

FINAL PARTITION PLAT
FOR
DOUG RAMEY

LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 4,
AND IN THE SW1/4 OF THE NW1/4 OF SECTION 3 OF T22S, R11W, W.M.
DOUGLAS COUNTY, OREGON

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY INTO 2 SEPARATE PARCELS. PARCEL ONE WAS NOT SURVEYED. PARCEL 2 WAS SURVEYED. BOTH PARCELS HAVE EXISTING HOMES.
I DETERMINED THAT THE BASIS OF BEARINGS FOR THE DEED IS THE SECTION LINE BUT THE CALLS ALONG THE EXISTING ACCESS ROAD ARE CALLS TO THE EXISTING CENTERLINE SO I ROTATED THESE DEED CALLS TO MATCH THE EXISTING ROAD. THE CALLS MATCH THE ROAD WELL EXCEPT IN THE CURVES. I ROTATED THE REST OF THE DEED CALLS TO MATCH THE SECTION LINE CALL. I FOUND AND ACCEPTED THE STATE 1/4 CORNER MONUMENTS AND THE BLM ANGLE CORNER MONUMENTS AS SHOWN. I SET THE REST OF THE CORNERS AS PER DEED.

LINE TABLES:

L1 =	S71°32'10"E	298.38'
L2 =	N30°08'27"E	60.88'
L3 =	N56°21'54"E	100.75'
L4 =	S82°08'36"E	137.86'
L5 =	N83°46'24"E	103.59'
L6 =	S66°20'36"E	194.65'
L7 =	S57°31'42"E	134.69' +/-
L8 =	N0°41'06"E	26.25'
L9 =	N0°41'06"E	40.07'
L10 =	N40°05'10"E	52.53'
L11 =	N50°01'09"W	46.56'
L12 =	N50°01'09"W	39.49'
L13 =	N40°00'31"E	52.47'
L14 =	N0°41'06"E	28.00'

REFERENCE DEEDS:

DEED BK1031 PG320

REFERENCE SURVEYS:

M27-28 BY ARNOLD GIBSON DATED JAN. 14, 1964
M44-34 BY ARNOLD GIBSON DATED AUG. 11, 1971
1992 BLM SURVEY

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS SOLAR AS PER TIES TO THE 1992 BLM MONUMENTS AS SHOWN HEREON.

GEODETIC CONTROL

NO CONTROL POINTS LOCATED WITHIN 1/2 MILE

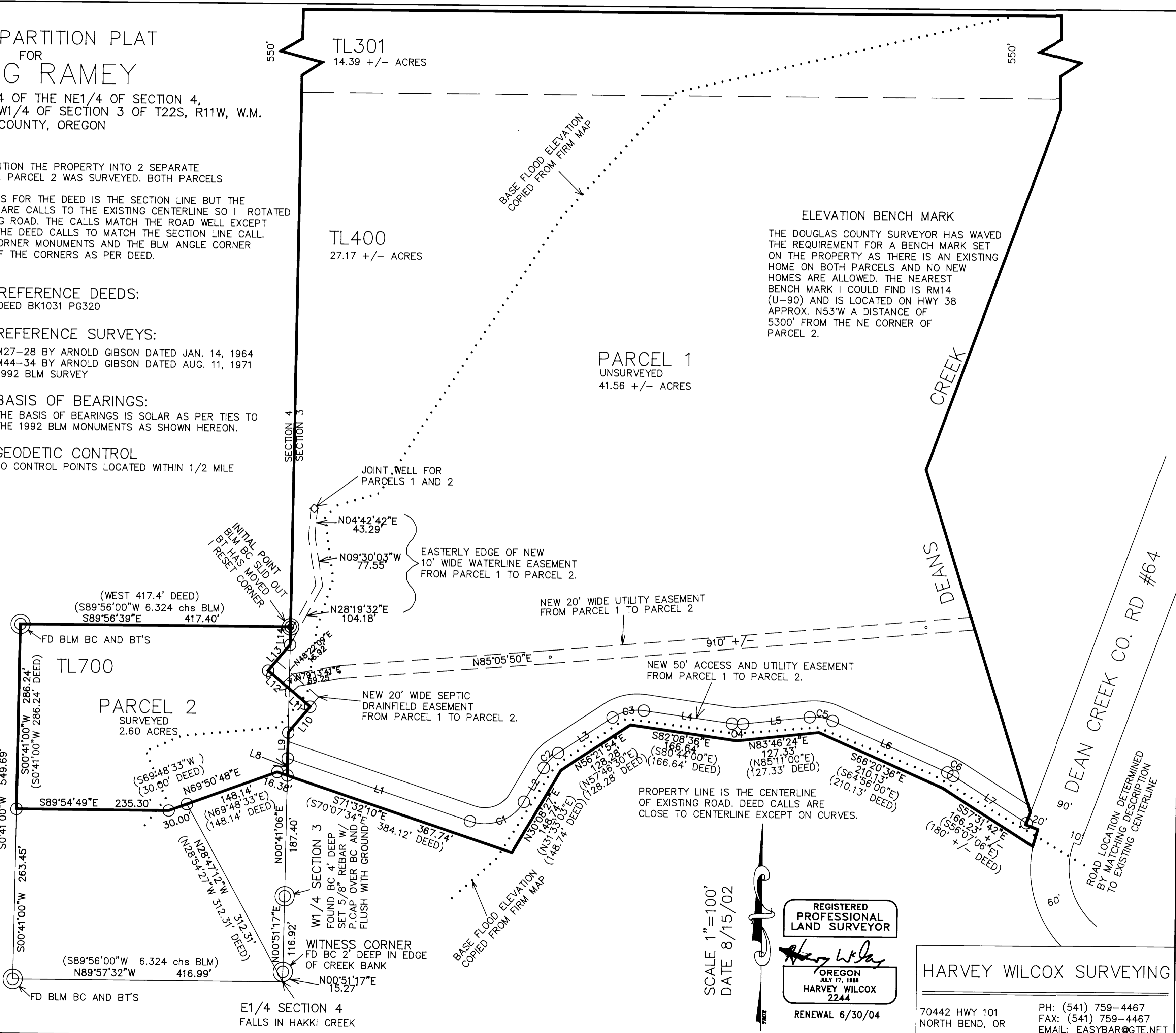
CURVE TABLES:

C1	Δ=78°30'33"
	R=70.00'
	L=95.92'
	C=N69°27'05"E 88.59'
C2	Δ=26°13'27"
	R=70.00'
	L=32.04'
	C=N43°15'11"E 31.76'
C3	Δ=41°29'30"
	R=70.00'
	L=50.69'
	C=N77°06'39"E 49.59'
C4	Δ=14°05'00"
	R=70.00'
	L=17.21'
	C=S89°11'06"E 17.16'
C5	Δ=29°53'00"
	R=70.00'
	L=36.51'
	C=S81°17'06"E 36.10'
C6	Δ=8°48'54"
	R=70.00'
	L=10.77'
	C=S61°56'09"E 10.76'

LEGEND

- ⊙ INITIAL POINT SET 5/8"X30' REBAR W/ P.CAP MKD "WILCOX LS2244"
- FD CORNER AS SHOWN
- SET 5/8"X30' REBAR W/ P.CAP MKD "WILCOX LS2244"
- PROPERTY LINE
- () RECORD INFORMATION
- POWER POLE

BASIS OF BEARINGS
(S0°41'00"W 8.325 chs BLM)
(S0°41'00"W 549.69')



ELEVATION BENCH MARK
THE DOUGLAS COUNTY SURVEYOR HAS WAIVED THE REQUIREMENT FOR A BENCH MARK SET ON THE PROPERTY AS THERE IS AN EXISTING HOME ON BOTH PARCELS AND NO NEW HOMES ARE ALLOWED. THE NEAREST BENCH MARK I COULD FIND IS RM14 (U-90) AND IS LOCATED ON HWY 38 APPROX. N53°W A DISTANCE OF 5300' FROM THE NE CORNER OF PARCEL 2.

PARCEL 1
UNSURVEYED
41.56 +/- ACRES

REGISTERED PROFESSIONAL LAND SURVEYOR

HARVEY WILCOX SURVEYING
JULY 17, 1988
RENEWAL 6/30/04

SCALE 1"=100'
DATE 8/15/02

HARVEY WILCOX SURVEYING

70442 HWY 101
NORTH BEND, OR

PH: (541) 759-4467
FAX: (541) 759-4467
EMAIL: EASYBAR@GTE.NET

DOUGLAS COUNTY OFFICIAL RECORDS
DOYLE SHAVER JR., COUNTY CLERK
2003-000286
NO FEE
01/06/2003 12:13:57 PM
PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document

FINAL PARTITION PLAT FOR DOUG RAMEY

LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 4, AND
IN THE SW1/4 OF THE NW1/4 OF SECTION 3 OF T22S, R11W, W.M.
DOUGLAS COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, HARVEY WILCOX, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED BELOW. 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 ACCURATE.

Harvey Wilcox

8/23/02

DESCRIPTION OF PARENT PARCEL

BEGINNING AT A 5/8"X30" REBAR WITH PLASTIC CAP LOCATED ON THE SECTION LINE BETWEEN SECTIONS 3 AND 4 OF T22S, R11W, W. M.. SAID POINT BEARS N0°41'06"E A DISTANCE OF 417.40 FEET FROM THE W1/4 CORNER OF SECTION 3; THENCE N89°56'39"W A DISTANCE OF 417.40 FEET TO A BLM BRASS CAP; THENCE S0°41'00"W A DISTANCE OF 286.24 FEET TO A 5/8" REBAR WITH PLASTIC CAP; THENCE S89°54'49"E A DISTANCE OF 235.30 FEET TO A 5/8" REBAR WITH PLASTIC CAP; THENCE N69°50'48"E A DISTANCE OF 178.14 FEET TO THE CENTERLINE OF AN EXISTING ACCESS ROAD; THENCE ALONG THE THE CENTERLINE OF THE ACCESS ROAD AS FOLLOWS: THENCE S71°32'10"E A DISTANCE OF 384.12 FEET; THENCE N30°08'27"E A DISTANCE OF 148.74 FEET; THENCE N56°21'54"E A DISTANCE 128.28 FEET; THENCE S82°08'36"E A DISTANCE OF 166.64 FEET; THENCE N83°46'24"E A DISTANCE OF 127.33 FEET; THENCE S66°20'36"E A DISTANCE OF 210.13 FEET; THENCE S57°31'42"E A DISTANCE OF 166.23 FEET MORE OR LESS TO THE WESTERLY BOUNDARY OF DEANS CREEK COUNTY ROAD; THENCE NORTHEASTERLY ALONG SAID WESTERLY BOUNDARY TO THE INTERSECTION WITH THE EAST BOUNDARY OF LOT 13, SECTION 3, T22S, R11W, W.M.; THENCE NORTH ALONG THE EAST BOUNDARY OF LOT 13 TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE NORTH ALONG THE EAST BOUNDARY OF LOT 14 OF SECTION 3 OF T22S, R11W, W.M. FOR A DISTANCE OF 550 FEET; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 14 TO THE SECTION LINE BETWEEN SECTIONS 3 AND 4, T22S, R11W, W.M.; THENCE SOUTH ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

APPROVALS:

COUNTY SURVEYOR

THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS PURSUANT TO DOUGLAS COUNTY ORDINANCES AND STATE STATUTES.

Ed Mauer DEPUTY 1-02-03
ROMEY WARE - COUNTY SURVEYOR

PLANNING DIRECTOR

THIS PLAT COMPLIES THE APPLICABLE ZONING ORDINANCES AND REGULATIONS FOR THE SUBJECT PROPERTY.

Keith L. Cubic DECEMBER 31, 2002
KEITH CUBIC - PLANNING DIRECTOR

COUNTY TAX COLLECTOR

ALL AD VALOEM TAXES AND ALL SPECIAL ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME OR WHICH WILL BECOME A LIEN DURING THE TAX YEAR, HAVE BEEN PAID.

Landra K. Council 1/6/03
COUNTY TAX COLLECTOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT DOUGLAS G. RAMEY AND HOLLY L. RAMEY 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 NEW EASEMENTS AS SHOWN AND DIMENSIONED HEREON.

Douglas G. Ramey 9/3-02
SIGNATURE DATE

Holly L. Ramey 9-3-02
SIGNATURE DATE

ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF DOUGLAS

J. Ekelund NOTARY PUBLIC OREGON
COMMISSION # 318401
SS My Commission Expires March 24, 2003 My Commission Expires 03-24-03
3rd MAR. 24, 2003
SEPT.

KNOW ALL THESE PEOPLE THAT THESE PRESENTS, ON THIS 3rd DAY OF SEPT. 2002 BEFORE A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DOUGLAS AND HOLLY RAMEY WHO BEING DULY SWORN DID SAY THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

J. Ekelund MY COMMISSION EXPIRES 03-24-03
NOTARY PUBLIC FOR THE STATE OF OREGON

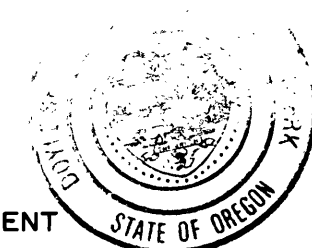
COUNTY CLERK

FILED THIS 6th DAY OF January 2002 AT 12:13:57pm
BY Doyle Shaver Jr. Carol Engle Deputy
DOYLE SHAVER JR. - DOUGLAS COUNTY CLERK

OWNERS:

DOUGLAS G. RAMEY AND
HOLLY L. RAMEY
765 DEAN CREEK RD.
REEDSPORT, OREGON 97467

COMP PLAN: FFT & AGG
ZONING: FF & FG
WATER: WELL & WATERLINE EASEMENT
SEWER: SEPTIC SYSTEMS



PLANNING DEPT. FILE #02-064

REGISTERED PROFESSIONAL LAND SURVEYOR

Harvey Wilcox
OREGON
JULY 17, 1986
HARVEY WILCOX
2244

RENEWAL 6/30/04

HARVEY WILCOX SURVEYING

70442 HWY 101 PH: (541) 759-4467
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