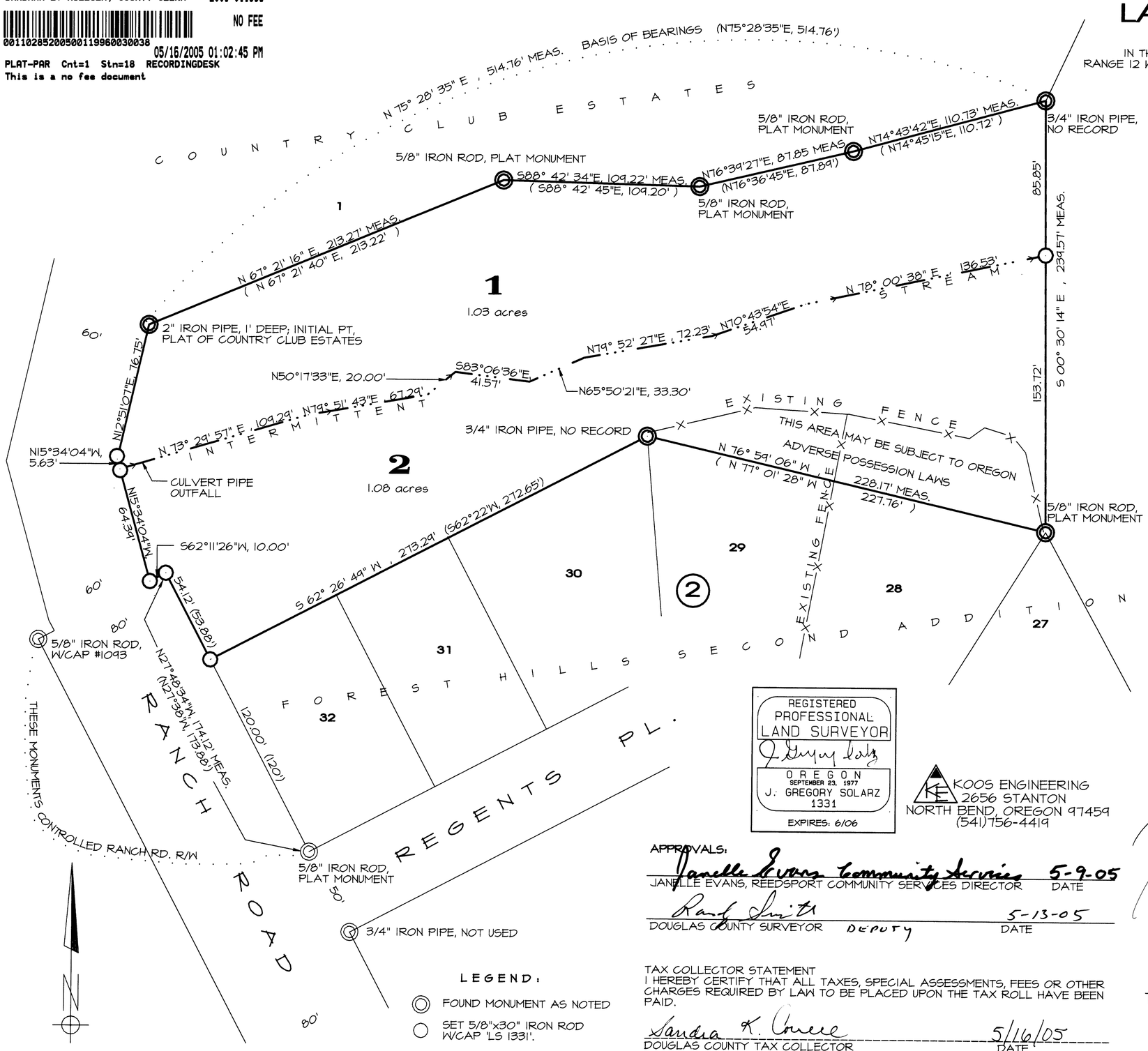
DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2005-011996
NO FEE
00110285200500119960030038
05/16/2005 01:02:45 PM
PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document

LAND PARTITION PLAT

IN THE NE1/4 OF THE NW1/4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.



BARBARA E. NIELSEN, County Clerk
DOUGLAS COUNTY CLERK
By Carol Engels, Deputy
FILED THIS 16 DAY OF May, 2005, at 1:02 pm

WATER - CITY OF REEDSPORT
SEWER - CITY OF REEDSPORT
ZONE - R-1

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE BOUNDARIES OF THE PARCELS AS SHOWN ON THE MAP. THE THREAD OF THE INTERMITTENT STREAM IS INTENDED TO BE THE COMMON LINE BETWEEN PARCEL 1 AND PARCEL 2.
BASIS OF BEARINGS WERE THE INITIAL POINT AND SOUTHEAST CORNER OF LOT 1, PLAT OF COUNTRY CLUB HEIGHTS, (SEE MAP). THE CORNERS SET ALONG RANCH ROAD WERE CONTROLLED BY THE MONUMENTS MARKED ON THE MAP.
THERE ARE NO WATER RIGHTS APPERTENANT TO THIS PARTITION.

SURVEYOR'S CERTIFICATE:
I, J. GREGORY SOLARZ, BEING DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON:

J. GREGORY SOLARZ L.S. 1331 — DATE 4-19-05

DESCRIPTION:
BEGINNING AT A 2"X48" IRON PIPE WHICH MARKS THE INITIAL POINT OF THE PLAT OF COUNTRY CLUB ESTATES, DOUGLAS COUNTY, OREGON: THENCE ALONG THE SOUTHERN BOUNDARY OF THE PLAT OF COUNTRY CLUB ESTATES, NORTH 67°21'16" EAST 213.27 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°42'34" EAST 109.22 FEET TO A 5/8" IRON ROD; THENCE NORTH 76°39'27" EAST 87.85 FEETTO A 5/8" IRON ROD; THENCE NORTH 74°43'42" EAST 110.73 FEET TO A 3/4" IRON PIPE; THENCE LEAVING THE SAID SOUTHERLY BOUNDARY OF THE PLAT OF COUNTRY CLUB ESTATES, SOUTH 00°30'14" EAST 239.57 FEET TO A 5/8" IRON ROD AT THE MOST NORTHERLY CORNER OF LOT 27, BLOCK 2, PLAT OF FOREST HILLS SECOND ADDITION, DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTHERLY BOUNDARY OF THE SAID PLAT OF FOREST HILLS SECOND ADDITION, NORTH 76°59'06" WEST 228.17 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 62°26'44" WEST 273.29 FEET TO A 5/8" IRON ROD ON THE EAST BOUNDARY OF RANCH ROAD; THENCE LEAVING THE NORTHERLY BOUNDARY OF THE SAID PLAT OF FOREST HILLS SECOND ADDITION, AND PROCEEDING ALONG THE EAST BOUNDARY OF RANCH ROAD, NORTH 27°48'34" WEST 54.12 FEET TO A 5/8" IRON ROD; THENCE SOUTH 62°11'26" WEST 10.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 15°34'04"WEST 70.02 FEET TO A 5/8" IRON ROD; THENCE NORTH 12°51'07" EAST 76.75 FEET TO THE POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
SEPTEMBER 23, 1977
J. GREGORY SOLARZ
1331
EXPIRES: 6/06

KOOS ENGINEERING
2656 STANTON
NORTH BEND, OREGON 97459
(541)756-4419

DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT JEFF UNGER AND SCOTT LEWIS AS TENANTS IN COMMON ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED INTO PARCELS AS SHOWN ON THIS MAP.

JEFF UNGER — SCOTT LEWIS

APPROVALS:
Janelle Evans Community Services — 5-9-05
JANELLE EVANS, REEDSPORT COMMUNITY SERVICES DIRECTOR — DATE
Randy Smith — 5-13-05
DOUGLAS COUNTY SURVEYOR DEPUTY — DATE

ACKNOWLEDGEMENT:
KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF May, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JEFF UNGER AND SCOTT LEWIS WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTIAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Kathleen Miller
NOTARY PUBLIC FOR OREGON

OFFICIAL SEAL
KATHLEEN MILLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 353354
MY COMMISSION EXPIRES JAN 8, 2006

NOTARY

TAX COLLECTOR STATEMENT
I HEREBY CERTIFY THAT ALL TAXES, SPECIAL ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL HAVE BEEN PAID.

Sandra K. Crouse — 5/16/05
DOUGLAS COUNTY TAX COLLECTOR — DATE

~~DOUGLAS COUNTY ASSESSOR~~ — ~~DATE~~

LEGEND:
- FOUND MONUMENT AS NOTED
- SET 5/8"x30" IRON ROD W/CAP 'LS 1331'.
- ( ) DIMENSIONS IN PARENTHESIS ARE PLAT DIMENSIONS

APRIL 19, 2005 — KE2878A

2005-0045

2005-0045