



PARCEL 1 BEING SUBJECT TO:

A 30 FOOT WIDE ACCESS EASEMENT, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF PARCEL 1, SAID POINT BEING S 6° 21' 31" W 1977.26 FEET FROM THE SOUTHEAST CORNER OF LOT 1, PINE VIEW ESTATES AS RECORDED IN VOLUME 16, PAGE 63 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S 8° 30' 38" W 12.11 FEET; THENCE S 39° 11' 32" W 63.45 FEET; THENCE S 53° 29' 59" W 34.25 FEET; THENCE S 64° 22' 58" W 193.50 FEET; THENCE S 54° 56' 35" W 48.89 FEET; THENCE S 21° 45' 26" W 48.56 FEET; THENCE S 8° 02' 08" E 403.58 FEET; THENCE S 40° 55' 27" E 102.45 FEET. THIS EASEMENT TO BENEFIT PARCEL 2.

AS WELL AS A 30 FOOT WIDE ACCESS EASEMENT RUNNING EASTERLY OF AND ADJACENT TO THE WESTERLY BOUNDARY OF PARCEL 1 AS SHOWN BETWEEN POINTS "A" AND "B", TAPERING TO NOTHING AT POINT "C". SAID EASEMENT TO BENEFIT PARCEL 2.

ALSO WHATEVER PORTION OF A 20 FOOT WIDE EASEMENT ALONG THE EXISTING OVERHEAD POWER MAY LIE WITHIN PARCEL 1. SAID EASEMENT LYING 15 FEET WESTERLY AND NORTHERLY OF, 5 FEET EASTERLY OF AND SOUTHERLY OF EXISTING OVERHEAD POWER AS SHOWN.

ALSO A 6 FOOT WIDE WATERLINE EASEMENT AS SHOWN TO BENEFIT PARCEL 2.

PARCEL 2 BEING SUBJECT TO:

A 30 FOOT ACCESS EASEMENT AND A 40 FOOT UTILITY EASEMENT, THE COMMON CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF PINE VIEW ESTATES, AS RECORDED IN VOLUME 16, PAGE 63 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON. SAID POINT BEING N 54° 22' 04" W 93.29 FEET FROM THE 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 1 OF SAID PINE VIEW ESTATES; THENCE S 50° 21' 30" W 189.95 FEET; THENCE S 36° 08' 05" W 28.59 FEET; THENCE S 23° 30' 53" W 34.11 FEET; THENCE S 14° 05' 31" W 561.63 FEET; THENCE S 13° 52' 04" W 499.21 FEET; THENCE S 19° 35' 46" E 864.57 FEET TO A POINT ON THE NORTHERN BOUNDARY OF PARCEL 1. THIS EASEMENT TO BENEFIT PARCEL 1.

ALSO WHATEVER PORTION OF A 20 FOOT WIDE EASEMENT ALONG THE EXISTING OVERHEAD POWER MAY LIE WITHIN PARCEL 2. SAID EASEMENT LYING 15 FEET WESTERLY AND NORTHERLY OF, 5 FEET EASTERLY OF AND SOUTHERLY OF EXISTING OVERHEAD POWER AS SHOWN.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT CADDOCK PROPERTIES, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

JAMES C. CADDOCK  
SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1788, PAGE 273 (INST. NO. 2001 - 18886)

JOHN B. CADDOCK  
SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1788, PAGE 273 (INST. NO. 2001 - 18886)

RICHARD E. CADDOCK, JR.  
SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1788, PAGE 273 (INST. NO. 2001 - 18886)

SUE E. BRINKMAN  
SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1788, PAGE 274 (INST. NO. 2001 - 18887)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT LAND DESCRIBED AS ADJUSTED UNIT 2 IN INSTRUMENT NO. 2000-17807 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON INTO TWO PARCELS, TOGETHER WITH EASEMENTS, AS SHOWN.

SURVEYOR'S CERTIFICATE

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT LAND DESCRIBED AS ADJUSTED UNIT 2 OF INSTRUMENT NO. 2000-17807 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS

*Bob Williams for KLC* 8/3/01  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Randy W...* 8-6-01  
DOUGLAS COUNTY SURVEYOR DATE

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

*D. Natalie J. Kelley Deputy Tax Collector* 8-14-01  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 15 DAY OF August, 2001 9:18 O'CLOCK AM/PM

*Doyle Shaver Jr. By Campbell Deputy* 8-15-01  
DOUGLAS COUNTY CLERK DATE



STATE OF OREGON  
COUNTY OF DOUGLAS  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

01 AUG 15 AM 9:18

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICE RECORDS OF DOUGLAS COUNTY

BY *[Signature]*  
FEE *[Signature]*

ZONE: FG  
COMP. PLAN: AG  
WATER: WELL  
SEWER: ON-SITE SEPTIC

FIELD CREW: RYAN PALMER AND JIM FERRIS

EQUIPMENT: NIKON TOTAL STATION AND  
SDR 33 DATA COLLECTOR

OFFICE: NEIL HIBBS

DRAFTING: KEVIN GRIMES

2001-18888

LEGAL DESCRIPTION:  
T26S, R4W, SEC.24, TL 100  
ACC.# R41584 AND R41656  
OWNER: CADDOCK PROPERTIES

2001-18888

PLANNING DEPT. NO. 01-045

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>   <b>OREGON</b> JANUARY 12, 1999 <b>F. NEIL HIBBS</b> 52989  EXPIRES: 6/30/2003	<b>LAND PARTITION</b> LYING IN THE NW 1/4, NE 1/4 AND SE 1/4 OF SECTION 24, T26S, R4W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: JAMES CADDOCK 17271 NORTH UMPQUA HIGHWAY ROSEBURG, OR 97470	SURVEYED BY:  741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: JUNE 2001	DWG. BY: KTG JOB NO: 1734-01 PAGE: 2 OF 2