

FINAL PARTITION

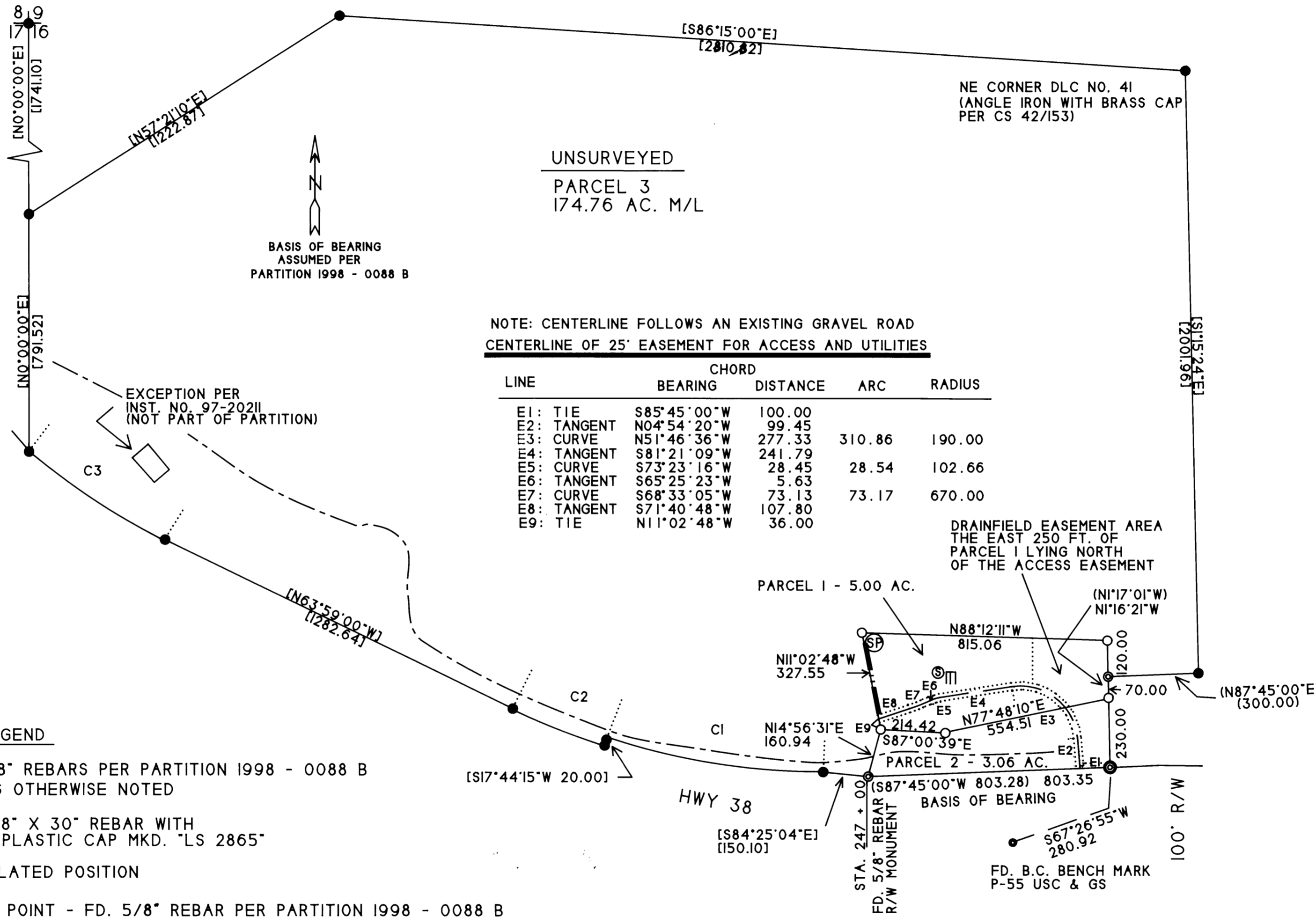
LOCATED IN N1/2, SECTION 16
 T22S, R9W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

PREPARED FOR:
 MIKE & JAMES MAST
 401 SUNNY RIDGE LANE
 REEDSPORT, OR 97467

PREPARED BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Troy Rambo
 OREGON
 JULY 14, 1998
 TROY J. RAMBO
 2865

EXPIRES 12-31-04



LINE	BEARING	DISTANCE	ARC	RADIUS
E1: TIE	S85°45'00"W	100.00		
E2: TANGENT	N04°54'20"W	99.45		
E3: CURVE	N51°46'36"W	277.33	310.86	190.00
E4: TANGENT	S81°21'09"W	241.79		
E5: CURVE	S73°23'16"W	28.45	28.54	102.66
E6: TANGENT	S65°25'23"W	5.63		
E7: CURVE	S68°33'05"W	73.13	73.17	670.00
E8: TANGENT	S71°40'48"W	107.80		
E9: TIE	N11°02'48"W	36.00		

LEGEND

- FD. 5/8" REBARS PER PARTITION 1998 - 0088 B UNLESS OTHERWISE NOTED
- SET 5/8" X 30" REBAR WITH A RED PLASTIC CAP MKD. "LS 2865"
- CALCULATED POSITION
- ⊙ INITIAL POINT - FD. 5/8" REBAR PER PARTITION 1998 - 0088 B
- R & M RECORD & MEASURED
- () RECORD BEARING/DIST.
- ⊙ SEPTIC AND DRAIN FIELD
- 25 FT. ACCESS & UTILITY EASEMENT TO BENEFIT PARCELS 1 & 3
- 10 FT. WATERLINE EASEMENT - ALONG THE WEST BOUNDARY OF PARCEL 1 IN FAVOR OF PARCEL 2
- APPROX. 100 YEAR FLOOD LINE

RECORD HIGHWAY R/W CURVE DATA PER PARTITION 1998 - 088 B

CURVE	BEARING	DISTANCE	ARC	RADIUS
C1:	N81°38'15"W	727.11	730.36	2231.83
C2:	N68°05'23"W	327.72	328.01	2251.83
C3:	N57°08'07"W	536.43	537.71	2251.83

SCALE 1" = 300'
 JUNE 24, 2003

2003-0058 A

2003-0058 A

2003-0058 B

FINAL PARTITION

LOCATED IN N1/2, SECTION 16
T22S, R9W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYORS CERTIFICATE:

I, TROY J. RAMBO, PROFESSIONAL LAND SURVEYOR OF OREGON #2865, STATE THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1 AND 2, AND THAT I HAVE NOT SURVEYED AND MARKED AND MAKE NO REPRESENTATION OF THE ACCURACY OF THE BOUNDARIES OF PARCEL 3 OF THAT LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL 1 OF PARTITION 1998 - 0088 A & B

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENT MIKE MAST AND JAMES MAST, ARE THE OWNER'S OF THE LAND HEREON SHOWN AND REPRESENTED ON THE ATTACHED PAGE OF THIS PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO PARCELS AS HEREON SHOWN IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND I, HEREBY CREATE FOR INGRESS, EGRESS, AND UTILITIES A 25 FT. PRIVATE EASEMENT. 2). HEREBY CREATE A 10 FT. WATERLINE EASEMENT ALONG THE WEST BOUNDARY OF PARCEL 1 IN FAVOR OF PARCEL 2. 3). HEREBY CREATE A DRAINFIELD EASEMENT ALONG THE EASTERLY 250 FT. OF PARCEL 1 LYING NORTH OF THE ACCESS EASEMENT IN FAVOR OF PARCEL 2.

MIKE MAST

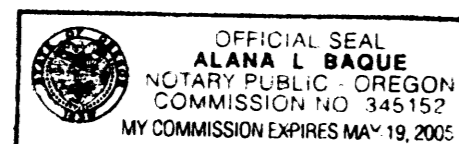
Mike Mast 6-25-03
DATE

JAMES MAST

Jo Mast 6-25-03
DATE

STATE OF OREGON
COUNTY OF COOS SS

THIS IS TO CERTIFY THAT MIKE MAST AND JAMES MAST PERSONALLY APPEARED BEFORE ME ON THIS 25 DAY OF JUNE, 2003, WHO, HAVE ACKNOWLEDGED THAT THEY HAVE SIGNED THE ABOVE OWNER'S DECLARATION AS THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 25 DAY OF JUNE, 2003. MY COMMISSION EXPIRES ON: 05-19-05



Alana L. Baque
NOTARY PUBLIC OF OREGON

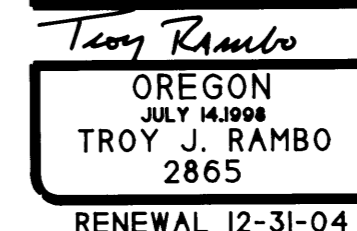
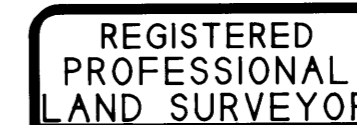


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NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PARCEL OF LAND DESCRIBED AS PARCEL 1 OF PARTITION 1998 - 0088 B AS SHOWN. CONTROL FOR THIS PARTITION WAS BASED PARTITION 1998 - 0088 A & B. THE EXTERIOR BOUNDARIES OF PARCEL 3 WERE NOT SURVEYED BECAUSE IT EXCEEDS THE 10 ACRE MINIMUM. THE FIELD WORK WAS PERFORMED BETWEEN OCTOBER 17, 2002 AND MAY 21, 2003 BY TROY RAMBO, AND CLYDE MULKINS.

ZONE: FF (FARM FOREST)
COMP PLAN: FFT (FARM FOREST TRANSITIONAL)
WATER: ON-SITE SPRING
SEPTIC: ON-SITE SEPTIC

PLANNING DEPT. FILE NO. 02 - 169

APPROVALS:

Randy Wren 7-29-03
DOUGLAS COUNTY SURVEYOR DATE

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

Natalie Kelley, Chief Deputy 7-25-03
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28th DAY OF JULY, 2003, 8:46 O'CLOCK AM ~~PM~~
2003-01911

Barbara E. Nielsen Kevin J. Bennett 7-28-03
DOUGLAS COUNTY CLERK BY: DEPUTY DATE

Keith L. Aubie 7/23/03
DOUGLAS COUNTY PLANNING DEPARTMENT DATE
PLANNING DIRECTOR

2003-0058 B