

2005-0044 B

# FINAL PARTITION

LOCATED IN THE SE1/4 SE1/4 SECTION 21, S1/2 SW1/4 & SE1/4 SECTION 22, NI/2 S1/2 SECTION 23, NI/2 NW1/4 SECTION 26, NI/2 NI/2 SECTION 27, NI/2 NE1/4 SECTION 28, ALL IN T.21S., R.11W., W.M., DOUGLAS CO., OREGON

PREPARED FOR:  
ALLEN PETERSON  
1910 OTTER SLOUGH RD.  
REEDSPORT, OR 97467

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

### SURVEYORS CERTIFICATE:

I, TROY J. RAMBO, PROFESSIONAL LAND SURVEYOR OF OREGON #2865, STATE THAT I MAKE NO REPRESENTATION OF THE ACCURACY OF THE BOUNDARIES OF THE PARCELS OF THAT LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A DESCRIPTION BASED ON RECORD SURVEYS:

BEGINNING AT CORNER OF SECTIONS 22, 23, 26, AND 27 TOWNSHIP 21 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N89°23'02"E A DISTANCE OF 2716.79 FT., MORE OR LESS, TO THE 1/4 CORNER BETWEEN SAID SECTIONS 23 AND 26; THENCE S2°55'10"W A DISTANCE OF 1296.21 FT., MORE OR LESS, TO THE CNI/16 CORNER OF SECTION 26; THENCE S89°52'34"W A DISTANCE OF 2675.85 FT., MORE OR LESS, TO NI/16 CORNER BETWEEN SECTIONS 26 AND 27; THENCE N88°16'23"W A DISTANCE OF 2741.32 FT., MORE OR LESS, TO THE CNI/16 CORNER OF SECTION 27; THENCE N87°50'10"W A DISTANCE OF 2552.94 FEET, MORE OR LESS, TO THE NI/16 CORNER BETWEEN SECTIONS 27 AND 28; THENCE S87°22'27"W A DISTANCE OF 2657.37 FT., MORE OR LESS, TO THE CNI/16 CORNER OF SECTION 28; THENCE N17°11"E A DISTANCE OF 1274.55 FT., MORE OR LESS, TO THE 1/4 CORNER BETWEEN SECTIONS 21 AND 28; THENCE N87°35'35"E A DISTANCE OF 1302.25 FT., MORE OR LESS, TO THE E1/16 CORNER BETWEEN SECTIONS 21 AND 28; THENCE N2°02'22"E A DISTANCE OF 1278.39 FT., MORE OR LESS, TO THE SE1/16 CORNER OF SECTION 21; THENCE N88°24'27"E A DISTANCE OF 1285.71 FT., MORE OR LESS, TO THE S1/16 CORNER BETWEEN SECTIONS 21 AND 22; THENCE S88°41"E A DISTANCE OF 2607.00 FT., MORE OR LESS, TO THE CSI/16 CORNER OF SECTION 22; THENCE S89°03'49"E A DISTANCE OF 1389.18 FT., TO THE SE1/16 OF SECTION 22; THENCE N1°20'W A DISTANCE OF 1318.02 FT., MORE OR LESS, TO THE CE1/16 CORNER OF SECTION 22; THENCE S89°35'E A DISTANCE OF 1402.50 FT., MORE OR LESS, TO THE 1/4 CORNER BETWEEN SECTIONS 22 AND 23; THENCE S86°55'14"E A DISTANCE OF 2578.46 FT., MORE OR LESS, TO THE C1/4 CORNER OF SECTION 23; THENCE S86°55'14"E A DISTANCE OF 1424.65 FT., MORE OR LESS TO THE CE1/16 CORNER OF SECTION 23; THENCE S1°18'40"E A DISTANCE OF 1156.30 FT., MORE OR LESS, TO THE SE1/16 CORNER OF SECTION 23; THENCE N88°43'28"W A DISTANCE OF 1390.80 FT., MORE OR LESS, TO THE CSI/16 CORNER OF SAID SECTION 23; THENCE N88°47'16"W A DISTANCE OF 2644.02 FT., MORE OR LESS, TO THE S1/16 CORNER BETWEEN SECTIONS 22 AND 23; THENCE S0°45'21"E A DISTANCE OF 1332.39 FT., MORE OR LESS, TO THE POINT OF BEGINNING WHICH IS THE INITIAL POINT. SAID PARCEL CONTAINS 661.00 ACRES, MORE OR LESS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Troy Rambo  
OREGON  
JULY 14, 1998  
TROY J. RAMBO  
2865  
RENEWAL 12-31-06

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PARCEL OF LAND AS SHOWN, CONTROLLING SURVEYS USED TO CALCULATE THE BOUNDARIES INCLUDE: THE 1962 BLM DEPENDENT RESURVEY OF SECTION 22; M66-48; M84-51; M96-62; M96-61A & M96-63A. THE CALCULATED POSITIONS IN SECTION 21 WERE BASED ON M96-63A. THE BOUNDARIES OF THE PARCELS WERE NOT SURVEYED BECAUSE THEY EXCEED THE 10 ACRE MINIMUM REQUIREMENTS.

ZONED: FF (FARM FOREST), CS (CONSERVATION SHORELANDS)  
COMP PLAN: FFT (FARM FOREST TRANSITIONAL) AND SRC (RESOURCE CONSERVATION SHORELANDS)  
WATER: ON-SITE WELLS  
SEPTIC: PARCEL 2 HAS AN EXISTING SYSTEM

PLANNING DEPT. FILE NO. 04 - 140 & 03 - 210

### OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENT ALLEN PETERSON IS THE OWNER 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 AND HEREBY CREATE CREATE A 35 FT. EASEMENT FOR INGRESS, EGRESS AND UTILITIES 17.5 FEET EACH SIDE OF CENTERLINE OF THE EXISTING ROAD AS DESCRIBED IN BOOK 1755 PG. 837 THROUGH 841 FROM THE WESTERLY BOUNDARY OF PARCEL 2 TO THE WESTERLY BOUNDARY OF PARCEL 1. THIS EASEMENT WILL BE PRIVATELY MAINTAINED.

### APPROVALS:

Romy Wan 5-4-05  
DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Conner 5/12/05  
DOUGLAS COUNTY TAX COLLECTOR DATE

Allen Peterson 4-28-05  
ALLEN PETERSON DATE

Kathleen Clardy  
NOTARY SIGNATURE  
Kathleen Clardy  
Oregon  
NOTARY PUBLIC - OREGON

COMMISSION NO. 380860

MY COMMISSION EXPIRES May 16th 2008

STATE OF OREGON  
COUNTY OF DOUGLAS SS

THIS IS TO CERTIFY THAT ALLEN PETERSON PERSONALLY APPEARED BEFORE ME ON THIS 28th DAY OF April, 2005, WHO, HAS ACKNOWLEDGED THAT HE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 28th DAY OF April, 2005.

FILED THIS 12th DAY OF MAY, 2005, 2:05 O'CLOCK PM  
2005-011722

Barbara E. Nielsen 5-12-05  
DOUGLAS COUNTY CLERK By: DEPUTY DATE



Keith L. Cubic 5/3/05  
DOUGLAS COUNTY PLANNING DEPARTMENT  
PLANNING DIRECTOR DATE

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