

2000-0049B

# FINAL PARTITION PLAT

FOR  
SUMMERWOOD, INC.

IN  
SECTION 33, T21S, R4W, & SECTION 4, T22S, R4W W.M.  
DOUGLAS COUNTY, OREGON

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 AUG -7 PM 12: 07  
DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY James B. Krueger  
RE JP

### SURVEYORS CERTIFICATE

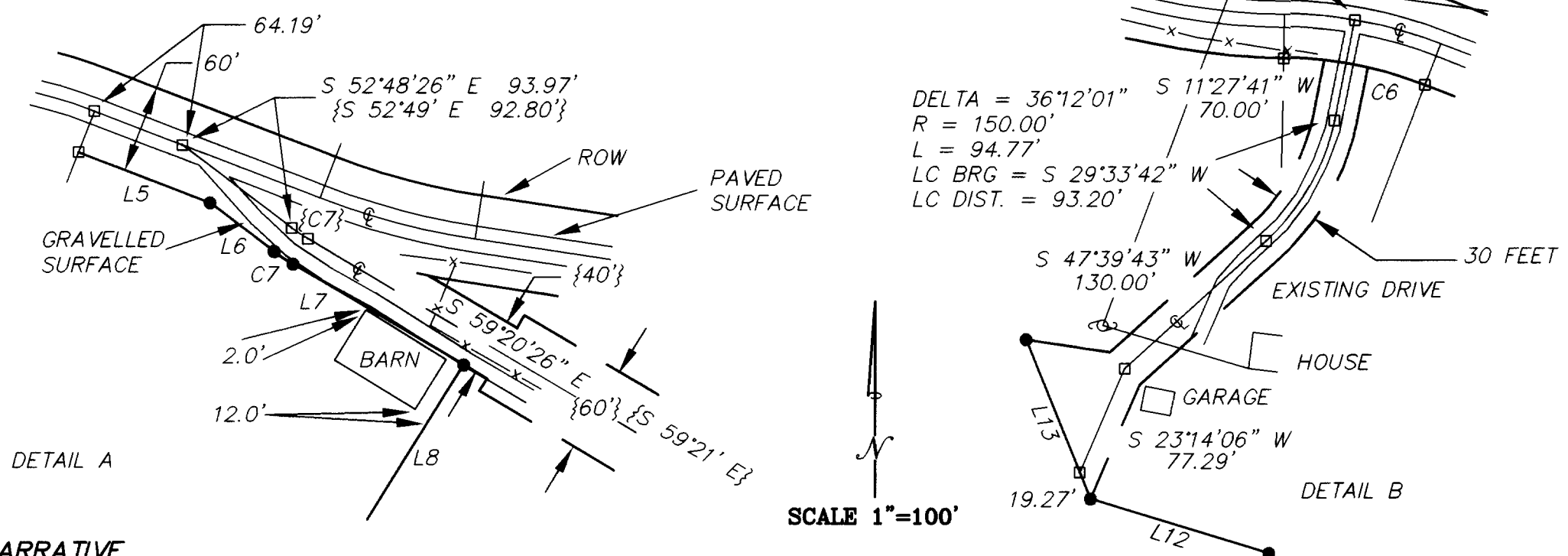
I, DAVID H. WELLMAN, REGISTERED LAND SURVEYOR, BEING DULY SWORN ON OATH, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, EXCEPT THE SOUTHEAST CORNER OF SECTION 33, AND CORNERS IN SECTION 4, THE PROPERTY REPRESENTED ON THIS PLAT, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THOSE LANDS:

BEING PARCEL 1 AND PARCEL 2, AS DESCRIBED IN BOOK 1032, PAGE 904, DATED AUGUST 29, 1988, OF THE OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON; FURTHER DESCRIBED AS FOLLOWS:

PARCEL 1: THE SOUTHEAST QUARTER; THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 33, TOWNSHIP 21 SOUTH, RANGE 4 WEST, W.M., DOUGLAS COUNTY, OREGON.

PARCEL 2: THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 4 WEST, W.M., DOUGLAS COUNTY, OREGON.

David H. Wellman April 14, 2000  
DAVID H. WELLMAN DATE



### NARRATIVE

THIS SURVEY WAS MADE IN JANUARY AND FEBRUARY 2000 BY DAVID WELLMAN OF D. WELLMAN SURVEYING LLC FOR SUMMERWOOD INC. WITHIN SECTION 33, T21S, R4W, WILLAMETTE MERIDIAN. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE ABOVE DESCRIBED PROPERTY INTO TWO PARCELS. A CLOSED LOOP TRAVERSE WITH A WILD T1000 AND DI 1600 EDM WAS RUN BETWEEN FOUND CONTROL MONUMENTS FROM A PREVIOUS SURVEY IN THIS SECTION WITH A MINIMUM ERROR OF CLOSURE OF BETTER THAN 1:12500 BEFORE A LEAST SQUARES ADJUSTMENT. REFERENCE IS MADE TO PROPERTY LINE SURVEY FILED AS DOUGLAS COUNTY SURVEY M132-12. THE BASIS OF BEARING IS THE EAST / WEST CENTER SECTION LINE PER SAID SURVEY. MONUMENTS SET IN THIS SURVEY ARE 1" X 45" IRON PIPE WITH YELLOW PLASTIC CAPS INSCRIBED "D. H. WELLMAN PLS 2163" ALL WITHIN 1 FOOT ABOVE GRADE.

THE INTENTION OF THIS SURVEY IS TO PARTITION INTO TWO SEPARATE PARCELS THE RESIDENCE, GARAGE, BARN, AND FIELDS LYING BETWEEN THE SOUTHERLY MARGINS OF COUNTY ROAD #61 AND THE BLM EASEMENT RE-R-678, AND THE CENTERLINE OF BUCK CREEK, FROM THE REST OF THE HOLDINGS. THE LOCATION OF THE SOUTHERLY MARGIN OF COUNTY ROAD #61 WAS DETERMINED BY LOCATING THE CENTERLINE OF THE TRAVELED WAY. THE LOCATION OF THE BLM EASEMENT (FOUND AS DOUGLAS COUNTY DEED RECORDS BOOK 897, PAGE 660, DATED OCTOBER 31, 1984) WAS DETERMINED FROM CALL DISTANCES FROM THE SOUTH 1/4 CORNER, AND SOUTHEAST CORNER OF SECTION 33, AND VERIFIED BY SCALED DISTANCES FROM EXHIBIT "A" OF SAID DOCUMENT. THE LOCATION OF THOSE MONUMENTS SET ALONG THE SOUTHEASTERN AND WESTERN PORTIONS OF PARCEL #2 WERE POSITIONED BY THE PARTITIONERS. THE LOCATION OF BUCK CREEK IS SHOWN AS THE CENTERLINE OF THE CREEK AT THE TIME OF THIS SURVEY, AND INTENDING TO BE THE COMMON BOUNDARY OF PARCEL #1 AND #2 AS SHOWN. INGRESS AND EGRESS EASEMENTS ARE CREATED BY THIS PARTITION TO BENEFIT PARCEL 1 AS SHOWN.

SURVEYED BY:  
D. WELLMAN SURVEYING LLC  
570 LAWRENCE ST. #116  
EUGENE, OREGON 97401  
541-984-1442  
MARCH 2, 2000

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY, 1985  
DAVID  
H. WELLMAN  
2163

RENEWAL 6/30/00

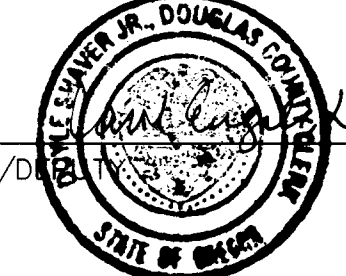
### LEGEND

- - CORNERS SET - NOTED IN NARRATIVE
- - CALCULATED POINT (NOT SET)
- - POWER POLE
- x- - REMAINS OF BARBED WIRE FENCE
- { } - RECORD DATA - BLM RE-R-678

STATE OF OREGON )  
COUNTY OF DOUGLAS ) S.S.)

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 14th DAY OF August, 2000, AT 12:07 O'CLOCK P.M., AND RECORDED AS PLAT NO. 2000-16185, DOUGLAS COUNTY RECORDS.

2000-16185



Doyle Shaver Jr.  
DOUGLAS COUNTY CLERK/D

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SUMMERWOOD, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY REPRESENTED ON THIS PLAT, AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND DOES HEREBY PARTITION AND PLAT THE SAME AS HEREON SHOWN IN ACCORDANCE WITH O.R.S. CHAPTER 92. IT ALSO CREATES BY INSTRUMENT THE PRIVATE EASEMENTS FOR INGRESS AND EGRESS AS SHOWN.

Judith C. Elmore  
JUDITH C. ELMORE - PRESIDENT

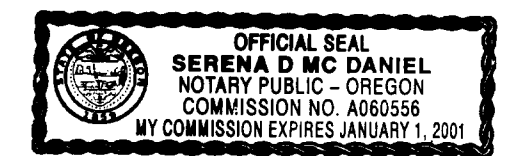
Burrle E. Elmore  
BURRLE E. ELMORE - SECRETARY/TREASURER

### ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS ) S.S.)

THERE PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED JUDITH C. ELMORE AND BURRLE E. ELMORE, AUTHORIZED TO ACT AS OFFICERS OF SUMMERWOOD, INC., WHO BEING DULY SWORN, EXECUTE THE FOREGOING INSTRUMENT, AND HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

ACKNOWLEDGED BEFORE ME ON THIS  
15th DAY OF April, 2000.



Serena D. McDaniel  
NOTARY PUBLIC FOR OREGON

### APPROVALS

Keith L. Cubic July 31, 2000  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Momen 7-31-00  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
James B. Krueger 8-7-00  
DOUGLAS COUNTY TAX COLLECTOR DATE

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SHEET 2 OF 2