

2002-0024

PROPERTY LINE ADJUSTMENT

LAND PARTITION

LOCATED in the NW 1/4 of Section 30, T. 21 S., R. 4 W., W.M. in Douglas County, Oregon.

February 18, 2002

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2001-0273, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON. LESS ANY PORTION OF SAME LYING WITHIN PUBLIC ROADS.

David A. Edwards
DAVID A. EDWARDS, P.L.S. 2339

APPROVALS



Keith L. Cubie 6/3/02
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Mann 6-4-02
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED THIS 4th DAY OF JUNE, 2002, AT 10:26 O'CLOCK A.M. 2002-15372

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

BOYLE SHAVER JR. *Alvin L. Burnett*
DOUGLAS COUNTY CLERK BY: DEPUTY

Sandra K. Coore 6/4/02
DOUGLAS COUNTY TAX COLLECTOR DATE

STATE OF OREGON |
COUNTY OF DOUGLAS | 88
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

02 JUN -4 AM 10: 26

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Alvin L. Burnett*
DEPUTY
RE: PP

DECLARATION

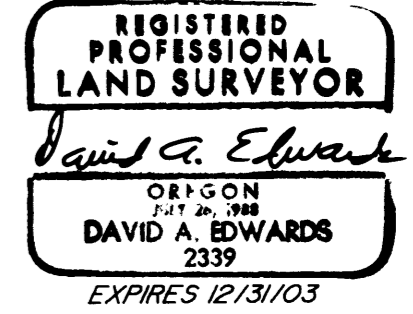
KNOW ALL PERSONS BY THESE PRESENTS THAT WCNG, LLC, IS THE OWNER OF THE LANDS REPRESENTED HEREON AND THAT IT HAS CAUSED THE PROPERTY LINE ADJUSTMENT, PARTITIONING INTO PARCELS AND CREATION OF EASEMENTS AS SHOWN HEREON.

A LAND PARTITION CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT, SIGNED BY WILDA A. BALL, AUTHORIZED OFFICER OF THE ABOVE NAMED WCNG, LLC, IS RECORDED

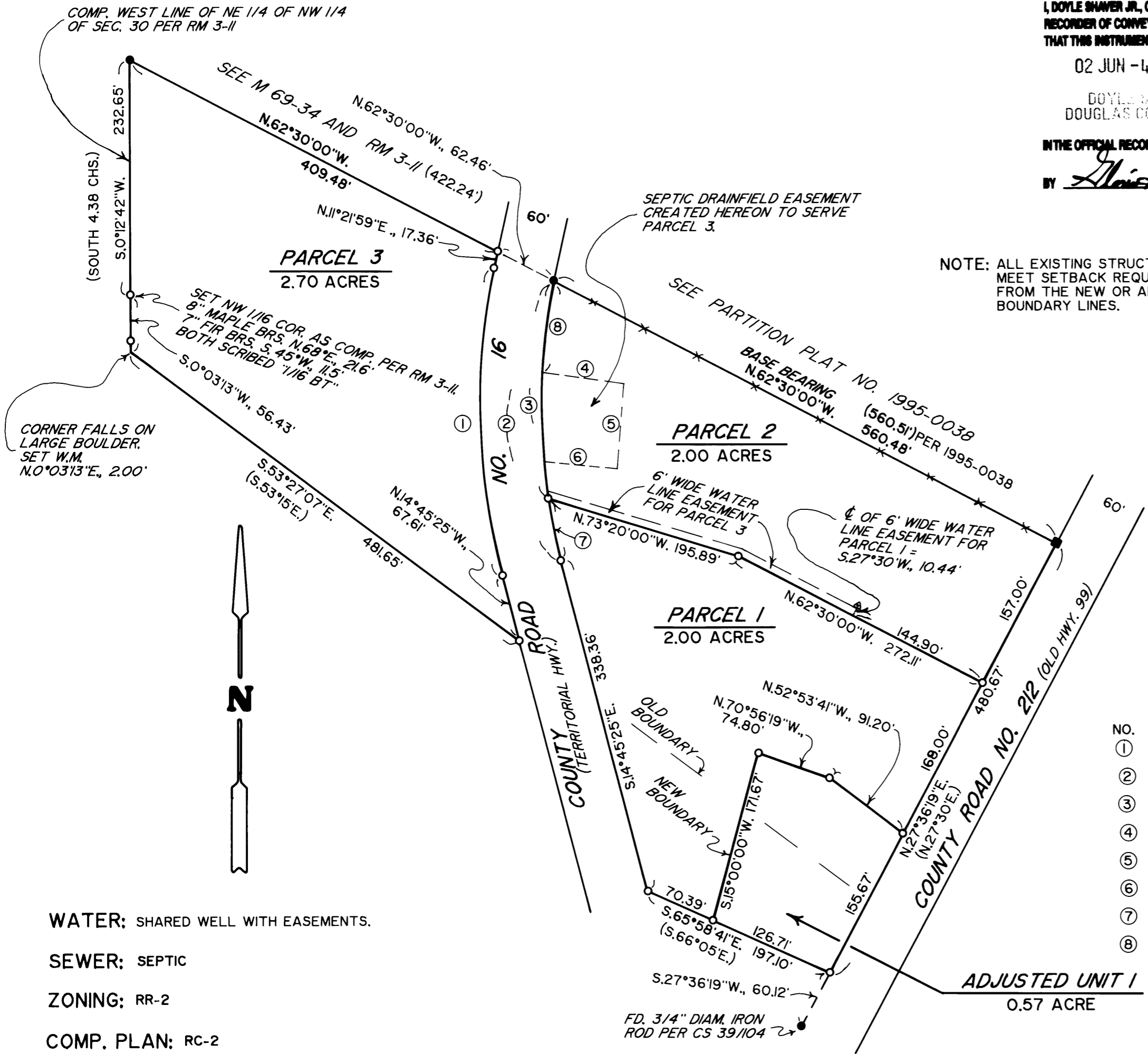
AS DOCUMENT NUMBER 2002-15371, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

SURVEYED FOR: WCNG, LLC C/O WILDA BALL
110 WEST PENINSULA DRIVE
GILBERT, ARIZONA 85233

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



NOTE: ALL EXISTING STRUCTURES MEET SETBACK REQUIREMENTS FROM THE NEW OR ADJUSTED BOUNDARY LINES.



LEGEND

- INDICATES 5/8" DIAM. IRON ROD FOUND UNLESS NOTED OTHERWISE.
- INDICATES 1 1/4" DIAM. IRON PIPE FD. AT SE CORNER PARCEL 2 OF 1995-0038.
- INDICATES 5/8" X 30" STEEL PIN W/ WIRE PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- () DENOTES DEED RECORD DATA EXCEPT WHERE NOTED.
- W.M. = WITNESS MONUMENT.
- X—X—X FENCE LINE
- COMP. = COMPUTED.
- SCALE: 1" = 100'
- △ = WELL

LINE AND CURVE DATA TABLE

NO.	BRG. OR CH. BRG.	DIST.	RADIUS	LENGTH	DELTA
1	N.1°41'43"W.	304.56'	673.80'	307.21'	26°07'24"
2	S. 1°41'43"E.	277.44'	613.80'	279.86'	26°07'24"
3	S. 1°13'30"W.	216.15'	613.80'	217.28'	20°16'57"
4	S.80°00'E.	82.00'			
5	S. 6°00'W.	85.00'			
6	N.82°00'W.	70.71'			
7	S. 11°50'10"E.	62.54'	613.80'	62.57'	5°50'27"
8	S. 7°09'57"W.	89.92'	613.80'	90.00'	8°24'04"

NARRATIVE

I HOLD TO THE FOUND PINS PER 1995-0038 AND M 69-34 FOR THE NORTH LINE. THE WEST LINE IS COMPUTED PER THE BEARINGS SHOWN ON RM 3-II AND THE DEED RECORD DISTANCE SOUTH FROM THE FOUND PIN AT THE NW CORNER. THE SOUTH LINE IS COMPUTED AS A STRAIGHT LINE FROM THE SW CORNER TO THE DEED RECORD CORNER POSITION 400 FEET SW'LY ALONG THE OLD HWY. R/W LINE FROM THE FOUND 1 1/4" DIAM. IRON PIPE. THE MOST SOUTHERLY LINE IS COMPUTED HOLDING THE RECORD COMPUTED DISTANCE NE'LY FROM THE FOUND 3/4" DIAM. IRON ROD PER C.S. 39/104 AND A BEARING NW'LY BEING ROTATED THE SAME AS THE DIFFERENCE FOUND BETWEEN DEED AND MEASURED ALONG THE OLD HWY. R/W LINE. THE RIGHT OF WAY OF COUNTY ROAD NO. 16 WAS COMPUTED FROM TIES TO THE CENTER OF THE EXISTING ROAD SURFACE.

FIELD CREW: DAVID EDWARDS AND BRANT MILLER.
EQUIPMENT: NIKON DTM 430 TOTAL STATION.
COMPS. AND DRAFTING: DAVID EDWARDS.

WATER: SHARED WELL WITH EASEMENTS.

SEWER: SEPTIC

ZONING: RR-2

COMP. PLAN: RC-2

PLANNING FILE: 97-143

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