

LAND PARTITION

IN
NW 1/4 SEC. 26, T30S, R5W, W.M.
DOUGLAS COUNTY, OREGON

2003-0007

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION ADJUSTED UNIT 1 OF MAP M140-57 INTO TWO PARCELS AS SHOWN. ADJUSTED UNIT 1 IS A PORTION OF THAT PROPERTY DESCRIBED IN DEED INSTRUMENTS 90-13863, (BOOK 1112, PAGES 714-715), AND 82-11268, (BOOK 831, PAGE 589) DOUGLAS COUNTY DEED RECORDS. MONUMENTS FOUND PER M140-57 CONTROLLED THIS SURVEY.

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

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 IN DEED INSTRUMENTS 82-11268, BOOK 831, PAGE 589, AND INSTRUMENT 90-1383, BOOK 1112, PAGES 714-715, OF THE DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON.

PARCEL 1

BEGINNING AT A 5/8" IRON ROD WHICH LIES S57°39'45"W 1256.24' FROM THE NORTH EAST CORNER OF THE WILLIAM PRESTON DONATION LAND CLAIM NO. 62; THENCE N14°57'48" W 314.36' TO A 5/8" IRON ROD AT THE WEST CORNER OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 97-13472, DOUGLAS COUNTY DEED RECORDS, WHICH LIES ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED INSTRUMENTS 2001-12738 AND 99-17613; THENCE ALONG SAID SOUTH LINE S78°10'54"W 68.19' TO A 5/8" IRON ROD; THENCE S78°11'55"W 152.51' TO A 5/8" IRON ROD WHICH LIES ON THE EAST RIGHT OF WAY OF COUNTY ROAD NO. 215; THENCE FOLLOWING SAID RIGHT OF WAY S36°30'29"E 72.90' TO A 3/4" PIPE; THENCE S34°55'30"E 37.63' TO A POINT; THENCE S07°33'03"E 213.63' TO AN 5/8" IRON ROD; THENCE LEAVING SAID RIGHT OF WAY N78°11'38"E 208.62' TO THE POINT OF BEGINNING, CONTAINING 1.42 ACRES.

PARCEL 1 IS ENCUMBERED WITH THE FOLLOWING:

- 1) A RESERVATION FOR WELL, INST. NO. 72-8027 RABERN.
- 2) ACCESS AND UTILITY EASEMENT, INST NO. 81-7236, "PICKETT LANE".
- 3) AN EASEMENT FOR RIGHT OF WAY, INST. NO. 69-9942, TO PACIFIC POWER & LIGHT.

TOGETHER WITH A 10' WATER LINE EASEMENT AS SHOWN, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL 1 WHICH IS 5' WESTERLY OF THE SOUTH WEST CORNER OF PARCEL 1; THENCE N7°33'03"W 184.90' ALONG THE EASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 215 TO A POINT; THENCE LEAVING SAID RIGHT OF WAY N81°25'45"E 55.40'; THENCE N40°04'56"E 102.10' TO THE WELL.

PARCEL 2

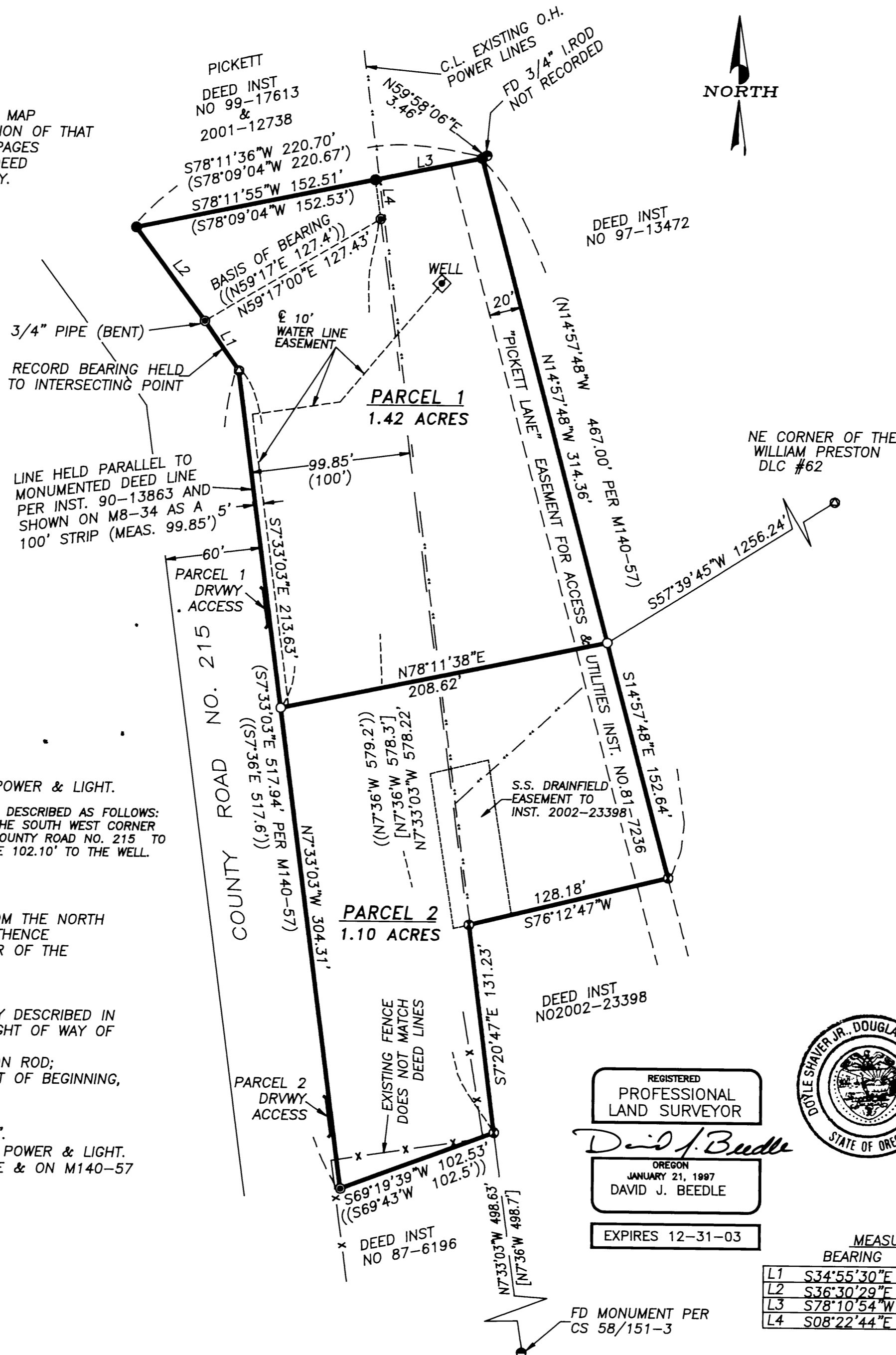
BEGINNING AT A 5/8" IRON ROD WHICH LIES S57°39'45"W 1256.24' FROM THE NORTH EAST CORNER OF THE WILLIAM PRESTON DONATION LAND CLAIM NO. 62; THENCE S14°57'48"E 152.64' TO A 5/8" IRON ROD AT THE NORTH EAST CORNER OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT 2002-23398; THENCE S76°12'47"W 128.18' TO A 5/8" IRON ROD; THENCE S07°20'47"E 131.23' TO A 5/8" IRON ROD; THENCE S69°19'39"W 102.53' ALONG THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT 87-6196, TO A 3/4" IRON PIPE AT THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NO. 215; THENCE ALONG SAID COUNTY ROAD N07°33'03"W 304.31' TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT OF WAY N78°11'38"E 208.62' TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES.

PARCEL 2 IS ENCUMBERED WITH THE FOLLOWING:

- 1) ACCESS AND UTILITY EASEMENT, INST NO. 81-7236, "PICKETT LANE".
- 2) AN EASEMENT FOR RIGHT OF WAY, INST. NO. 69-9942, TO PACIFIC POWER & LIGHT.
- 3) AN EASEMENT TO THE SANITARY SEWER DRAIN FIELD AS SHOWN HERE & ON M140-57 AS PER INST. NO. 2002-23398.

LEGEND

- SET 5/8"x30" IRON ROD W/PC *LS2798*
- 5/8" IRON ROD W/P,CAP *LS 2798* PER M140-57.
- FOUND IRON PIPE PER RECDRD
- FOUND MONUMENT PER M124-62 OR AS NOTED
- FOUND AS NOTED
- CALCULATED POSITION
- () PER SURVEY MAP M124-62 OR AS NOTED
- [] PER SURVEY MAP 43-15
- << >> PER DEED RECORDS
- x- FENCE LINE
- - - - - D.H. POWER LINE



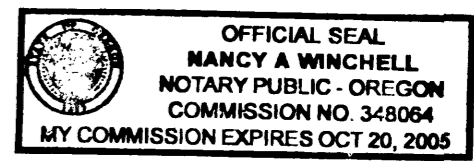
DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICHARD E. COOKSLEY AND P. KAY COOKSLEY, OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Richard E Cooksley
RICHARD E. COOKSLEY
P. Kay Cooksley
P. KAY COOKSLEY

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27 DAY OF Jan., 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD E. COOKSLEY AND P. KAY COOKSLEY, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Nancy A. Winchell
NOTARY PUBLIC, STATE OF OREGON, DOUGLAS COUNTY

APPROVALS:

Keith L. Cubie 1/24/03
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Ronny Wan 1-24-03
DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Coue 1/28/03
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28th DAY OF JANUARY, 2003, 2:49 O'CLOCK AM
2003-002467 PM

DOYLE SHAVER JR. *Doyle Shaver Jr*
DOUGLAS COUNTY CLERK BY: DEPUTY

LINE TABLE

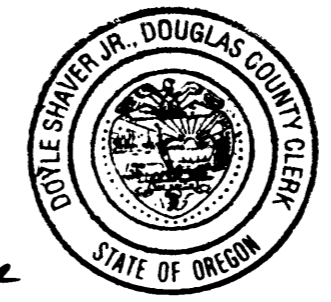
	MEASURED		RECORD	
	BEARING	DIST.	BEARING	DIST.
L1	S34°55'30"E	37.63'	((N34°55'30"W 37.4'))	
L2	S36°30'29"E	72.90'	((ALONG C.R.R/W))	
L3	S78°10'54"W	68.19'	(N78°09'04"E 68.14')	
L4	S08°22'44"E	24.96'	(S08°18'00"E 24.99')	

WATER SUPPLY: WELL
SEWAGE DISPOSAL: SEPTIC SYSTEM
NO. OF PARCELS: 2
ZONING: RR 2 ACRE
COMP. PLAN DESIG: RC2
P/D FILE: 02-151

REGISTERED PROFESSIONAL LAND SURVEYOR

David J. Beedle
DAVID J. BEEDLE

EXPIRES 12-31-03



FD MONUMENT PER CS 58/151-3

<p>PREPARED BY: DAVID J. BEEDLE PROFESSIONAL LAND SURVEYING</p>	<p>TEL 541-874-3258 163 TRAYLOR ROAD RIDDLE, OREGON 97469</p>	<p>SCALE: 1"=60' DATE: 12-13-02</p>	<p>SURVEYED FOR: RICHARD & KAY COOKSLEY PO BOX 937 CANYONVILLE, OR 97417</p>
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2003-0007