

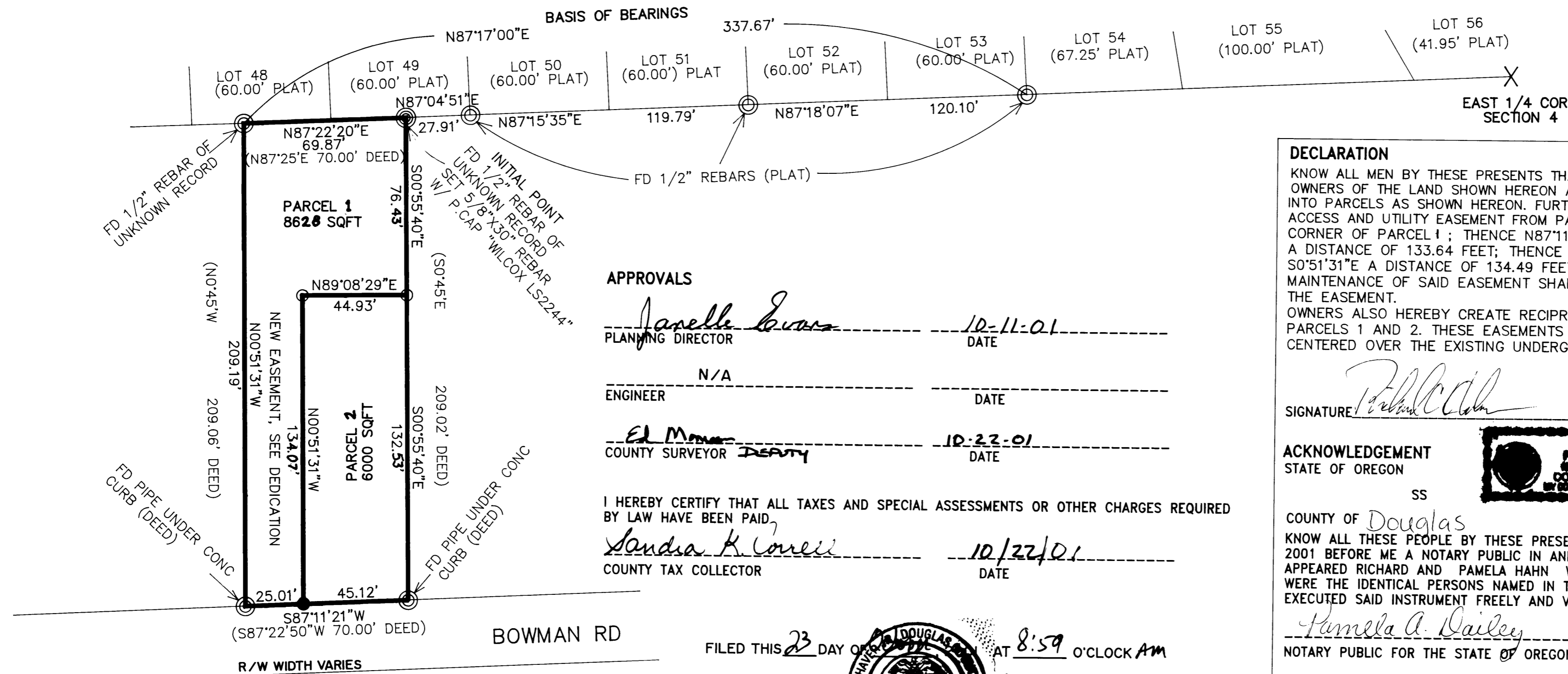
# FINAL LAND PARTITION PLAT

LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 4, T22S, R12W, W.M.  
CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON

SUBJECT PROPERTY:  
22 12 4DA TL400  
INSTR. #2000-12412

OWNERS:  
RICHARD AND PAMELA HAHN  
2559 BOWMAN RD  
REEDSPORT, OR 97467

## HIGHLANDS (SUBDIVISION OF TRACT "A")



### APPROVALS

*Janelle Evans*  
PLANNING DIRECTOR \_\_\_\_\_ 10-11-01 \_\_\_\_\_  
DATE

N/A  
ENGINEER \_\_\_\_\_ DATE

*EL M...*  
COUNTY SURVEYOR \_\_\_\_\_ 10-22-01 \_\_\_\_\_  
DATE

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

*Sandra K. Correll*  
COUNTY TAX COLLECTOR \_\_\_\_\_ 10/22/01 \_\_\_\_\_  
DATE

FILED THIS 23 DAY OF OCTOBER AT 8:59 O'CLOCK AM

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
*Carol Engels Deputy*

2001-24649

### DECLARATION

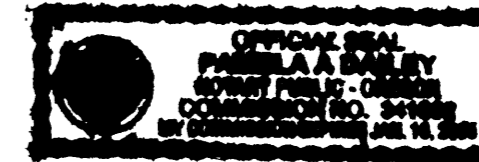
KNOW ALL MEN BY THESE PRESENTS THAT RICHARD C. AND PAMELA LEE HAHN ARE THE OWNERS OF THE LAND SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. FURTHERMORE THEY HEREBY CREATE THE FOLLOWING ACCESS AND UTILITY EASEMENT FROM PARCEL 2 TO PARCEL 1: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1; THENCE N87°11'21"E A DISTANCE OF 25.01'; THENCE N0°51'31"W A DISTANCE OF 133.64 FEET; THENCE S89°08'29"W A DISTANCE OF 25.00 FEET; THENCE S0°51'31"E A DISTANCE OF 134.49 FEET TO THE POINT OF BEGINNING. MAINTENANCE OF SAID EASEMENT SHALL BE SHARED EQUALLY BETWEEN ALL USERS OF THE EASEMENT. OWNERS ALSO HEREBY CREATE RECIPROCAL UNDERGROUND UTILITY EASEMENTS BETWEEN PARCELS 1 AND 2. THESE EASEMENTS SHALL BE 10 FEET IN WIDTH AND SHALL BE CENTERED OVER THE EXISTING UNDERGROUND UTILITIES.

SIGNATURE *Richard C. Hahn* SIGNATURE *Pamela L. Hahn*

### ACKNOWLEDGEMENT

STATE OF OREGON

SS



COUNTY OF Douglas  
KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF August 2001 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED RICHARD AND PAMELA HAHN 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.

*Pamela A. Dailey*  
NOTARY PUBLIC FOR THE STATE OF OREGON MY COMMISSION EXPIRES Jan. 10, 2005

### NARRATIVE

BASIS OF BEARINGS IS FROM THE PLAT OF HIGHLANDS (SUBDIVISION OF TRACT "A") AS PER TIED MONUMENTS AS SHOWN HEREON.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY INTO 2 PARCELS AND TO MARK THE NEW BOUNDARIES AS SHOWN HEREON. I FOUND AND ACCEPTED THE IRON PIPES ALONG BOWMAN ROAD AS CALLED IN THE ORIGINAL DEED. THESE PIPES FALL UNDER THE CONCRETE CURB AND WERE LOCATED WITH A MAGNETIC LOCATOR. THE IRON PIPES CALLED IN THE DEED ALONG THE SECTION CENTERLINE WERE PROBABLY DESTROYED DURING THE SEWER LINE CONSTRUCTION. I FOUND AND ACCEPTED 1/2 REBARS OF UNKNOWN RECORD FOR THE LOCATION OF THESE CORNERS.

### DESCRIPTION OF PARENT PARCEL

BEGINNING AT A POINT THAT BEARS S87°16'13"W A DISTANCE OF 477.00 FEET FROM THE EAST 1/4 CORNER OF SECTION 4, T22S, R12W, W.M., CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON; THENCE S0°55'40"E A DISTANCE OF 208.95 FEET; THENCE S87°11'21"W A DISTANCE OF 70.13 FEET; THENCE N0°51'31"W A DISTANCE OF 209.19 FEET; THENCE N87°22'20"E A DISTANCE OF 69.87 FEET TO THE POINT OF BEGINNING.

### 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*  
HARVEY WILCOX LS 2244 \_\_\_\_\_ 8/26/01 \_\_\_\_\_  
DATE

### LEGEND

- ⊙ FOUND CORNER AS SHOWN
- SET 5/8"x30" REBAR W/ P.CAP MKD "WILCOX LS2244"
- CHISELED "X" IN CONC.
- ⊙ INITIAL POINT SET 5/8"x30" REBAR W/ P.CAP MKD "WILCOX LS2244" ALONGSIDE FD 1/2" REBAR
- ( ) RECORD INFORMATION
- PROPERTY LINE
- X CALCULATED POSITION

STATE OF OREGON | 98  
COUNTY OF DOUGLAS | 98  
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

01 OCT 23 AM 8:59

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]*

2001-24649

REGISTERED PROFESSIONAL LAND SURVEYOR

*Harvey Wilcox*  
OREGON JULY 17, 1988  
HARVEY WILCOX 2244

RENEWAL 6/30/02

HARVEY WILCOX SURVEYING

70442 HWY 101 PH: (541) 759-4467  
NORTH BEND, OREGON FAX: (541) 759-4467  
EMAIL: EASYBAR@GTE.NET

SCALE: 1"=40'  
DATE: Aug. 15, 2001

