

2000-0033

FINAL PARTITION PLAT

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4 • TOWNSHIP 22 SOUTH • RANGE 12 W.W.M.
CITY OF REEDSPORT • DOUGLAS COUNTY • OREGON
BEING TAX LOT 5400 • MAP 22-12-4DA

FOR
ELK RIVER HOLDING CO., LLC
1051 HIGHWAY 101
REEDSPORT, OR 97467

NARRATIVE : THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 5400 - MAP 22-12-4DA AS SURVEYED BY ME PER DOUGLAS COUNTY SURVEY M134-45, AS DESCRIBED IN DOUGLAS COUNTY RECORD DEEDS BOOK 1058, PAGE 251 AND BOOK 1680, PAGE 241. TAX LOT 5400 WAS ORIGINALLY SURVEYED IN OCT. '96 BY JERRY LEE ESTABROOK. MONUMENTS SET AT THAT TIME WERE LOCATED AND PROVIDED THE BASIS OF BEARING AND CONTROL FOR THIS SURVEY. TYPE OF BEARING IS UNKNOWN ASSUMED FROM SAID ESTABROOK SURVEY M126-42. THE BOUNDARY OF TAX LOT 5402 WAS ESTABLISHED PER QUIT CLAIM DEED RECORDED IN BOOK 1516, PAGES 175 AND 176. THE DIVIDING LINE BETWEEN PARCELS 1 AND 2 WAS SET ALONG A FENCE THAT WAS ESTABLISHED BY THE PROPERTY OWNER. THE MONUMENT FOUND AT THE NW CORNER OF THE SUBJECT PROPERTY IS LOCATED NORTH 85° 35' 09" EAST A DISTANCE OF 1.00 FEET FROM TRUE POSITION DUE TO THE FACT THAT A FENCE POST SET IN CONCRETE OCCUPIES THE TRUE CORNER POSITION. ALL BEARINGS AND DISTANCES SHOWN ARE TO THE TRUE POSITION OF THE PARCEL CORNERS. THERE APPEARS TO BE A FENCE ENCROACHMENT ALONG THE SOUTH AND WEST LINES OF TL 5400.

DESCRIPTION : BEGINNING AT THE 1" BRASS CAP SET IN A CONCRETE SIDEWALK AT THE NORTHWEST CORNER OF LOT 1 OF THE PLAT OF PURVIS TRACT "A"; THENCE SOUTH 87°21'35" WEST A DISTANCE OF 29.50 FEET; THENCE SOUTH 02°08'25" EAST FOR A DISTANCE OF 168.58 FEET TO A 5/8" IRON ROD WHICH MARKS THE INITIAL POINT OF THE FOLLOWING DESCRIBED PARCEL: THENCE SOUTH 85°35'09" WEST A DISTANCE OF 104.69 FEET; THENCE SOUTH 02°08'13" EAST A DISTANCE OF 47.04 FEET TO A 5/8" IRON ROD; THENCE NORTH 87°45'41" EAST A DISTANCE OF 4.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 02°08'13" EAST A DISTANCE OF 75.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 87°45'41" WEST A DISTANCE OF 4.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 02°08'13" EAST A DISTANCE OF 25.61 FEET TO A 5/8" IRON ROD; THENCE NORTH 87°45'41" EAST A DISTANCE OF 104.62 FEET TO A 5/8" IRON ROD; THENCE NORTH 02°08'25" WEST A DISTANCE OF 151.63 FEET BACK TO THE INITIAL POINT. SAID PARCEL CONTAINING 0.35 ACRES (15,350 SQ. FT.) MORE OR LESS.

I MICHAEL L. DADO, A REGISTERED LAND SURVEYOR CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND AS REPRESENTED, AND HAVE FOUND A PROPER MONUMENT INDICATING THE INITIAL POINT OF BEGINNING AND HAVE INDICATED THE DIMENSIONS, KIND, AND LOCATIONS OF MONUMENTS IN ACCORDANCE WITH ORS 92-060 (1) AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT.

Michael L. Dado
MICHAEL L. DADO PLS 2661
DATED ON THIS 9th DAY OF JUNE, 2000

DECLARATION

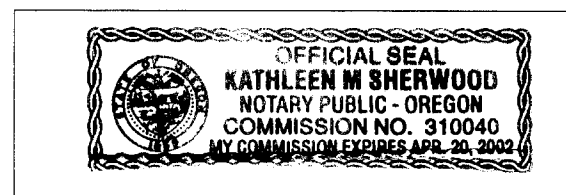
I, K.E. CHICKERING, AGENT OF ELK RIVER HOLDING CO., LLC BEING FIRST DULY SWORN, DO HEREBY DEPOSE AND SAY THAT ELK RIVER HOLDING CO., LLC IS THE OWNER OF RECORD OF THE PROPERTY ON THE ATTACHED PARTITION PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO PARCELS AS HEREON SHOWN.

K.E. Chickering PLS.
K.E. CHICKERING - AGENT
ELK RIVER HOLDING CO., LLC

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th DAY OF JUNE, 2000

Kathleen M. Sherwood
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 04-20-2002



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

James R. Kuegel 6-16-00
DOUGLAS COUNTY TAX COLLECTOR DATE

APPROVALS

APPROVED THIS 13th DAY OF JUNE, 2000

Jeffrey M. Holman
CITY OF REEDSPORT BY: *City Engineer*

APPROVED THIS 16 DAY OF JUNE, 2000

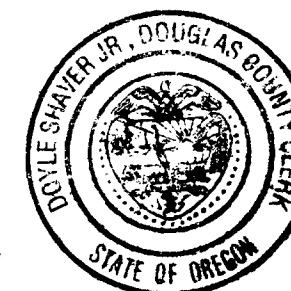
Ed Moran
DOUGLAS COUNTY SURVEYOR BY: *DEPUTY*

2000-12904 11:52 A.M.

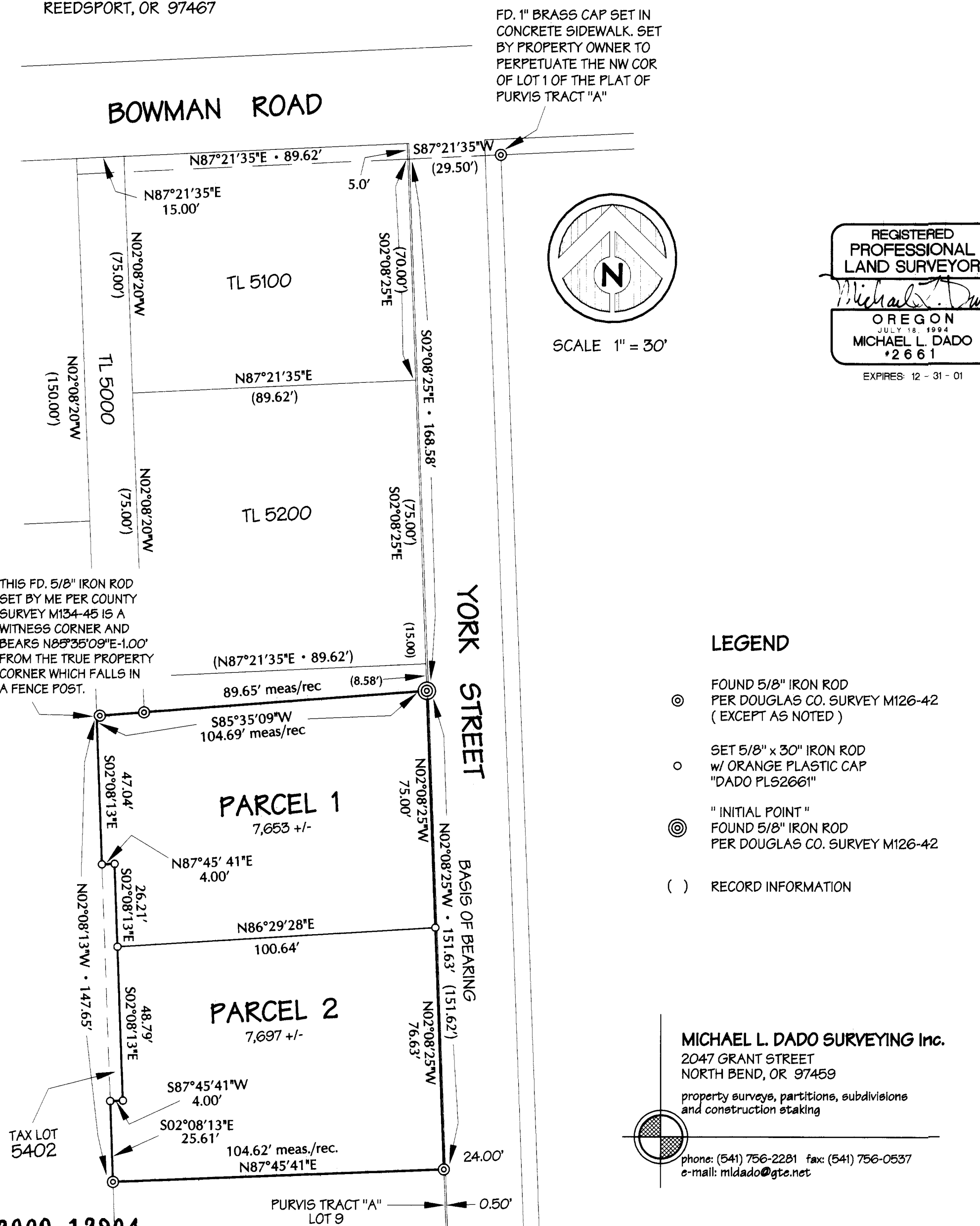
APPROVED THIS 17th DAY OF JUNE, 2000

IN / AS _____

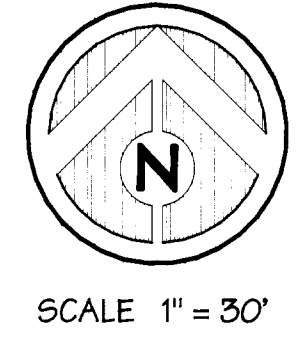
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK BY: *Deputy*



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
JUN 19 2000 11:52
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY: *Deputy*
DEPUTY
FEE PP



FD. 1" BRASS CAP SET IN CONCRETE SIDEWALK. SET BY PROPERTY OWNER TO PERPETUATE THE NW COR OF LOT 1 OF THE PLAT OF PURVIS TRACT "A"



LEGEND

- ⊙ FOUND 5/8" IRON ROD PER DOUGLAS CO. SURVEY M126-42 (EXCEPT AS NOTED)
- SET 5/8" x 30" IRON ROD w/ ORANGE PLASTIC CAP "DADO PLS2661"
- ⊙ "INITIAL POINT" FOUND 5/8" IRON ROD PER DOUGLAS CO. SURVEY M126-42
- () RECORD INFORMATION

MICHAEL L. DADO SURVEYING Inc.
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NORTH BEND, OR 97459
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and construction staking
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e-mail: mldado@gte.net

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