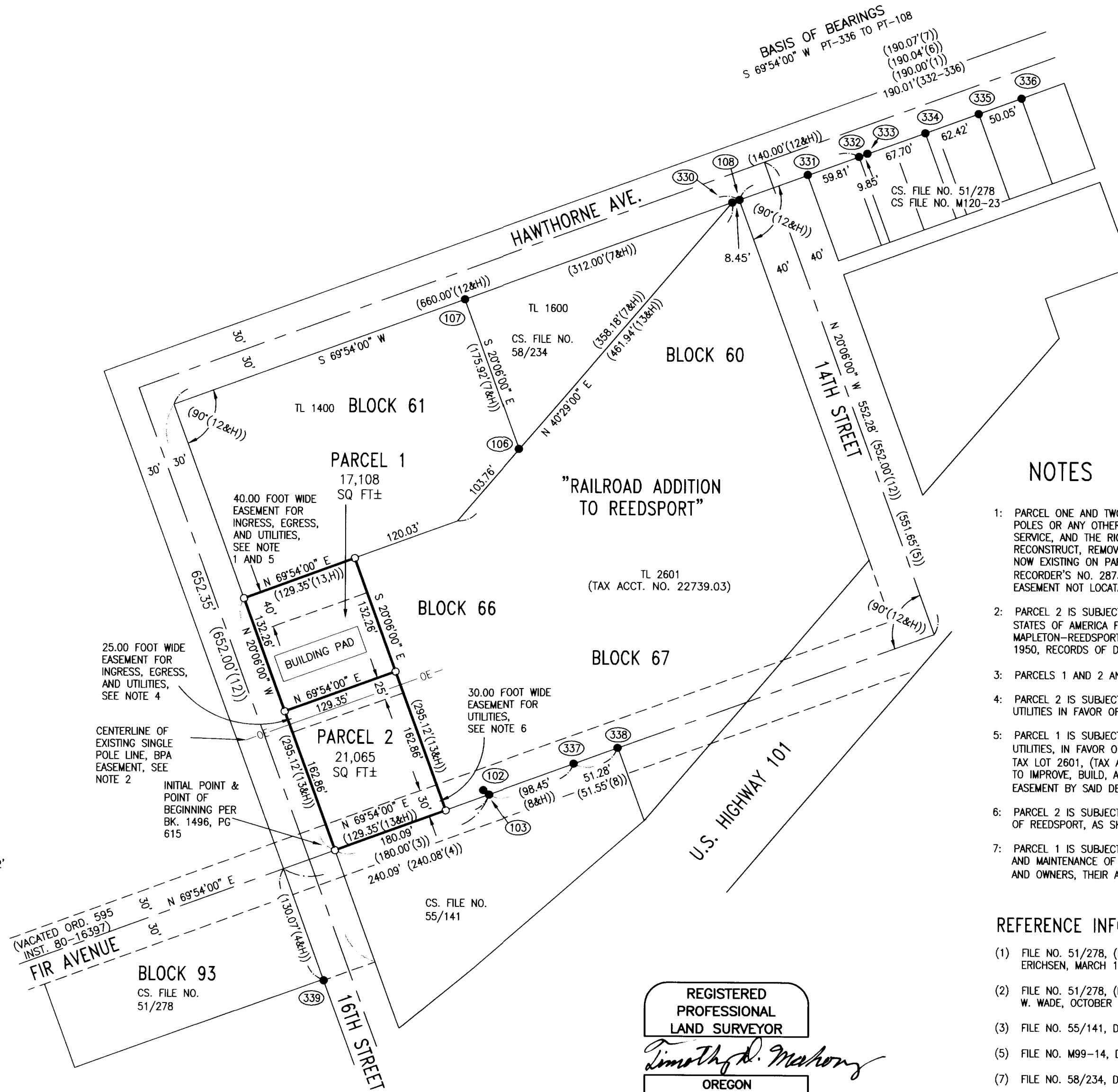


Oregon and Washington
1331 N. GOERIG, SUITE E
WOODLAND, WASHINGTON 98674
(360) 225-1449



- LEGEND**
- DENOTES 5/8"x30" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "DCG, INC.", SET ON 11-02-1999
 - DENOTES MONUMENT FOUND AS NOTED
 - YPC DENOTES YELLOW PLASTIC CAP
 - IR DENOTES IRON ROD
 - IP DENOTES IRON PIPE
 - AG DENOTES ABOVE GROUND
 - BG DENOTES BELOW GROUND
 - POB DENOTES POINT OF BEGINNING
 - ROW DENOTES RIGHT-OF-WAY
 - CL DENOTES CENTERLINE
 - RRSPK DENOTES RAILROAD SPIKE
 - DCDR DENOTES DOUGLAS COUNTY DEED RECORDS
 - DCSR DENOTES DOUGLAS COUNTY SURVEY RECORDS
 - DCPR DENOTES DOUGLAS COUNTY PLAT RECORDS
 - OSHD DENOTES OREGON STATE HIGHWAY DIVISION
 - CALC DENOTES CALCULATED
 - BK DENOTES BOOK
 - PG DENOTES PAGE
 - OE- DENOTES OVERHEAD ELECTRICAL LINE
 - (FD/S(1)) DENOTES RECORD REFERENCE DOCUMENT
(FD=FOUND) (S=SET) (H=HELD) (C=CALC) (X)REF.NO.

- MONUMENT NOTES**
- 102 5/8" IR W/YPC, ILLEGIBLE, FLUSH, 0.78"N, 0.33"W OF POINT 103, S(5)
 - 103 RRSPPK, FLUSH, NOT HELD, N20°06'00"W, 0.14' OF CALC CL OF FIR AVENUE, S(3), H(4,5,6)
 - 106 3/4" IP, 0.3' BG, BENT NORTHERLY, 0.11'S, 0.57"W, S(7)
 - 107 5/8" IR, 0.8' BG, HELD, S(7)
 - 108 1" IP, 0.2' BG, HELD N-S, 0.22'E, 90° TO ROW LINE, S(7)
 - 330 1/2" IP, 0.2' BG, HELD PER (7), S(7)
 - 331 1/2" IP, 0.8' BG, 0.53'N, S(6)
 - 332 1/2" IP, 0.3' BG, HELD PER (1), S(1)
 - 333 3/8" IR, 1.2' BG, 0.30'N, 90° TO ROW LINE, NO RECORD
 - 334 5/8" IR W/YPC STAMPED, "WILCOX, L.S. 2244", HELD PER (6), S(6)
 - 335 5/8" IR W/YPC STAMPED, "WILCOX, L.S. 2244", HELD PER (6), S(6)
 - 336 3/4" IP, 1.2' BG, HELD PER (1), S(1)
 - 337 RRSPPK W/ PUNCH, 0.1' BG, NOT HELD, N20°06'00"W, 0.42' OF CALC CL OF FIR AVENUE, S(8)
 - 338 3/4" IP, BENT, LOCATED TOP, 0.2' BG, NOT HELD, N20°06'00"W, 0.31' OF CALC CL OF FIR AVENUE, S(8)
 - 339 1-1/2" IP, 0.2' BG, HELD PER (2), ALSO FOUND 1/2" IR, 0.13'S OF POINT 339, ALSO FOUND NAIL & WASHER, 0.10'N OF POINT 339, REMOVED TO RECOVER POINT 339



NOTES

- 1: PARCEL ONE AND TWO ARE SUBJECT TO A UTILITY EASEMENT FOR SEWER, WATER, WIRES, POLES OR ANY OTHER THING USED OR INTENDED TO BE USED FOR ANY KIND OF PUBLIC SERVICE, AND THE RIGHT IS HEREBY RESERVED TO MAINTAIN, CONTINUE, REPAIR, RECONSTRUCT, REMOVE, REPLACE, AND REBUILD ANY AND ALL SUCH THINGS AS ARE NOW EXISTING ON PARCEL 1 AND 2, PER DEED RECORDED IN BK. 299, PG. 858, RECORDER'S NO. 287356, JANUARY 16, 1941, RECORDS OF DOUGLAS COUNTY, OREGON. EASEMENT NOT LOCATABLE PER SAID DEED.
- 2: PARCEL 2 IS SUBJECT TO A PERPETUAL TRANSMISSION LINE EASEMENT TO THE UNITED STATES OF AMERICA FOR THE UNITED STATES BONNEVILLE POWER ADMINISTRATION'S MAPLETON-REEDSPORT TRANSMISSION LINE RECORDED IN BK. 180, PG. 68, ON JUNE 6, 1950, RECORDS OF DOUGLAS COUNTY, OREGON. NO WIDTH GIVEN.
- 3: PARCELS 1 AND 2 AND ADJOINING LANDS ARE ZONED C-2 (COMMERCIAL).
- 4: PARCEL 2 IS SUBJECT TO A 25.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES IN FAVOR OF PARCEL 1 AS SHOWN.
- 5: PARCEL 1 IS SUBJECT TO A 40.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, IN FAVOR OF THE DECLARENTS AND OWNERS, THEIR ASSIGNS AND LESSEE'S OF TAX LOT 2601, (TAX ACCOUNT NO. 22739.03). SAID EASEMENT IS SUBJECT TO THE RIGHT TO IMPROVE, BUILD, AND MAINTAIN A PAVED ROADWAY SURFACE OVER AND ACROSS SAID EASEMENT BY SAID DECLARENTS AND OWNERS, THEIR ASSIGNS AND LESSEE'S.
- 6: PARCEL 2 IS SUBJECT TO A 30.00 FOOT WIDE UTILITY EASEMENT IN FAVOR OF THE CITY OF REEDSPORT, AS SHOWN.
- 7: PARCEL 1 IS SUBJECT TO A SANITARY SEWER EASEMENT FOR INGRESS, EGRESS, ACCESS AND MAINTENANCE OF AN EXISTING SANITARY SEWER CLEANOUT IN FAVOR OF DECLARENTS AND OWNERS, THEIR ASSIGNS AND LESSEE'S OF TAX LOT 2601 (TAX ACCOUNT NO. 22739.03)

REFERENCE INFORMATION

- (1) FILE NO. 51/278, (DUPLICATE NO. WITH (2)), BY ROY H. ERICHSEN, MARCH 12, 1965, DCSR
- (2) FILE NO. 51/278, (DUPLICATE NO. WITH (1)), BY ROBERT W. WADE, OCTOBER 31, 1964, DCSR
- (3) FILE NO. 55/141, DCSR (4) FILE NO. 58/273, DCSR
- (5) FILE NO. M99-14, DCSR (6) FILE NO. M120-23, DCSR
- (7) FILE NO. 58/234, DCSR (8) FILE NO. 58/89, DCSR
- (9) FILE NO. M126-3, DCSR (10) FILE NO. 58/2, DCSR
- (11) O.S.H.D. DRG. NO. 10C-54-4
- (12) "AMENDED PLAT OF RAILROAD ADDITION TO REEDSPORT", DCPR
- (13) BOOK 1496, PAGE 615, DCSR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Timothy D. Mahoney
OREGON
JULY 26, 1988
TIMOTHY D. MAHONEY
2347

EXPIRES 12/31/00

DAVIS CONSULTING GROUP, INC.
THIS COMPANY IN ITS ENTIRETY MAKES NO WARRANTY OR ACCEPTS ANY LIABILITY AS TO MATTERS CONCERNING UNWRITTEN AND UNRECORDED PROPERTY RIGHTS SUCH AS, BUT NOT LIMITED TO: ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC...

00-01040

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1705PLAT.DWG
PLOT DATE: DECEMBER 07, 1999

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CITY OF REEDSPORT,
DOUGLAS COUNTY, OREGON
DECEMBER 07, 1999
SHEET 2 OF 2

PREPARED FOR:
TANNER TRUST
WIESBURG TRUST
LA MONICA TRUST
15455 SAN FERNANDO MISSION, SUITE 402
MISSION HILLS, CA. 91345



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, HOWARD TANNER AND SHIRLEY TANNER, TRUSTEES OF THE TANNER FAMILY TRUST, STEVEN E. WIESBURG AND MARGO H. WIESBURG, TRUSTEES OF THE STEVEN AND MARGO WIESBURG FAMILY REVOCABLE TRUST, AND LAWRENCE LA MONICA AND MARIE LA MONICA, TRUSTEES OF THE LA MONICA TRUST, BEING DULY SWORN, DEPOSE AND SAY THAT WE ARE THE OWNERS OF THE PROPERTY REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE, DO HEREBY DECLARE THE MAP OF THIS PARTITION PLAT TO BE CORRECT, AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND PROPERTY PARTITIONED INTO PARCELS AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92, AND WE DO HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID MAP.

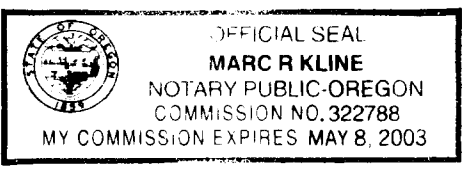
HOWARD TANNER, TRUSTEE SEE PARTITION PLAT CONSENT AFFIDAVIT AS RECORDED IN BOOK 1667, PAGE 155 INSTRUMENT NO. 00-01039
SHIRLEY TANNER, TRUSTEE SEE PARTITION PLAT CONSENT AFFIDAVIT AS RECORDED IN BOOK 1667, PAGE 155 INSTRUMENT NO. 00-01039
LAWRENCE LA MONICA, TRUSTEE SEE PARTITION PLAT CONSENT AFFIDAVIT AS RECORDED IN BOOK 1667, PAGE 154 INSTRUMENT NO. 00-01038
MARIE LA MONICA, TRUSTEE SEE PARTITION PLAT CONSENT AFFIDAVIT AS RECORDED IN BOOK 1667, PAGE 154 INSTRUMENT NO. 00-01038

Handwritten signatures of Steven E. Wiesburg and Margo H. Wiesburg, Trustees.

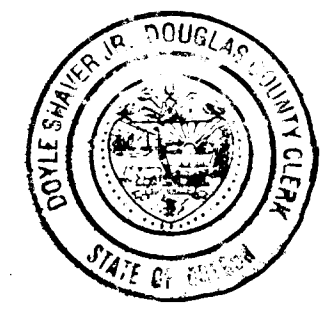
ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Washington
THIS IS TO CERTIFY THAT ON THIS 17th DAY OF December OF 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

STEVEN E. WIESBURG & MARGO H. WIESBURG
WHO BEING FIRST DULY SWORN DID SAY THAT THEY ARE THE TRUSTEES NAMED IN AND DESCRIBED IN THE FOREGOING INSTRUMENT AND THIS, THE CERTIFICATE THERETO, AND THEY DO DECLARE THE ACT OF AFFIXING THEIR SIGNATURES TO THIS INSTRUMENT TO BE THE FREE AND WILLFUL ACT AND DEED OF SAID TRUSTEES.



Marc R. Kline
NOTARY PUBLIC - Oregon
MY COMMISSION EXPIRES MAY 8 2003



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO PARCELS THE "ALSO" PORTION OF THAT CERTAIN TRACT OF REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED IN BK. 1496 PG. 615, DOUGLAS COUNTY DEED RECORDS. THE BASIS OF BEARINGS IS S.69°54'W., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF HAWTHORNE AVE. PER SAID DEED AND PER SURVEY (7), DEFINED BY THE FOUND MONUMENTS AT POINTS 108, 330, 332, AND 336. HELD PLAT DISTANCE (140.00') FROM PT-332, MEASURED ALONG SAID SOUTH RIGHT-OF-WAY LINE TO DETERMINE THE N.E. CORNER OF BLOCK 60. HELD PLAT DISTANCE (660.00') FROM SAID N.E. CORNER MEASURED ALONG SAID SOUTH RIGHT-OF-WAY LINE TO DETERMINE THE N.W. CORNER OF BLOCK 61. HELD PLAT ANGLE (90°) AT SAID N.E. AND N.W. CORNERS TO DETERMINE OF RIGHT-OF-WAY LINES FOR 14TH. & 16TH. STREETS. PT-339 WAS HELD FOR THE S.E. CORNER OF LOT 1, BLOCK 93, AS SHOWN ON (2) AND (3). THE CENTERLINE OF FIR AVE. WAS DETERMINED BY HOLDING A PROPORTIONED PLAT DISTANCE (130.07'), FROM SAID PT-339 TOGETHER WITH PLAT ANGLE (90°) AS SHOWN. THIS CENTERLINE POSITION FITS WELL WITH PT-103, WHICH WAS SET IN (3) USING PT-339. THE INTERSECTION OF SAID CENTERLINE AND THE EASTERLY RIGHT-OF-WAY OF SAID 16 TH. ST. IS THE S.W. CORNER OF SAID TRACT. THE REMAINING LINES WERE DETERMINED BY HOLDING DEED DISTANCES AND ANGLES, AS SHOWN.

REFERENCE SURVEY NUMBERS (X).

APPROVALS

APPROVED THIS 6th DAY OF January, 1999-2000
Community Development Sarah Lounsbury
CITY OF REEDSPORT BY

APPROVED THIS 18th DAY OF JANUARY 2000, 1999-
Ed Monahan
DOUGLAS COUNTY SURVEYOR DEPUTY

STATE OF OREGON)
COUNTY OF DOUGLAS)SS
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THIS 19th DAY OF JANUARY, 2000 AT 11:53 O'CLOCK A.M.
00-01040

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK S-I DEPUTY

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JAN 18, 2000
POW NORTHCRAFT
DOUGLAS COUNTY TAX COLLECTOR

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
00 01 19 AM 11:53
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
DEPUTY
FEE PP

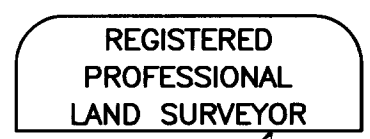
SURVEYOR'S CERTIFICATE

I, TIMOTHY D. MAHONEY, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT. THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., AND BEING A PORTION OF BLOCK 66 IN THE "AMENDED PLAT OF RAILROAD ADDITION TO REEDSPORT", CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON, RECORDED IN BOOK 1496, PAGE 615, RECORDS OF DOUGLAS COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 16TH STREET, SAID POINT ALSO BEING AT THE CENTERLINE OF FIR AVENUE (NOW VACATED), ALL IN THE PLAT OF "RAILROAD ADDITION, REEDSPORT", DOUGLAS COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID 16TH STREET, N. 20°06'00" W., 295.12 FEET; THENCE PARALLEL WITH THE CENTERLINE OF THE SAID FIR AVENUE, N. 69°54'00" E., 129.35 FEET; THENCE S. 20°06'00" E., 295.12 FEET TO THE CENTERLINE OF THE SAID FIR AVENUE; THENCE ALONG THE SAID CENTERLINE S. 69°54'00" W., 129.35 FEET TO THE POINT OF BEGINNING. SUBJECT TO RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF ROADS, STREETS, AND HIGHWAYS.

Timothy D. Mahoney
TIMOTHY D. MAHONEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2347



Timothy D. Mahoney
OREGON
JULY 26, 1988
TIMOTHY D. MAHONEY
2347
EXPIRES 12/31/00

00-01040

00-01040

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