

2000-0048

NARRATIVE

PURPOSE TO PARTITION PARCEL 3 OF MAJOR LAND PARTITION 1992-0034 INTO PARCELS 1-2-3 AS DEPICTED... BEARINGS THE BASIS OF BEARINGS IS THE LINE BETWEEN THE SE CORNER OF PARCEL 3 OF MAJOR LAND PARTITION 1992-0034 AND THE DCSO MONUMENT U72 AS SAID LINE WAS COMPUTED FROM THE MAP OF SAID PARTITION 1992-0034... SCALE 1" = 100' DATE MARCH 29, 2000

MAJOR LAND PARTITION DLC No. 39 NE 1/4 SEC. 8, T22S, R9W, W.M. DOUGLAS COUNTY OREGON

STATE OF OREGON COUNTY OF DOUGLAS I, DOYLE SHAYER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED 00 AUG -4 PM 12:41

LEGEND

- RECORD PER PARTITION 1992-0034 SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED PLS 896 FOUND MONUMENT AS NOTED FOUND 5/8" IRON ROD SET DURING 1992-0034

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT THAT LEROY G. STEMMERMAN, OWNER AND TRUSTEE OF THE LEROY G. STEMMERMAN LIVING TRUST AND PACIFIC STATE BANK, MORTGAGEE HAVE CAUSED THE LAND REPRESENTED HEREON TO BE PARTITIONED AS DEPICTED.

LEROY G. STEMMERMAN DATE 4/3/00 for PACIFIC STATE BANK DATE

ACKNOWLEDGMENT

STATE OF OREGON ) COUNTY OF DOUGLAS )

KNOW ALL PRESENTS THAT ON THIS 3 DAY OF April 2000, BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, PERSONALLY APPEARED LEROY G. STEMMERMAN AND TERRY P. KING FOR PACIFIC STATE BANK WHO DID SAY THAT THEY ARE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

OWNER

LEROY G. STEMMERMAN 15791 LOWER SMITH RIVER ROAD REEDSPORT OR. 97467

MORTGAGEE

PACIFIC STATE BANK 1975 WINCHESTER AVE. REEDSPORT, OR. 97467

WATER SOURCE

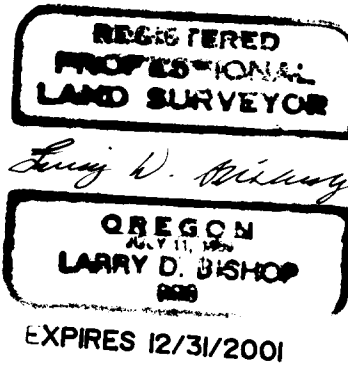
WELLS CREEK COMMUNITY WATER SYSTEM

SEWAGE DISPOSAL

INDIVIDUAL SEPTIC TANKS AND DRAIN FIELDS



NOTARY PUBLIC FOR THE STATE OF OREGON Sheri C May 2000-16093 FILED 4th DAY OF August 41 O'CLOCK AM DOYLE SHAYER JR. by Carol... COUNTY CLERK



COMPREHENSIVE PLAN DESIGNATION AND ZONING

Table with 3 columns: PARCEL, COMP. PLAN DESIGN., ZONING. Row 1: PARCEL 1, CO & RC2, RR & CRC. Row 2: PARCEL 2, RC2, RR. Row 3: PARCEL 3, FFT, AW.

SURVEYORS AFFIDAVIT

I, LARRY D. BISHOP OF 87830 TERRACE VIEW DR., FLORENCE, OR. HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE BOUNDARIES OF PARCELS SHOWN HEREON AND THAT THIS MAP IS DRAFTED TO SCALE AND THAT THE COURSES SHOWN ARE THE DIMENSIONS INTENDED. LARRY D. BISHOP PLS 896 DATE 3/31/00

APPROVALS

Planning Dept. File No. 99-244 Keith L. Cubic 7/6/00 Planning Director Date Romy Wan 7-7-2000 County Surveyor Date

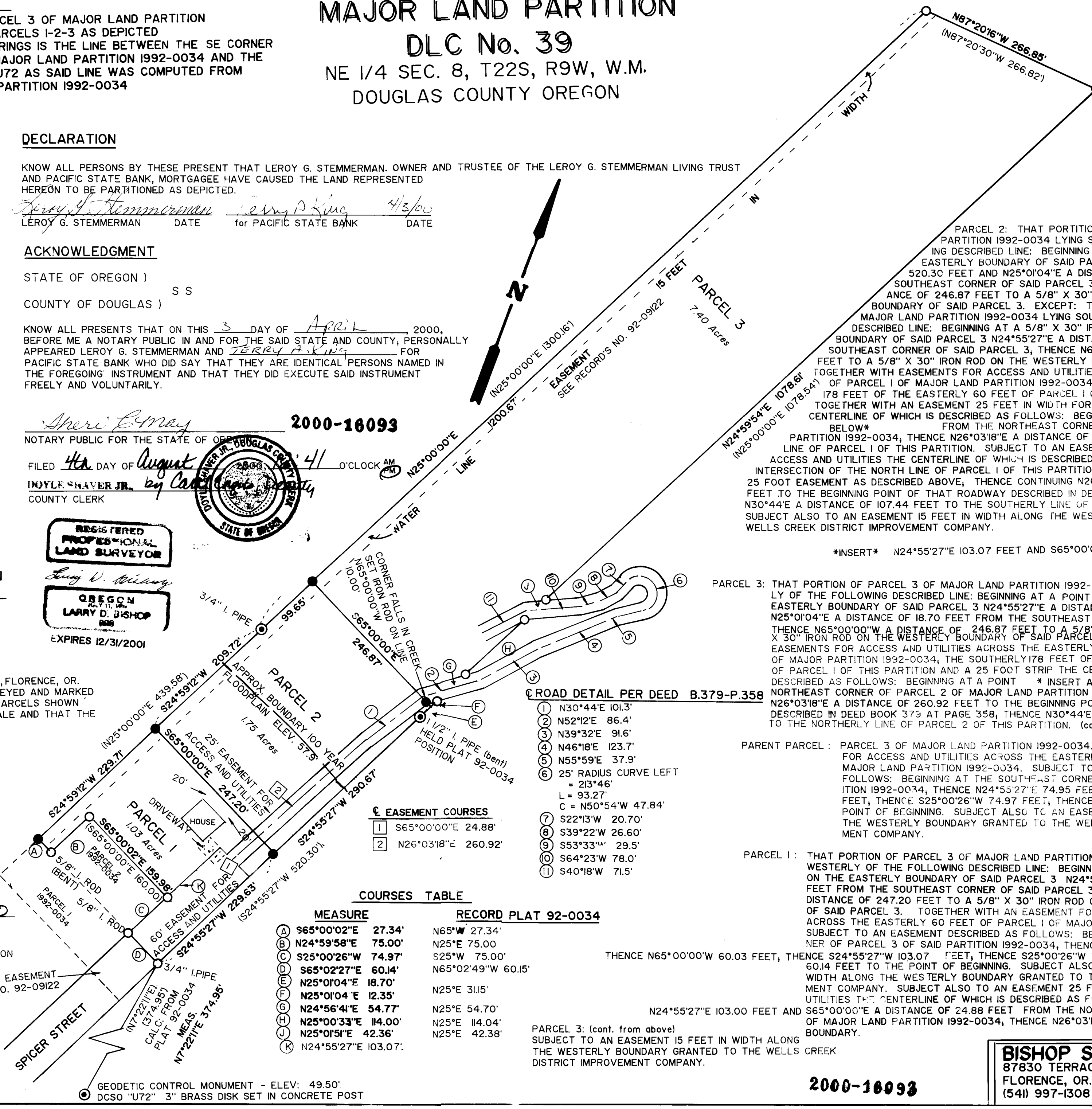
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID. Douglas County Tax Collector DATE 8-4-00

OTHER EXISTING EASEMENTS AS LISTED ON: CHICAGO TITLE AND INSURANCE COMPANY OF OREGON POLICY NO. 38 3160 60 00930

REGULATIONS & ETC. BOOK 692 PAGE 53 WELLS CREEK DISTRICT IMPROVEMENT COMPANY

RIGHT-OF-WAY BOOK 23 PAGE 25 RIVER RAILROAD AND IMPROVEMENT COMPANY

RIGHT-OF-WAY BOOK 101 PAGE 262 CALIFORNIA OREGON POWER COMPANY



PARCEL 2: THAT PORTION OF PARCEL 3 OF MAJOR LAND PARTITION 1992-0034 LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL 3 N24°55'27"E A DISTANCE OF 520.30 FEET AND N25°01'04"E A DISTANCE OF 18.70 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL 3, THENCE N65°00'00"W A DISTANCE OF 246.87 FEET TO A 5/8" X 30" IRON ROD ON THE WESTERLY BOUNDARY OF SAID PARCEL 3. EXCEPT: THAT PORTION OF PARCEL 3 OF MAJOR LAND PARTITION 1992-0034 LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A 5/8" X 30" IRON ROD ON THE EASTERLY BOUNDARY OF SAID PARCEL 3 N24°55'27"E A DISTANCE OF 229.63 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL 3, THENCE N65°00'00"W A DISTANCE OF 247.20 FEET TO A 5/8" X 30" IRON ROD ON THE WESTERLY BOUNDARY OF SAID PARCEL 3. TOGETHER WITH EASEMENTS FOR ACCESS AND UTILITIES ACROSS THE EASTERLY 60 FEET OF PARCEL 1 OF MAJOR LAND PARTITION 1992-0034 AND ACROSS THE SOUTHERLY 178 FEET OF THE EASTERLY 60 FEET OF PARCEL 1 OF THIS PARTITION. ALSO TOGETHER WITH AN EASEMENT 25 FEET IN WIDTH FOR ACCESS AND UTILITIES THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT \* INSERT BELOW\* FROM THE NORTHEAST CORNER OF PARCEL 2 OF MAJOR LAND PARTITION 1992-0034, THENCE N26°03'18"E A DISTANCE OF 51.64' FEET TO THE NORTHERLY LINE OF PARCEL 1 OF THIS PARTITION. SUBJECT TO AN EASEMENT 25 FEET IN WIDTH FOR ACCESS AND UTILITIES THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF PARCEL 1 OF THIS PARTITION AND THE CENTERLINE OF THE 25 FOOT EASEMENT AS DESCRIBED ABOVE, THENCE CONTINUING N26°03'18"E A DISTANCE OF 209.20 FEET TO THE BEGINNING POINT OF THAT ROADWAY DESCRIBED IN DEED BOOK 379 PAGE 358, THENCE N30°44'E A DISTANCE OF 107.44 FEET TO THE SOUTHERLY LINE OF PARCEL 3 OF THIS PARTITION. SUBJECT ALSO TO AN EASEMENT 15 FEET IN WIDTH ALONG THE WESTERLY LINE GRANTED TO THE WELLS CREEK DISTRICT IMPROVEMENT COMPANY.

\*INSERT\* N24°55'27"E 103.07 FEET AND S65°00'00"E 24.88 FEET

PARCEL 3: THAT PORTION OF PARCEL 3 OF MAJOR LAND PARTITION 1992-0034 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL 3 N24°55'27"E A DISTANCE OF 520.30 FEET AND N25°01'04"E A DISTANCE OF 18.70 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE N65°00'00"W A DISTANCE OF 246.87 FEET TO A 5/8" X 30" IRON ROD ON THE WESTERLY BOUNDARY OF SAID PARCEL 3. TOGETHER WITH EASEMENTS FOR ACCESS AND UTILITIES ACROSS THE EASTERLY 60 FEET OF PARCEL 1 OF MAJOR PARTITION 1992-0034, THE SOUTHERLY 178 FEET OF THE EASTERLY 60 FEET OF PARCEL 1 OF THIS PARTITION AND A 25 FOOT STRIP THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT \* INSERT ABOVE\* FROM THE NORTHEAST CORNER OF PARCEL 2 OF MAJOR LAND PARTITION 1992-0034, THENCE N26°03'18"E A DISTANCE OF 260.92 FEET TO THE BEGINNING POINT OF THAT ROADWAY DESCRIBED IN DEED BOOK 379 PAGE 358, THENCE N30°44'E A DISTANCE OF 100.70 FEET TO THE NORTHERLY LINE OF PARCEL 2 OF THIS PARTITION. (cont below)

PARENT PARCEL: PARCEL 3 OF MAJOR LAND PARTITION 1992-0034. TOGETHER WITH, AN EASEMENT FOR ACCESS AND UTILITIES ACROSS THE EASTERLY 60 FEET OF PARCEL 1 OF MAJOR LAND PARTITION 1992-0034. SUBJECT TO AN EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 3 OF SAID PARTITION 1992-0034, THENCE N24°55'27"E 74.95 FEET, THENCE N65°01'18"W 60.03 FEET, THENCE S25°00'26"W 74.97 FEET, THENCE S65°02'27"E 60.14 FEET TO THE POINT OF BEGINNING. SUBJECT ALSO TO AN EASEMENT 15 FEET IN WIDTH ALONG THE WESTERLY BOUNDARY GRANTED TO THE WELLS CREEK DISTRICT IMPROVEMENT COMPANY.

PARCEL 1: THAT PORTION OF PARCEL 3 OF MAJOR LAND PARTITION 1992-0034 LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A 5/8" X 30" IRON ROD ON THE EASTERLY BOUNDARY OF SAID PARCEL 3 N24°55'27"E A DISTANCE OF 229.63 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL 3, THENCE N65°00'00"W A DISTANCE OF 247.20 FEET TO A 5/8" X 30" IRON ROD ON THE WESTERLY BOUNDARY OF SAID PARCEL 3. TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITIES ACROSS THE EASTERLY 60 FEET OF PARCEL 1 OF MAJOR LAND PARTITION 1992-0034. SUBJECT TO AN EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 3 OF SAID PARTITION 1992-0034, THENCE N24°55'27"E 178.01 FEET, THENCE N65°00'00"W 60.03 FEET, THENCE S24°55'27"W 103.07 FEET, THENCE S25°00'26"W 74.97 FEET, THENCE S65°02'27"E 60.14 FEET TO THE POINT OF BEGINNING. SUBJECT ALSO TO AN EASEMENT 15 FEET IN WIDTH ALONG THE WESTERLY BOUNDARY GRANTED TO THE WELLS CREEK IMPROVEMENT COMPANY. SUBJECT ALSO TO AN EASEMENT 25 FEET IN WIDTH FOR ACCESS AND UTILITIES THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N24°55'27"E 103.00 FEET AND S65°00'00"E A DISTANCE OF 24.88 FEET FROM THE NORTHEAST CORNER OF PARCEL 2 OF MAJOR LAND PARTITION 1992-0034, THENCE N26°03'18"E TO THE NORTHERLY BOUNDARY.

ROAD DETAIL PER DEED B.379-P.358

- 1 N30°44'E 101.3'
2 N52°12'E 86.4'
3 N39°32'E 91.6'
4 N46°18'E 123.7'
5 N55°59'E 37.9'
6 25' RADIUS CURVE LEFT = 213'46' L = 93.27' C = N50°54'W 47.84'
7 S22°13'W 20.70'
8 S39°22'W 26.60'
9 S53°33'W 29.5'
10 S64°23'W 78.0'
11 S40°18'W 71.5'

EASEMENT COURSES

- 1 S65°00'00"E 24.88'
2 N26°03'18"E 260.92'

COURSES TABLE

Table with 3 columns: MEASURE, RECORD PLAT 92-0034, and values. Rows A through K.

PARCEL 3: (cont. from above) SUBJECT TO AN EASEMENT 15 FEET IN WIDTH ALONG THE WESTERLY BOUNDARY GRANTED TO THE WELLS CREEK DISTRICT IMPROVEMENT COMPANY.

BISHOP SURVEYING, INC. 87830 TERRACE VIEW DRIVE FLORENCE, OR. 97439 (541) 997-1308

2000-16093

2000-0048