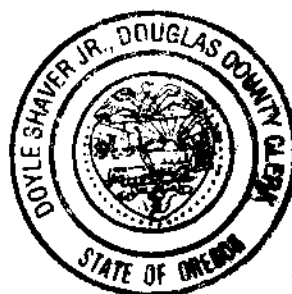


2000-0096

# FINAL LAND PARTITION PLAT

A PORTION OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, THE NE1/4 OF SECTION 33 AND THE NW1/4 OF SECTION 34, T21S, R12W, W.M.  
CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON



2000-26176

STATE OF OREGON ] 98  
 COUNTY OF DOUGLAS ]  
 I, DOYLE SMAVER JR., COUNTY CLERK AND  
 RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
 THAT THIS INSTRUMENT WAS RECORDED  
 00 DEC 26 AM 8:12  
 BY Doyle Smaver Jr.  
 DOUGLAS COUNTY CLERK  
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
 BY David D. Foster  
 NOTARY PUBLIC

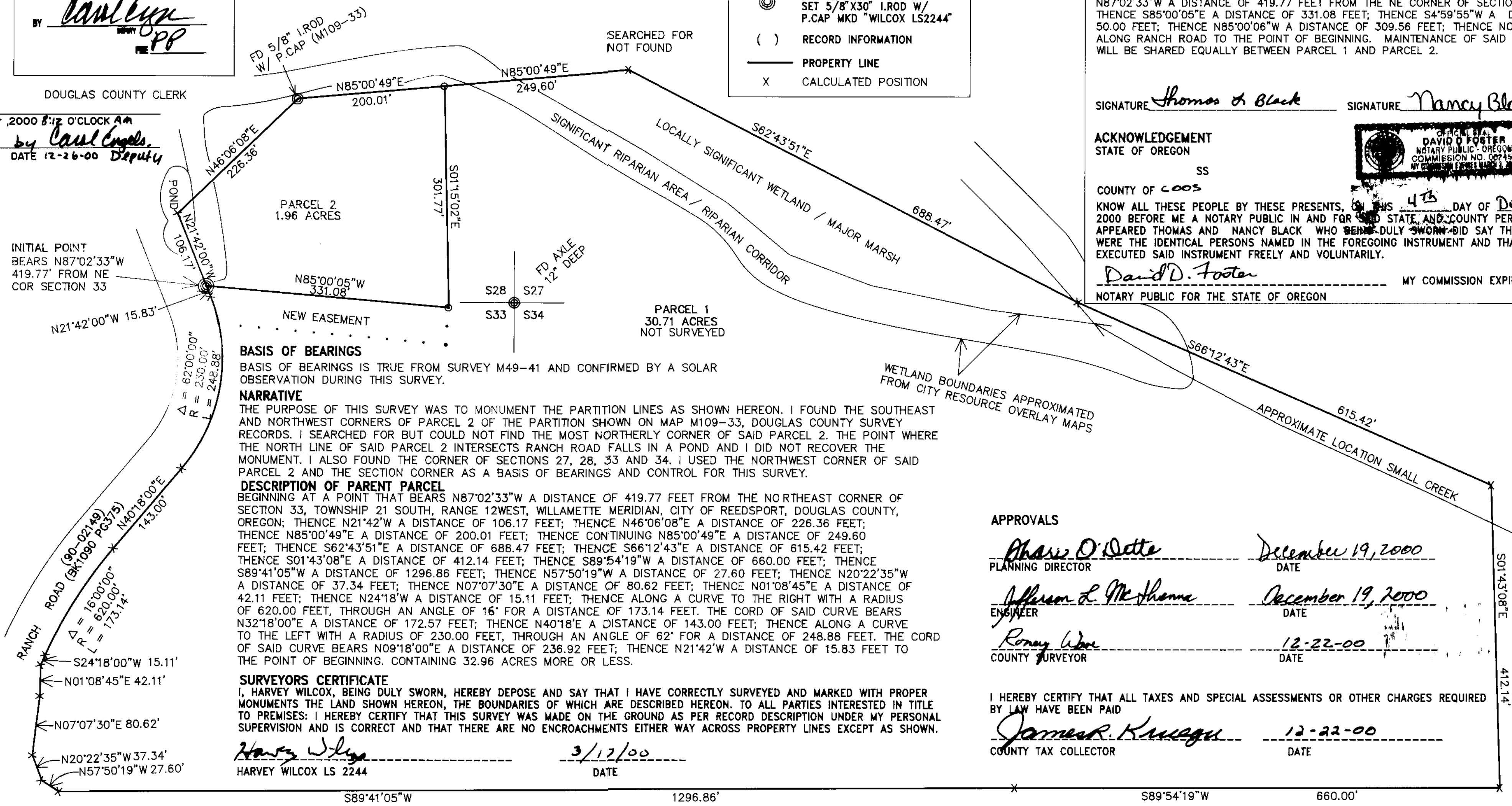
REFERENCE SURVEYS:  
 M109-33 BY GREG SOLARZ  
 M104-36 BY RICHARD HINTZ  
 M49-41 BY BAUGHMAN

**LEGEND**

- ⊙ FOUND CORNER AS SHOWN
- SET 5/8" X 30" I. ROD W/ P.CAP MKD "WILCOX LS2244"
- ⊙ INITIAL POINT SET 5/8" X 30" I. ROD W/ P.CAP MKD "WILCOX LS2244"
- ( ) RECORD INFORMATION
- PROPERTY LINE
- X CALCULATED POSITION

**DECLARATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT THOMAS AND NANCY BLACK ARE THE OWNERS OF THE LAND SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. FURTHERMORE THEY HEREBY CREATE THE FOLLOWING ACCESS AND UTILITY EASEMENT FROM PARCEL 1 TO PARCEL 2: BEGINNING AT A POINT THAT BEARS N87°02'33"W A DISTANCE OF 419.77 FEET FROM THE NE CORNER OF SECTION 33; THENCE S85°00'05"E A DISTANCE OF 331.08 FEET; THENCE S4°59'55"W A DISTANCE OF 50.00 FEET; THENCE N85°00'06"W A DISTANCE OF 309.56 FEET; THENCE NORTHWESTERLY ALONG RANCH ROAD TO THE POINT OF BEGINNING. MAINTENANCE OF SAID EASEMENT WILL BE SHARED EQUALLY BETWEEN PARCEL 1 AND PARCEL 2.

FILED THIS 26 DAY OF December, 2000 8:12 O'CLOCK AM  
 BY Doyle Smaver Jr.  
 DOUGLAS CO. CLERK  
 DATE 12-26-00 Deputy



**BASIS OF BEARINGS**  
 BASIS OF BEARINGS IS TRUE FROM SURVEY M49-41 AND CONFIRMED BY A SOLAR OBSERVATION DURING THIS SURVEY.

**NARRATIVE**  
 THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE PARTITION LINES AS SHOWN HEREON. I FOUND THE SOUTHEAST AND NORTHWEST CORNERS OF PARCEL 2 OF THE PARTITION SHOWN ON MAP M109-33, DOUGLAS COUNTY SURVEY RECORDS. I SEARCHED FOR BUT COULD NOT FIND THE MOST NORTHERLY CORNER OF SAID PARCEL 2. THE POINT WHERE THE NORTH LINE OF SAID PARCEL 2 INTERSECTS RANCH ROAD FALLS IN A POND AND I DID NOT RECOVER THE MONUMENT. I ALSO FOUND THE CORNER OF SECTIONS 27, 28, 33 AND 34. I USED THE NORTHWEST CORNER OF SAID PARCEL 2 AND THE SECTION CORNER AS A BASIS OF BEARINGS AND CONTROL FOR THIS SURVEY.

**DESCRIPTION OF PARENT PARCEL**  
 BEGINNING AT A POINT THAT BEARS N87°02'33"W A DISTANCE OF 419.77 FEET FROM THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON; THENCE N21°42'W A DISTANCE OF 106.17 FEET; THENCE N46°06'08"E A DISTANCE OF 226.36 FEET; THENCE N85°00'49"E A DISTANCE OF 200.01 FEET; THENCE CONTINUING N85°00'49"E A DISTANCE OF 249.60 FEET; THENCE S62°43'51"E A DISTANCE OF 688.47 FEET; THENCE S66°12'43"E A DISTANCE OF 615.42 FEET; THENCE S01°43'08"E A DISTANCE OF 412.14 FEET; THENCE S89°54'19"W A DISTANCE OF 660.00 FEET; THENCE S89°41'05"W A DISTANCE OF 1296.86 FEET; THENCE N57°50'19"W A DISTANCE OF 27.60 FEET; THENCE N20°22'35"W A DISTANCE OF 37.34 FEET; THENCE N07°07'30"E A DISTANCE OF 80.62 FEET; THENCE N01°08'45"E A DISTANCE OF 42.11 FEET; THENCE N24°18'W A DISTANCE OF 15.11 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 620.00 FEET, THROUGH AN ANGLE OF 16° FOR A DISTANCE OF 173.14 FEET. THE CORD OF SAID CURVE BEARS N32°18'00"E A DISTANCE OF 172.57 FEET; THENCE N40°18'E A DISTANCE OF 143.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 230.00 FEET, THROUGH AN ANGLE OF 62° FOR A DISTANCE OF 248.88 FEET. THE CORD OF SAID CURVE BEARS N09°18'00"E A DISTANCE OF 236.92 FEET; THENCE N21°42'W A DISTANCE OF 15.83 FEET TO THE POINT OF BEGINNING. CONTAINING 32.96 ACRES MORE OR LESS.

**SURVEYORS CERTIFICATE**  
 I, HARVEY WILCOX, BEING DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON. TO ALL PARTIES INTERESTED IN TITLE TO PREMISES: I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AS PER RECORD DESCRIPTION UNDER MY PERSONAL SUPERVISION AND IS CORRECT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.  
Harvey Wilcox 3/17/00  
 HARVEY WILCOX LS 2244 DATE

SIGNATURE Thomas & Nancy Black  
 SIGNATURE Nancy Black  
**ACKNOWLEDGEMENT**  
 STATE OF OREGON  
 SS  
 COUNTY OF COOS  
 KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF DECEMBER 2000 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED THOMAS AND NANCY BLACK WHO BEING DULY SWORN DID SAY THAT THEY WERE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.  
David D. Foster MY COMMISSION EXPIRES 3/3/2001  
 NOTARY PUBLIC FOR THE STATE OF OREGON

**APPROVALS**

Pharis D. Sette December 19, 2000  
 PLANNING DIRECTOR DATE

Jefferson L. McShome December 19, 2000  
 ENGINEER DATE

Ronny Ware 12-22-00  
 COUNTY SURVEYOR DATE

James R. Kuegler 12-22-00  
 COUNTY TAX COLLECTOR DATE

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

FOR:  
 TOM AND NANCY BLACK  
 2145 RANCH RD  
 REEDSPORT, OREGON 97467

ZONING:  
 SINGLE FAMILY RESIDENTIAL WITH  
 URBAN CONSERVATION/WETLANDS OVERLAY

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
Harvey Wilcox  
 OREGON  
 HARVEY WILCOX  
 2244  
 EXPIRES 6/30/00

2000-26176  
Harvey Wilcox Surveying  
 70442 HWY 101 Ph: (541) 759-4467  
 North Bend, Oregon 97459

2000-0096

SCALE 1" = 100'  
 DATE: MARCH 5, 2000