

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

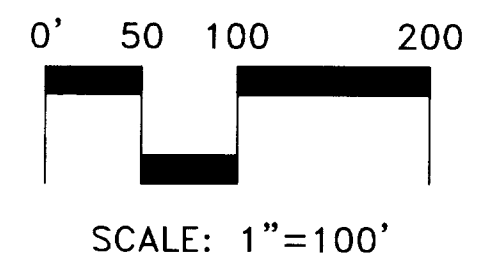
DECEMBER 07, 1999
SHEET 1 OF 2

PREPARED FOR:
TANNER TRUST
WIESBURG TRUST
LA MONICA TRUST
15455 SAN FERNANDO MISSION, NO. 401
MISSION HILLS, CA. 91345

DAVIS
CONSULTING
GROUP, INC.

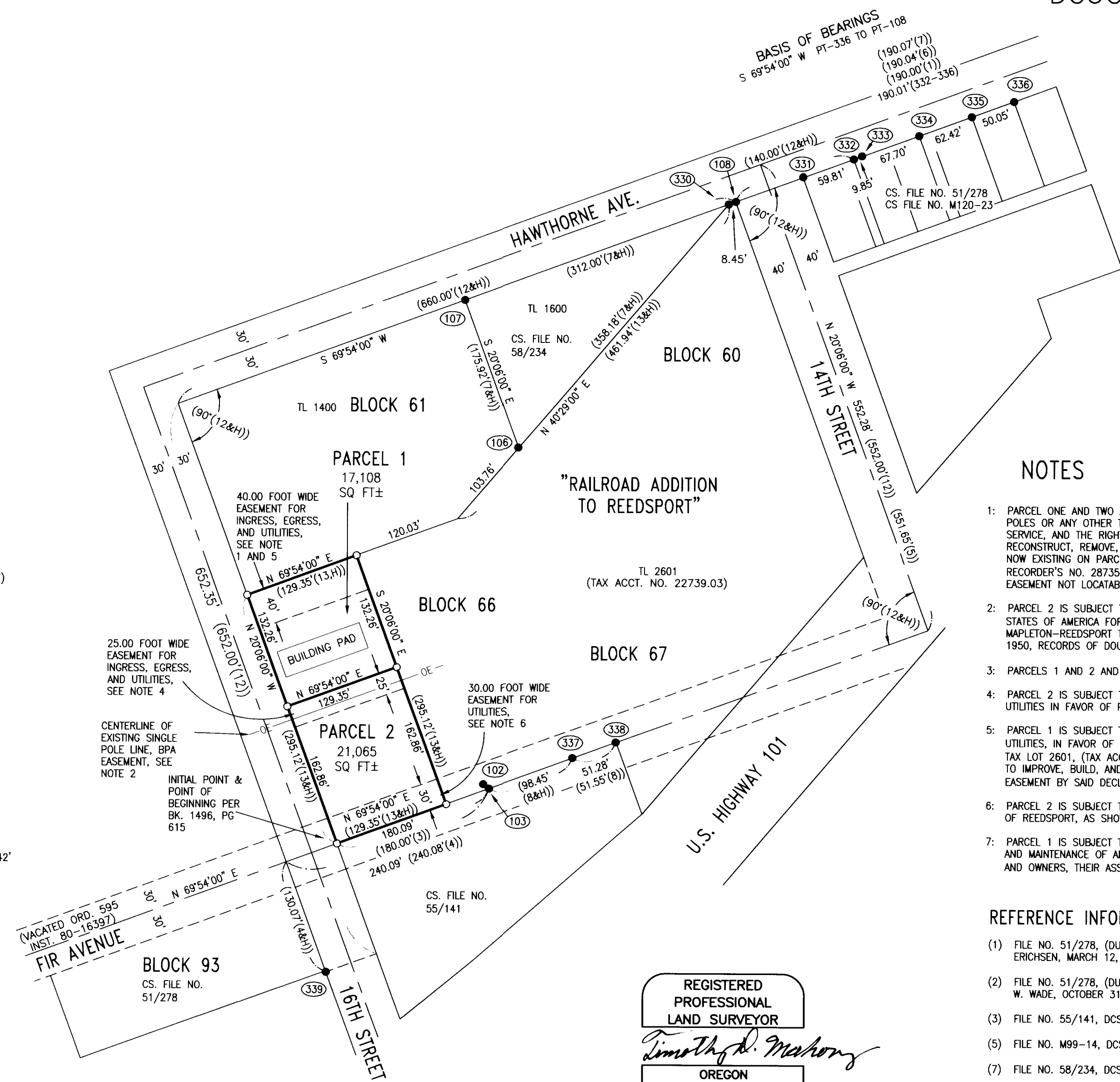


Oregon and Washington
1331 N. GOERIG, SUITE E
WOODLAND, WASHINGTON 98674
(360) 225-1449



- 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

00-01040

00-01040

1705PLAT.DWG
PLOT DATE: DECEMBER 07, 1999

2000-0004 A