

# FINAL PARTITION

LOCATED IN PORTIONS OF LOTS 4 & 9, SECTION 19, T.21S., R.11W., WM.  
& PORTIONS OF LOTS 3, 4, 5, & N1/2 SE1/4, SECTION 24, T.21S., R.12W., W.M., DOUGLAS COUNTY, OREGON

PREPARED FOR:

MIKE & RACHEL A. MAST  
401 SUNNY RIDGE LANE  
REEDSPORT, OR 97467

PREPARED BY:

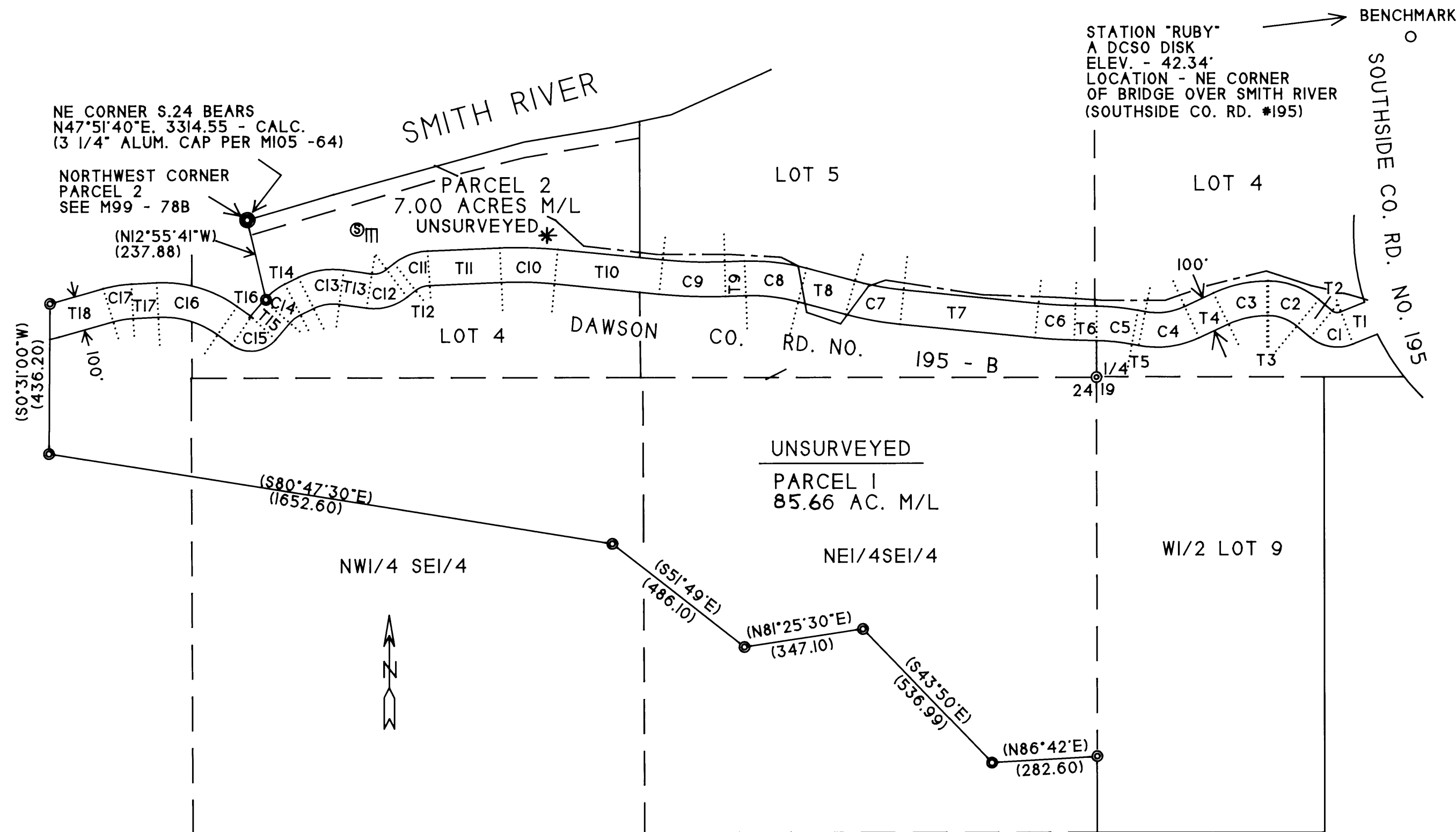
MULKINS & RAMBO, LLC  
P.O. BOX 809  
NORTH BEND, OR 97459

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Troy Rambo*  
OREGON  
JULY 14, 1998  
TROY J. RAMBO  
2865

EXPRES 12-3-04

SCALE 1" = 300'  
JULY 9, 2003



RECORD CENTERLINE CURVE DATA  
PER DOUGLASS CO. RD. DEPT. NOTES

	D	R	Δ	L
C1	80°	71.62	61°40'30"	77.09
C2	32°	179.05	39°45'30"	124.21
C3	18°	318.31	25°04'00"	139.26
C4	24°	238.73	35°16'00"	146.94
C5	8°	716.20	8°59'30"	112.39
C6	4°	1432.39	4°23'30"	109.79
C7	6°	954.93	9°10'30"	152.91
C8	10°	572.96	16°40'00"	166.67
C9	4°	1432.39	7°27'00"	186.25
C10	5°	1145.92	8°03'30"	161.17
C11	48°	119.37	35°36'45"	74.19
C12	54°	106.10	45°50'45"	84.90
C13	32°	179.05	33°57'30"	106.12
C14	40°	143.24	23°24'45"	58.53
C15	130°	44.07	85°14'15"	65.57
C16	18°	318.31	38°29'00"	213.80
C17	18°	318.31	12°52'00"	71.48

TANGENTS

T1	S68°15'00"W	- 76.57
T2	N50°04'30"W	- 50.97
T3	N89°50'00"W	- 3.59
T4	S65°06'00"W	- 92.73
T5	N79°38'00"W	- 21.06
T6	N88°37'30"W	- 63.63
T7	N84°14'00"W	- 390.95
T8	N75°03'20"W	- 142.96
T9	S88°16'30"W	- 58.52
T10	N84°16'30"W	- 304.66
T11	S87°40'00"W	- 209.37
T12	S52°03'15"W	- 30.30
T13	N82°06'00"W	- 80.16
T14	S63°56'30"W	- 43.44
T15	S40°31'45"W	- 63.02
T16	N54°14'00"W	- 53.16
T17	S87°17'00"W	- 73.54
T18	S74°25'00"W	- 161.48

LEGEND

- RECORD CORNERS
- CALCULATED POSITION
- ⊙ INITIAL POINT - 5/8" REBAR PER M 99 - 78B
- ( ) RECORD BEARING/DIST.
- ⊙ SEPTIC AND DRAIN FIELD
- - - APPROX. 100 YEAR FLOOD LINE
- - - 50' BUILDING SETBACK LINE
- \* SEE PLANNING DEPARTMENT FILE NO. 03-188, VARIANCE TO ALLOW PARCEL 2 TO BE UNSURVEYED.



### FINAL PARTITION

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& PORTIONS OF LOTS 3.4.5. & N1/2 SE1/4, SECTION 24, T.21S., R.12W., W.M.,  
DOUGLAS COUNTY, OREGON

SURVEYORS CERTIFICATE:

I, TROY J. RAMBO, PROFESSIONAL LAND SURVEYOR OF OREGON #2865,  
STATE THAT I HAVE CORRECTLY PREPARED THIS MAP AND MAKE NO  
REPRESENTATION OF THE ACCURACY OF THE BOUNDARIES OF PARCELS  
1 AND 2 OF THAT LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE  
FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL II OF M99 - 78B

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENT MIKE AND RACHEL A. 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 AND DIVIDED INTO  
PARCELS AS HEREON SHOWN IN ACCORDANCE WITH O.R.S. CHAPTER 92.

MIKE MAST

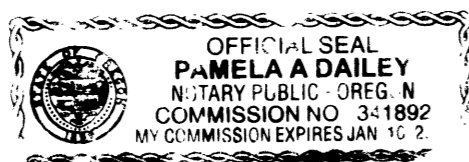
Mike Mast 7-18-03  
DATE

RACHEL A. MAST

Rachel A. Mast 7-18-03  
DATE

STATE OF OREGON  
COUNTY OF DOUGLAS SS

THIS IS TO CERTIFY THAT MIKE AND RACHEL A. MAST PERSONALLY  
APPEARED BEFORE ME ON THIS 18<sup>th</sup> DAY OF JULY, 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 18<sup>th</sup> DAY OF July 2003  
2003. MY COMMISSION EXPIRES ON: January 10, 2005



Pamela A. Dailey  
NOTARY PUBLIC OF OREGON



PREPARED FOR:  
MIKE AND RACHEL A. MAST  
401 SUNNY RIDGE LANE  
REEDSPORT, OR 97467

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Troy Rambo  
OREGON  
JULY 14, 1998  
TROY J. RAMBO  
2865  
RENEWAL 12-31-04

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PARCEL OF LAND  
DESCRIBED AS PARCEL 1 OF PER M99 - 78B.  
THE DIMENSIONS SHOWN ARE BASED ON M99 - 78B AND ROAD CENTERLINE DATA  
PROVIDED BY THE PUBLIC WORKS ENGINEERING & CONSTRUCTION DIVISION.  
THE REMAINING EXTERIOR BOUNDARIES OF PARCEL 1 WERE NOT SURVEYED  
BECAUSE IT EXCEEDS THE 10 ACRE MINIMUM. THE EAST BOUNDARY OF PARCEL 2  
WAS NOT SURVEYED BECAUSE THIS LINE FALLS IN THE FLOOD PLAIN (PRESENTLY  
A SWAMP) AND WITH THE COUNTY SURVEYOR'S APPROVAL. THE WEST BOUNDARY  
OF PARCEL 2 WAS SURVEYED IN M99 - 78B.

ZONE: FF (FARM FOREST), FG (EXCLUSIVE FARM USE - GRAZING), EC (ESTURINE CONSERVATION)  
COMP PLAN: FARM FOREST TRANSITIONAL, AGRICULTURE, AND ESTUARINE CONSERVATION  
WATER: ON-SITE WELL  
SEPTIC: ON-SITE SEPTIC

PLANNING DEPT. FILE NO. 02 - 168

APPROVALS:

Barndell W Smith 12-23-03  
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. Conner 12/24/03  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24<sup>th</sup> DAY OF December, 2003, 11:28 O'CLOCK AM  
2003-034347

Barbara E. Nielsen Gloria S. Barnett 12-24-03  
DOUGLAS COUNTY CLERK By: DEPUTY DATE

Keith L. Cubie 12/23/03  
DOUGLAS COUNTY PLANNING DEPARTMENT  
PLANNING DIRECTOR DATE

2003-0089 B

2003-0089 B