

2002-00061

FINAL PARTITION PLAT
 FOR: CARL & LUCILLE DAWSON, CO-TRUSTEES
 FOR THE DAWSON FAMILY TRUST
 SECTION 24 & 25, T21S, R12W, W.M.
 DOUGLAS COUNTY, OREGON
 8/21/01

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE BOUNDARY OF A PARTITION LINE FOR A LAND PARTITION APPROVED BY DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 99-152. BECAUSE BOTH PARCELS BEING CREATED ARE IN EXCESS OF 10 ACRES, ONLY THE PARTITION LINE WAS MONUMENTED. THE PARENT PROPERTY WAS NOT SURVEYED AS PART OF THIS PARTITION.

THE EASTERLY BOUNDARY OF THE PARENT PARCEL IS DEFINED AS THE 50 FOOT ELEVATION OR WHEN THE GROUND SLOPE EXCEEDS 25%. THE DAWSONS AND THE US FOREST SERVICE NEED TO ADDRESS THIS ISSUE AS PART OF A FUTURE SURVEY.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE BEARING OF THE LINE FROM THE WITNESS CORNER TO THE MEANDER CORNER ON THE BOUNDARY BETWEEN SECTIONS 24 AND 25 AND THE WEST ONE-QUARTER CORNER OF SECTION 25 AS ESTABLISHED IN SURVEY NUMBER M84-24 A+B. ONLY THESE TWO EXISTING CORNERS WERE TIED AS PART OF THIS SURVEY.

SURVEY M84-24 A+B WAS HELD AS CONTROL FOR THIS SURVEY. SURVEYS M79-30, M118-62 AND M88-52 WERE THEN ROTATED TO ESTABLISH A COMMON BASIS OF BEARING BASED ON M84-24 A+B. THE SECTION BREAKDOWN OF SECTION 24 AND 25 ARE SHOWN AS A VISUAL REFERENCE ONLY.

THE PARTITION LINE IS MONUMENTED AS NOTED HEREON. THE WESTERLY TERMINATION OF THE PARTITION LINE IS THE MEAN HIGH WATERLINE OF THE EAST BANK OF THE SMITH RIVER. THIS POINT IS SHOWN AT AN APPROXIMATE LOCATION. THE EASTERLY TERMINATION OF THIS LINE IS WHERE THE LINE REACHES A GROUND ELEVATION OF 50 FEET AND IS SHOWN AT AN APPROXIMATE LOCATION.

THE TOTAL ACRES FOR THIS PROPERTY ARE REPORTED TO BE 100 ACRES PER DOUGLAS COUNTY. THIS PROPERTY HAS NOT BEEN SURVEYED AND THE ACRES WILL CHANGE AS A RESULT OF AN ACCURATE SURVEY. THIS PARTITION PLAT MAKES NO WARRANTY AS TO THE ACTUAL ACRES BEING PARTITIONED.

ELEVATIONS BASED ON OREGON STATE HIGHWAY CONTROL MONUMENT STATION L 612, SET IN 1967. ELEVATION ESTABLISHED BY DOUGLAS COUNTY SURVEYORS OFFICE IN 1989, ELEVATION IS 57.20, PRECISION: 3RD ORDER.

THIS SURVEY WAS PERFORMED WITH A PENTAX TOTAL STATION.

NOTE "B"
 MONUMENT ELEVATION
 9.11'

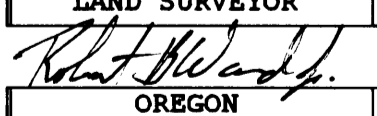
NOTE "A"
 WITNESS CORNER TO THE
 MEANDER CORNER BEARS
 S 33°44'48" E, 341.53
 FROM SET MONUMENT.

ELEVATION OF SET
 MONUMENT = 12.59'

1/4 CORNER S26|S25
 CORNER FALLS ON WEST SHOULDER
 OF SMITH RIVER COUNTY ROAD,
 CORNER NOT SET

FND: 2" ALUMINUM PIPE WITH
 ALUMINUM CAP BEARS N0°13'10"E,
 30.00FT, REFERENCE MONUMENT

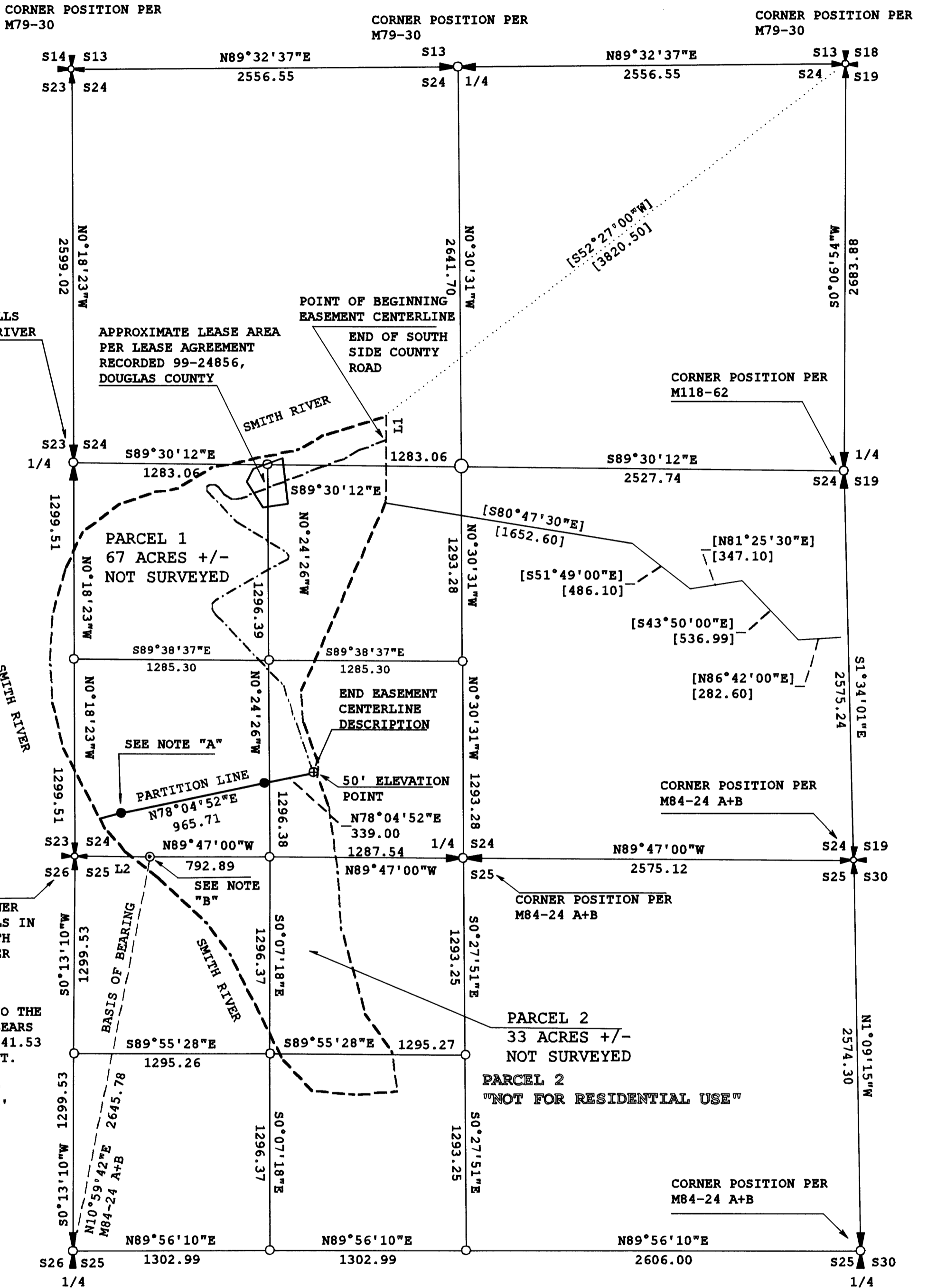
FND: 2" ALUMINUM PIPE WITH
 ALUMINUM CAP BEARS
 N89°46'50"W, 30.00FT,
 REFERENCE MONUMENT

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 ROBERT B. WARD JR.
 JULY 30, 1976
 LS 1091

EXPIRES: 6/30/02

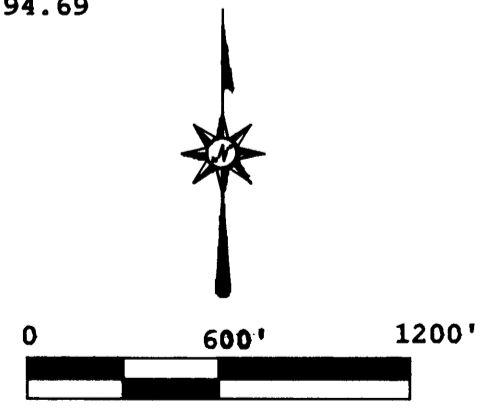


Ward NorthWest, Inc.
 P.O. BOX 105 FLORENCE, OR 97439
 (541) 997-9201 FAX: 541-997-3546



- LEGEND
- COMPUTED POSITION ONLY
NO MONUMENT SET
 - ⊕ APPROXIMATE 50 FOOT ELEVATION POINT
NO MONUMENT SET
 - CORNER SET THIS SURVEY AS POINT ON LINE
5/8" X 30" REBAR WITH YELLOW
PLASTIC CAP STAMPED "LS 1091"
 - ⊙ WITNESS CORNER TO THE MEANDER CORNER
FND: 3-1/2" ALUMINUM CAP DATED 1980, SET BY
RICHARD HINTZ, LS 497, REFER TO M84-24 A+B
 - ⊕ QUARTER CORNER NOT TIED UNLESS
NOTED HEREON
 - ⊕ SECTION CORNER NOT TIED UNLESS
NOTED HEREON
 - APPROXIMATE BOUNDARY
NOT SURVEYED
 - EASEMENT CENTERLINE
WIDTH = 20' LEFT AND RIGHT
OF CENTERLINE
 - [] RECORD DATA PER DEED

LINE	BEARING	HORIZ DIST
L1	S0°31'00"W	572.79
L2	N89°47'00"W	494.69



FILE NAME	DATE	DRAWN BY
01-41.TRV	8-21-2001	RBW
SCALE	REVISION	SHEET
600 Ft/In		1 OF 2
JOB		
01-41		

This map drawn with TRAVERSE PC, Software

2002-00061

FINAL PARTITION PLAT
 FOR: CARL AND LUCILLE DAWSON,
 CO-TRUSTEES
 FOR THE DAWSON FAMILY TRUST
 SECTION 24 AND 25, T21S, R12W, W.M.
 DOUGLAS COUNTY, OREGON
 8/21/01
 SURVEYOR'S CERTIFICATE

I, ROBERT B. WARD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR DO CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE HEREON DESCRIBED PLAT, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS.

DESCRIPTION
 LOT 4 IN SECTION 23; LOTS 1 AND 2, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24; LOTS 6, 7 AND 8 AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 21 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

ALSO THAT PART OF LOT 3 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, LYING WEST AND SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH BANK OF SMITH RIVER IN LOT 3, SECTION 24, TOWNSHIP 21 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, WHICH POINT BEARS SOUTH 52°27' WEST 3820.5 FEET DISTANCE FROM THE SECTION CORNER COMMON TO SECTIONS 18 AND 19 IN TOWNSHIP 21 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, FROM WHICH POINT A FIR TREE 72 INCHES IN DIAMETER BEARS SOUTH 11° EAST 29 LINKS, BLAZED ON THE NORTH SIDE AND MARKED D V L AND D C S; THENCE SOUTH 0°31' WEST 472.33 FEET TO AN IRON PIPE; THENCE SOUTH 80°47.5' EAST 1652.6 FEET TO AN IRON PIPE; THENCE SOUTH 51°49' EAST 486.1 FEET TO AN IRON PIPE; THENCE NORTH 81°25.5' EAST 347.1 FEET TO A SPRUCE LIMB SET FOR A POST; THENCE SOUTH 43°50' EAST 536.99 FEET TO AN ALDER MARKED IN PLACE; THENCE NORTH 86°42' EAST 282.6 FEET TO AN IRON PIPE AND TO THE TOWNSHIP LINE BETWEEN RANGES 11 AND 12 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

EXCEPTING FROM ALL OF THE ABOVE DESCRIBED LANDS THOSE PARTS SOLD TO THE UNITED STATES OF AMERICA, DEED THEREOF BEING RECORDED IN VOLUME 97 AT PAGE 186 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON

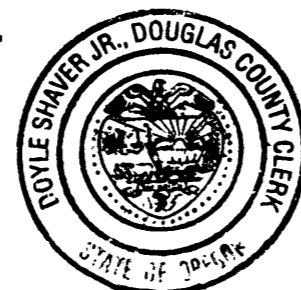
PORTION OF VOL. 97, PAGE 186 SHOWN HERE AS A REFERENCE TO: UNITED STATES OF AMERICA WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT, THAT H P MARKS AND MARY E MARKS HIS WIFE AND C E MARKS AND EVA H MARKS HIS WIFE DESIREING TO AVAIL THEMSELVES OF THE PRIVILEGES EXTENDED BY SECTION 5 OF THE ACT OF CONGRESS APPROVED MARCH 3, 1925 (43 STAT. 1132) HAVE BARGAINED AND DONATED, AND BY THESE PRESENT DO GRANT, BARGAIN DONATE, AND CONVEY UNTO THE UNITED STATES OF AMERICA, OR ITS ASSIGNEES, ALL THE FOLLOWING BOUNDED AND DESCRIBED REAL PROPERTY, SITUATED IN THE COUNTY OF DOUGLAS AND STATE OF OREGON

LOT 4 SEC 23; LOTS 1 AND 2, THE (SE1/4 SW1/4) (SE1/4 SE1/4) AND THE (SW1/4 SE1/4) SEC. 24; LOTS 6,7,8,9 AND THE (W1/2 NE1/4) SEC 25; ALSO ALL THAT PART OF LOTS 3 AND THE (N1/2 SE1/4) SEC 24 LYING WEST AND SOUTH OF A LINE AS DESCRIBED IN DEED FROM T E BEDSOE AND WIFE TO HAZEL NORTHRUP; SAID DEED BEING RECORDED OCT. 6, 1917 AT PAGE 553 OF VOL 77 OF DEED RECORDS OF DOUGLAS COUNTY; ALL SAID LAND BEING IN TOWNSHIP 21 SOUTH RANGE 12 WEST, W.M. CONTAINING _ ACRES, SUBJECT TO A RESERVATION AS FOLLOWS:

RESERVING TO THE GRANTORS THEIR HEIRS AND ASSIGNS FOREVER, ALL LEVEL LAND ALONG SMITH RIVER AND ALL LAND, BELOW AN ELEVATION OF 50 FEET, THAT HAS A SLOPE OF LESS THAN TWENTY-FIVE (25) PERCENT.

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONG OR IN ANYWISE APPERTAINING,



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

02 JAN -2 PM 1:04

DOYLE SHAVER JR.
 DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

By Glenn G. Bennett DEPUTY

FEE PP

EASEMENTS AND AGREEMENTS WHICH MAY AFFECT THIS OWNERSHIP

RIGHT-OF-WAY, INCLUDING THE TERMS AND PROVISIONS THEREIN CONTAINED
 GRANTEE: COOS AND CURRY TELEPHONE CO.
 BOOK: 87
 PAGE: 108
 RECORDER'S NO. 61215, RECORDS OF DOUGLAS COUNTY, OREGON

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN CONTAINED,
 GRANTEE: PORT OF UMPQUA, A CORPORATION
 BOOK: 174
 RECORDER'S NO.: 100760, RECORDS OF DOUGLAS COUNTY, OREGON.

RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREIN CONTAINED,
 GRANTEE: DOUGLAS ELECTRIC COOPERATIVE
 BOOK: 196
 RECORDER'S NO.: 125828, RECORDS OF DOUGLAS COUNTY, OREGON

EASEMENT, INCLUDING THE TERMS AAND PROVISIONS THEREIN CONTAINED,
 GRANTEE: E.K. WOOD LUMBER CO.
 BOOK: 270
 PAGE: 763
 RECORDER'S NO.: 239245, RECORDS OF DOUGLAS COUNTY, OREGON

ASSIGNMENT OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN CONTAINED,
 GRANTEE: CASCADE PLYWOOD CORPORATION
 BOOK: 274
 PAGE: 216
 RECORDER'S NO.: 245509, RECORDS OF DOUGLAS COUNTY, OREGON

ASSIGNMENT OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN CONTAINED,
 GRANTEE: U.S. PLYWOOD CORPORATION
 BOOK: 311
 RECORDER'S NO.: 304494, RECORDS OF DOUGLAS COUNTY, OREGON.

AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN CONTAINED, BY AND BETWEEN DOUGLAS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, ACTING BY AND THROUGH ITS BOARD OF COMMISSIONERS AND CARL M. DAWSON, JR AND LUCILLE S. DAWSON
 BOOK: 367
 RECORDER'S NO.: 66-02542, RECORDS OF DOUGLAS COUNTY, OREGON

LEASE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN CONTAINED,
 FROM: CARL M. DAWSON JR. AND LUCILLE S. DAWSON, CO-TRUSTEES FOR THE DAWSON FAMILY TRUST UNDER AGREEMENT CREATED JULY 1, 1996
 TO: CALVIN D. HAMLETT AND LINDA D. HAMLETT
 DATED: JULY 1, 1996
 RECORDED: OCTOBER 6, 1999
 BOOK: 1648
 PAGE: 827
 RECORDER'S NO.: 99-24855, RECORDS OF DOUGLAS COUNTY, OREGON

APPROVALS

Keith L. Cubie 12/31/01
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Moran 12-31-01
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Sandra K. Couese 1/2/02
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2nd DAY OF January, 2002 1:04 O'CLOCK AM/PM

DOYLE SHAVER JR. Glenn G. Bennett 1-2-02
 DOUGLAS COUNTY CLERK BY: DEPUTY DATE

ACCESS EASEMENT

CENTERLINE DESCRIPTION FOR EASEMENT FROM PARCEL 1 TO PARCEL 2. EASEMENT TO BE 30 FEET WIDE, 15 FEET LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE;

THE TRUE POINT OF BEGINNING FOR EASEMENT CENTERLINE DESCRIPTION BEARS NORTH 70°55'45" WEST A DISTANCE OF 526.29 FEET FROM THE CENTER ONE-QUARTER CORNER OF SECTION 24 OF TOWNSHIP 21 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON; THENCE SOUTH 68° 43' 5" WEST FOR 128.92 FEET; THENCE SOUTH 69° 48' 44" WEST FOR 59.10 FEET; THENCE SOUTH 59° 8' 11" WEST FOR 114.22 FEET; THENCE SOUTH 70° 56' 9" WEST FOR 167.56 FEET; THENCE SOUTH 69° 9' 8" WEST FOR 561.08 FEET; THENCE SOUTH 75° 54' 15" WEST FOR 33.99 FEET; THENCE NORTH 87° 1' 3" WEST FOR 33.86 FEET; THENCE NORTH 58° 52' 57" WEST FOR 59.58 FEET; THENCE NORTH 34° 54' 10" WEST FOR 55.69 FEET; THENCE NORTH 54° 10' 45" WEST FOR 31.36 FEET; THENCE SOUTH 85° 3' 11" WEST FOR 33.89 FEET; THENCE SOUTH 61° 30' 45" WEST FOR 25.83 FEET; THENCE SOUTH 0° 28' 22" WEST FOR 24.84 FEET; THENCE SOUTH 44° 1' 9" EAST FOR 286.55 FEET; THENCE SOUTH 58° 36' 45" EAST FOR 388.54 FEET; THENCE SOUTH 27° 37' 37" EAST FOR 27.70 FEET; THENCE SOUTH 26° 44' 57" WEST FOR 22.99 FEET; THENCE SOUTH 60° 18' 42" WEST FOR 545.25 FEET; THENCE SOUTH 43° 25' 4" WEST FOR 31.77 FEET; THENCE SOUTH 1° 46' 29" WEST FOR 30.80 FEET; THENCE SOUTH 24° 37' 2" EAST FOR 19.97 FEET; THENCE SOUTH 32° 56' 50" EAST FOR 27.48 FEET; THENCE SOUTH 43° 51' 7" EAST FOR 654.65 FEET; THENCE SOUTH 19° 18' 33" EAST FOR 608.65 FEET, END OF CENTERLINE DESCRIPTION.

DECLARATION

KNOWN ALL MEN BY THESE PRESENT THAT CARL M. DAWSON JR. AND LUCILLE S. DAWSON, CO-TRUSTEES FOR THE DAWSON FAMILY TRUST UNDER AGREEMENT CREATED JULY 1, 1996, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LAND HEREON DESCRIBED AND HAVE CAUSED THE SAME TO BE PLATED INTO PARCELS AS SHOWN, AND ALSO CREATE THE PRIVATE ACCESS EASEMENT ACROSS PARCEL 1, FOR THE BENEFIT OF PARCEL 2 AS SHOWN ON THIS PLAT.

Carl M. Dawson 9/14/01
 CARL M. DAWSON JR., CO-TRUSTEE DATE

Lucille S. Dawson 9-14-01
 LUCILLE S. DAWSON, CO-TRUSTEE DATE

ACKNOWLEDGEMENT

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

THERE APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, CARL M. DAWSON JR. AND LUCILLE S. DAWSON, AS CO-TRUSTEES FOR THE DAWSON FAMILY TRUST UNDER AGREEMENT CREATED JULY 1, 1996, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FORGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY STAMP.

Carole J. Rose
 SUBSCRIBED AND SWORN TO BEFORE ME

THIS 14th DAY OF Sept. 2001
 PLANNING DEPT. FILE NO. 99-152

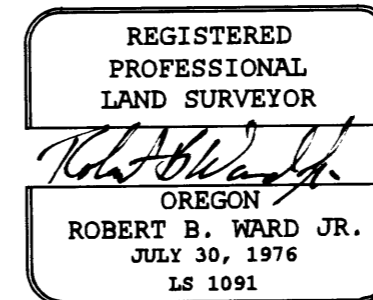
ZONE: EXCLUSIVE FARM USE - GRAZING
 RURAL CONSERVATION SHORE LANDS OVERLAY
 RIPARIAN VEGETATION CORRIDOR OVERLAY
 PERIPHERAL BIG GAME HABITAT OVERLAY
 FLOODPLAIN OVERLAY

COMP. PLAN: AGRICULTURAL-GRAZING

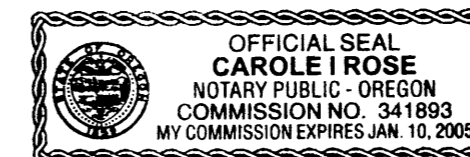
PARCEL 2, IS NOT INTENDED FOR RESIDENTIAL USE

FILE NAME 01-41.TRV	DRAWING PLAT PAGE 2
SCALE	DATE 8-21-2001
JOB 01-41	REVISION
	DRAWN BY RBW
	SHEET 2 OF 2

This map was drawn with TRAVERSE PC Software
 2002-00061



EXPIRES: 6/30/02



SEE CONCURRENCES TO THIS PLATTING RECORDED IN
 BOOK 1828, PAGE 746, (INST. No. 2002-00059)
 AND
 BOOK 1828, PAGE 747, (INST. No. 2002-00060)

2002-0001B

2002-0001B