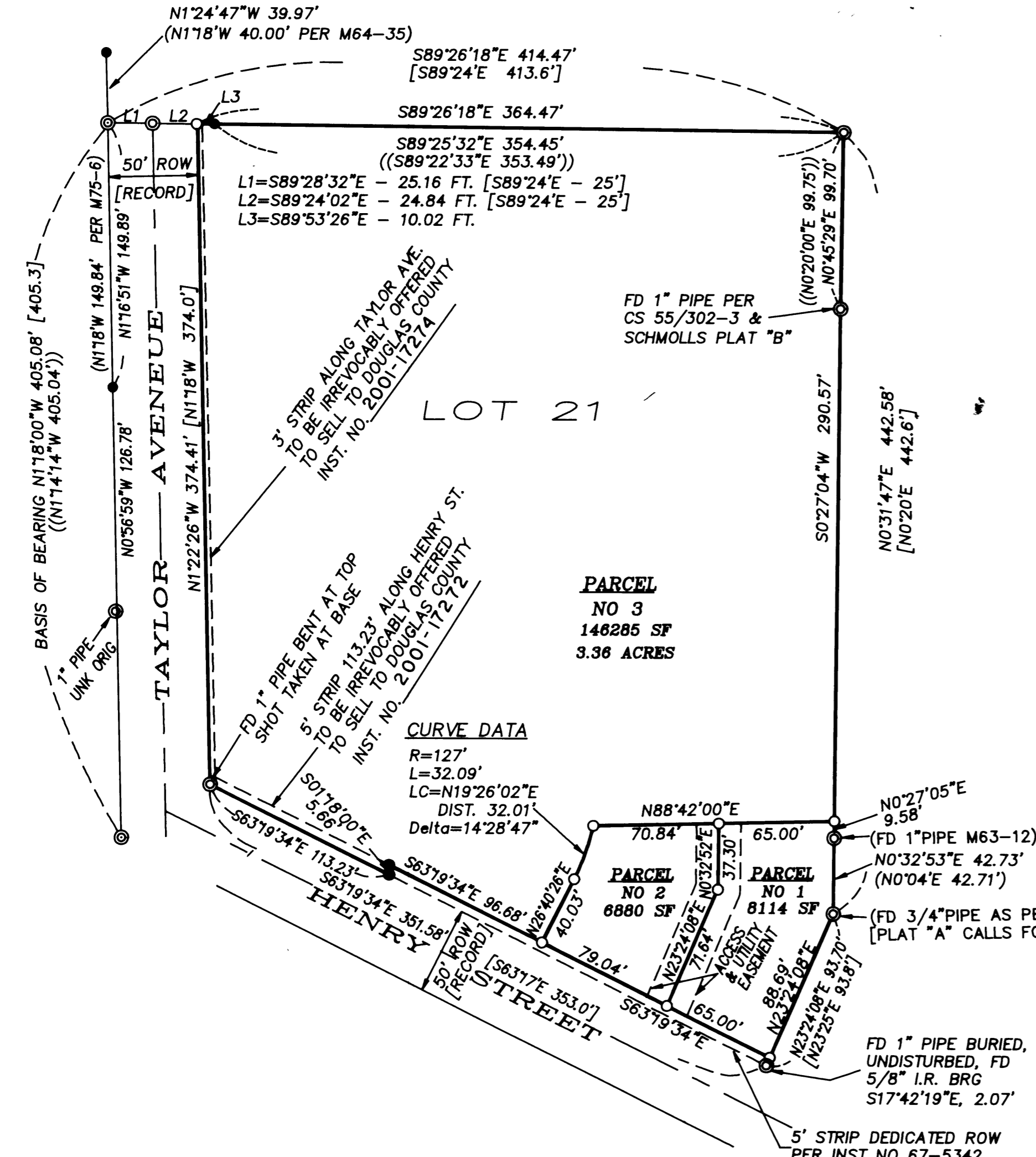
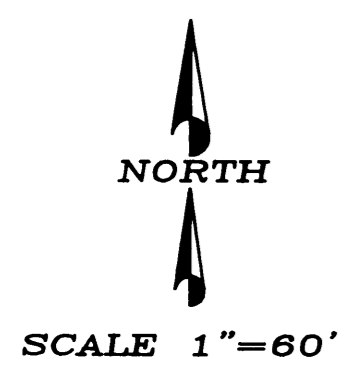


2001-0076

LAND PARTITION

LOT 21 OF SCHMOLL PLAT "A"
SW 1/4 OF THE NE 1/4 OF SEC. 7, T30S, R5W, W.M.



- LEGEND**
- SET 5/8"X30" IRON ROD W/PC - LS #2798
 - FOUND 5/8" IRON ROD NOTED
 - CALCULATED POINT
 - ◎ FOUND 1" IRON PIPE PER SCHMOLL PLAT "A" OR AS NOTED
 - () PER M63-12 OR AS NOTED
 - [] PER SCHMOLL PLAT "A"
 - (()) 1994-0113

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 21 OF SCHMOLL PLAT "A" INTO THREE PARCELS AS APPROVED UNDER THE DOUGLAS COUNTY PLANNING DEPT. FILE NO. 99-161. ORIGINAL MONUMENTS PER SCHMOLL PLAT "A" AND SURVEY MAP NO. M63-12, OF THE DOUGLAS COUNTY SURVEYOR'S RECORDS, WERE FOUND AND USED TO CONTROL THIS SURVEY. THE BASIS OF BEARING WAS ESTABLISHED ALONG THE WEST RIGHT OF WAY OF TAYLOR AVENUE AS PER SCHMOLL PLAT "A". MONUMENTS WERE ALSO FOUND IN EVIDENCE OF THIS SURVEY ON SCHMOLL PLAT "B", LAND PARTITION 1994-0113, INSTRUMENTS M64-35, M75-6, AND M133-31. THE 1" PIPE OF RECORD, SCHMOLL PLAT "A", FOUND AT THE NORTHEAST CORNER OF LOT 21 WAS FOUND TO BE FIRMLY POSITIONED AGAINST THE EAST SIDE OF AN OLD STUMP. DISTANCE ALONG THE NORTH LINE WAS FOUND 0.87 FEET LONG OF RECORD. A SPIKE FOUND SET FIRMLY IN THE TOP OF THE STUMP WAS OF RECORD DISTANCE, BUT WAS NOT CALLED FOR OR OTHERWISE RECORDED AND WAS DISREGARDED. THE CURRENT POSITION OF THE FOUND ORIGINAL 1" PIPE WAS HELD.

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE LAND PARTITION SHOWN HEREON AND DESCRIBED AS LOT 21, SCHMOLL PLAT "A" OF THE DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON. SUBJECT TO AN EASEMENT FOR ACCESS AND UTILITIES, 25 FEET IN WIDTH, AND COMMON TO PARCELS #1 AND #2, THE CENTERLINE OF WHICH IS ALSO THE DIVIDING LINE BETWEEN SAID PARCELS #1 AND #2. THE EASEMENT RUNS FULL LENGTH BETWEEN PARCELS AS SHOWN ON THE PLAT. INCLUDED AS CONDITIONAL TO THIS LAND PARTITION IS THE IRREVOCABLE OFFER TO SELL TO DOUGLAS COUNTY FOR RIGHT OF WAY THE 3' FRONTAGE STRIP OF LAND ALONG TAYLOR AVENUE AND THAT 5' PORTION OF FRONTAGE ALONG HENRY STREET AS SHOWN.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

COMPREHENSIVE PLAN:

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
COMPREHENSIVE PLAN DESIGNATION: R.M.D.
WATER: TRI-CITY WATER DISTRICT
SEWER: TRI-CITY SEWER DISTRICT
PLANNING DEPT FILE: NO 99-161
TAX ACCT NOS: 79093.01 & 79093.02
T30S R5W SEC 7AC, TAX LOTS 1300 & 1400

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BONNIE YATES, TRUSTEE OF THE BONNIE YATES LIVING TRUST, AND TRUSTEE OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PLAT.

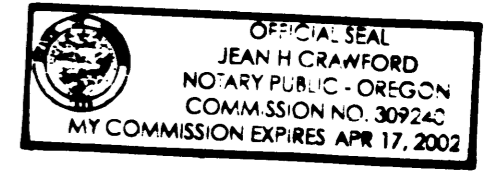
Bonnie Yates
BONNIE YATES

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29th DAY OF DECEMBER, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BONNIE YATES, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY SHE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Jean Crawford
NOTARY PUBLIC, STATE OF OREGON



Keith L. Cubic
DOUGLAS COUNTY PLANNING DIRECTOR

8/20/01
DATE

Randy W...
DOUGLAS COUNTY SURVEYOR

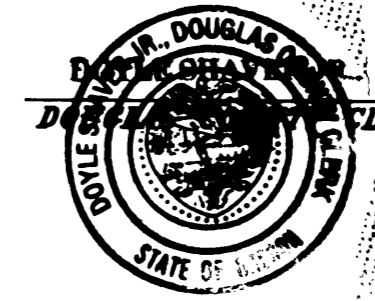
8-20-01
DATE

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

9-4-01
DATE

FILED THIS 5th DAY OF September 8:01 o'clock PM



By *David Beedle*, Deputy

2001-20601

2001-0076

2001-20601

REGISTERED PROFESSIONAL LAND SURVEYOR

David J. Beedle

OREGON JAN. 21, 1997 DAVID J. BEEDLE #2798

EXPIRES 12-31-99



DAVID J. BEEDLE PROFESSIONAL LAND SURVEYING TEL 541-874-3258 163 TRAYLOR ROAD RIDDLE, OREGON 97469

SCALE: 1" = 60' DATE: DECEMBER 9, 1999

SURVEYED FOR: BONNIE YATES 227 SW HENRY STREET MYRTLE CREEK, OR 97457