

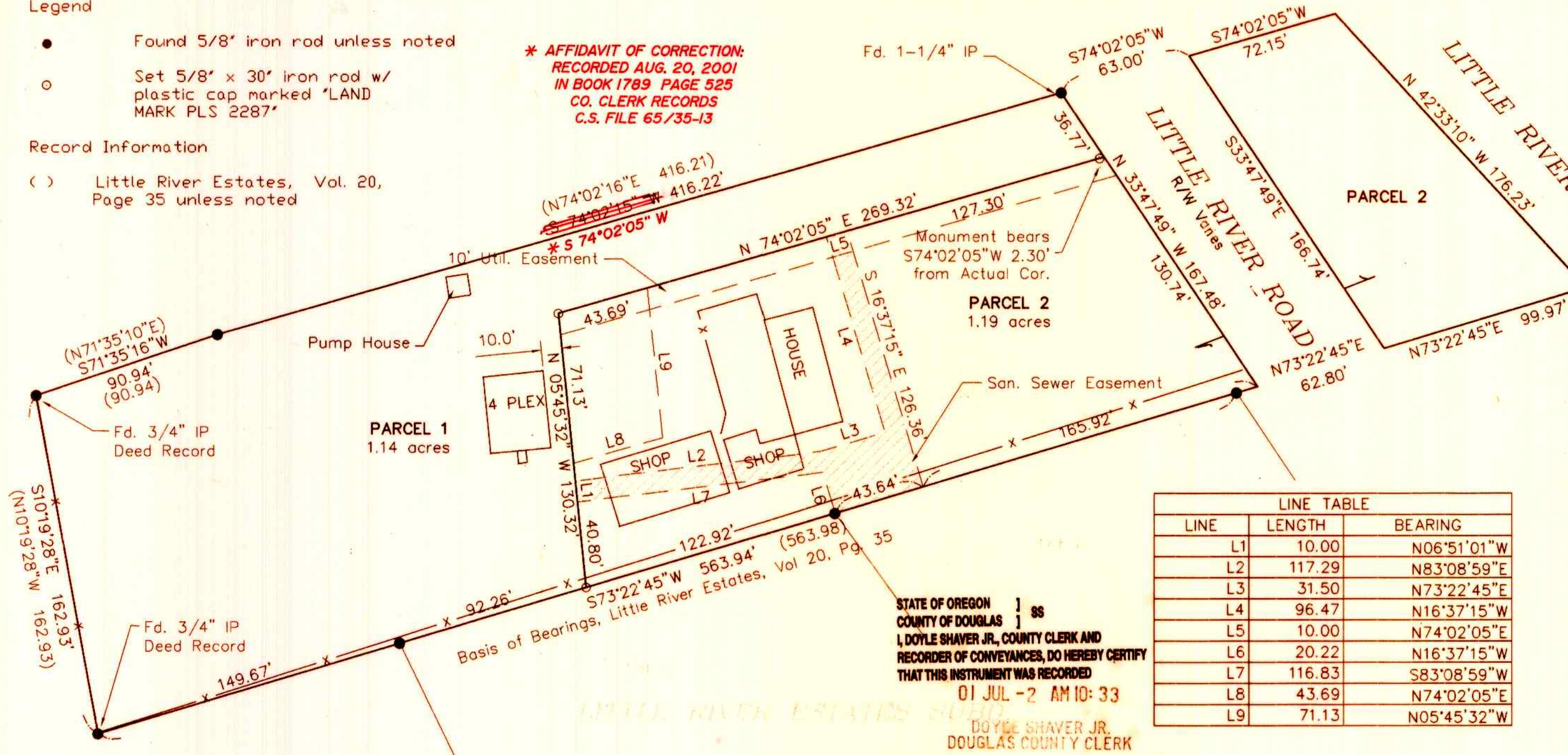
Legend

- Found 5/8" iron rod unless noted
- Set 5/8" x 30" iron rod w/ plastic cap marked "LAND MARK PLS 2287"

Record Information

() Little River Estates, Vol. 20, Page 35 unless noted

*** AFFIDAVIT OF CORRECTION:
RECORDED AUG. 20, 2001
IN BOOK 1789 PAGE 525
CO. CLERK RECORDS
C.S. FILE 65/35-13**



NARRATIVE

The purpose of this survey is to partition the property described in Instrument Number 2000-9666 of the Deed Records of Douglas County. The monuments as found per said Deed and Little River Estates Subdivision were found and held to establish the boundary of the property. The interior division was monumented in conformance to the Planning Department File Number 01-021.

SURVEYORS CERTIFICATE:

I, Mark A. Heimbürger, do hereby certify that I have correctly surveyed and monumented with proper monuments, the corners so indicated on the annexed plat and that the boundaries are more particularly described as follows:

A parcel of land being that real property described in Instrument Number 2000-9666 of the Deed Records of Douglas County, Oregon, situated in Section 19, Township 26 South, Range 3 West, Willamette Meridian being more particularly described as follows:

Beginning at a 5/8 inch iron rod at the intersection of the north line of Lot 1, Little River Estates as recorded in Volume 20, Page 35, Plat Records of Douglas County, Oregon and the westerly right-of-way line of Little River County Road Number 17A. Thence along the westerly right-of-way line North 73°22'45" East 10.47 feet; thence North 33°47'49" West 167.48 feet to a 1-1/4 inch iron pipe; thence South 74°02'05" West 416.19 feet to a 5/8 inch iron rod; thence South 71°35'16" West 90.94 feet to a 3/4 inch iron pipe; thence South 10°19'28" East 162.93 feet to a 3/4 inch iron pipe; thence North 73°22'45" East 563.94 feet to the Point of Beginning.
ALSO Beginning at a point at the intersection of the north line of Lot 1, Little River Estates as recorded in Volume 20, Page 35, Plat Records of Douglas County, Oregon and the easterly right-of-way line of Little River County Road Number 17A from which the northwest corner of said Lot 1 bears South 73°22'45" West 278.73 feet; thence along the northerly boundary of said Lot 1 North 73°22'45" East 99.97 feet to the center of Little River; thence North 42°33'10" West 176.23 feet down stream along the center of said Little River; thence South 74°02'05" West 72.15 feet to a point on the easterly right-of-way of said County road, thence along said right-of-way South 33°47'49" East 166.74 feet to the point of Beginning, containing ~~1.19~~ ^{2.33} acres more or less.

Mark A. Heimbürger
Mark A. Heimbürger

APPROVALS:
Keith L. Cubic
Planning Director

JUNE 29, 2001
Date
DOYLE SHAVER JR., DOUGLAS COUNTY CLERK

Ed Moran
Douglas County Surveyor DEPUTY
Date 6-29-01

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

James R. Krueger
Douglas County Tax Collector
Date 6-29-01

Filed this 2nd day of JULY of 2001 at 10:33 A.M.

DOYLE SHAVER JR.
Douglas County Clerk
BY: *Deputy*



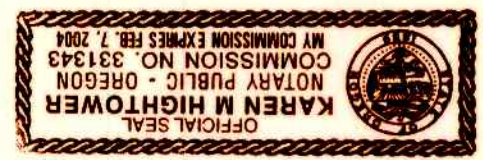
DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS that Jimmy L. Whitbeck, Jr. is the owner of the land described in the accompanying Surveyors Certificate and did cause the same to be partitioned and platted in conformance to Chapter 92, Oregon Revised Statutes and does hereby create the sanitary sewer easement and 10' wide utility easements as shown hereon.

Jimmy L. Whitbeck, Jr.
Jimmy L. Whitbeck, Jr.

ACKNOWLEDGMENT:

State of Oregon) ss
Douglas County) 24th of MAY, 2001
On this _____ of _____, 2000 before me appeared Jimmy L. Whitbeck, Jr., who being duly sworn acknowledged to me that he is the owner of the property described hereon and that he executed the foregoing Declaration of his own freewill.



In witness whereof I have hereunto set my hand and affixed my seal this 24th day of MAY, 2001.

John M. Hightower
Notary Public for Oregon

My commission expires: 02/07/04

2001-15054

SANITARY SEWER EASEMENT

A sanitary sewer easement for the purpose of maintenance and repair of an existing sanitary sewer system situated within the real property described in Instrument Number 2000-9666 of the Deed Records of Douglas County, Oregon said easement being more described as follows:

Beginning at a 5/8-inch iron rod at the northwest corner of Lot 1, Little River Estates as recorded in Volume 20, Page 35 of the subdivision plat records of Douglas County. Thence along the north line of said Lot 1 North 73°22'45" East 43.64 feet to a point; thence leaving said north boundary, North 16°37'15" West 126.36 feet to a point; thence South 73°22'45" West 10.00 feet to a point; thence South 16°37'15" East 96.36 feet to a point; thence South 73°22'45" West 31.50 feet to a point; thence South 83°08'59" West 117.29 feet to a point; thence South 06°51'01" East 10.00 feet to a point; thence North 83°08'59" East 116.83 feet to a point; thence South 16°37'15" East 20.22 feet to the POINT OF BEGINNING.

UTILITY EASEMENT

A strip of land 10' wide for the construction and maintenance of utilities situated in the real property described in Instrument Number 2000-9666 of the Deed Records of Douglas County, Oregon said easement being more described as follows:

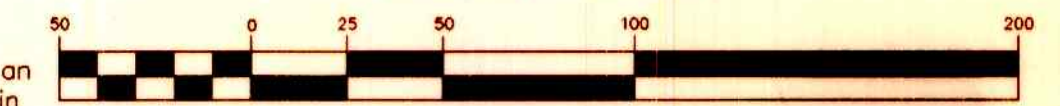
Beginning at a point on the westerly right-of-way line of Little River County Road Number 17 from which a 1-1/4 inch iron pipe at the northeast corner of said property described in Instrument Number 2000-9666 bears North 33°48'11" West 36.77 feet; thence along said right-of-way South 33°48'11" East 10.50; thence South 74°02'05" West 274.34; thence North 05°45'32" West 10.16; thence North 74°02'05" East 269.32 to the Point of Beginning.

PARKING EASEMENT

A Parking easement located in the Southwest one-quarter of Section 19, Township 26 South, Range 3 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows:

Beginning at a point from which the Northwest corner of lot 1, Little River Estates as recorded in Volume 20, Page 35 of the subdivision plat records of Douglas County bears South 5°45'32" East 59.19 feet and North 73°22'45" East 122.92 feet, thence North 5°45'32" West 71.13 feet to a 5/8 inch iron rod with yellow plastic cap marked "Land Mark PLS 2287", thence North 74°02'05" East 43.69 feet to a point, thence South 5°45'32" East 71.13 feet to a point, thence South 74°02'05" West 43.69 feet to the point of beginning.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

OWNER: Jimmie L. Whitbeck Jr.
761 Little River Rd.
Glide, Oregon

PARTITIONER: Jimmie L. Whitbeck Jr.

NO. OF PARCELS: 2

WATER: Glide Water District

SEWER: Glide-Idleyd Sewer District

ZONING: RR

COMP. PLAN RC2

Douglas County Planning Department File No. 01-021

Sheet 1 of 1 **2001-15054**

PARTITION PLAT
In the SW 1/4, Section 19
Township 26 South, Range 3 West, W.M.
Douglas County, Oregon
May 11, 2001

FOR: Jimmie L. Whitbeck Jr.
761 Little River Rd.
Glide, OR 97443

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimbürger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
EXPIRES JUNE 30, 2001

Land Mark
SURVEYING & DEVELOPMENT
3329 N.E. Stephens Street
Roseburg, Oregon 97470
Tel (541) 677-9400
Fax (541) 677-9401
LM Proj. No. 2001-0040