

# FINAL LAND PARTITION PLAT

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 4 TOWNSHIP 22 SOUTH RANGE 12 W.W.M.  
CITY OF REEDSPORT DOUGLAS COUNTY OREGON BEING TAX LOT 2900 MAP 22-12-4DB

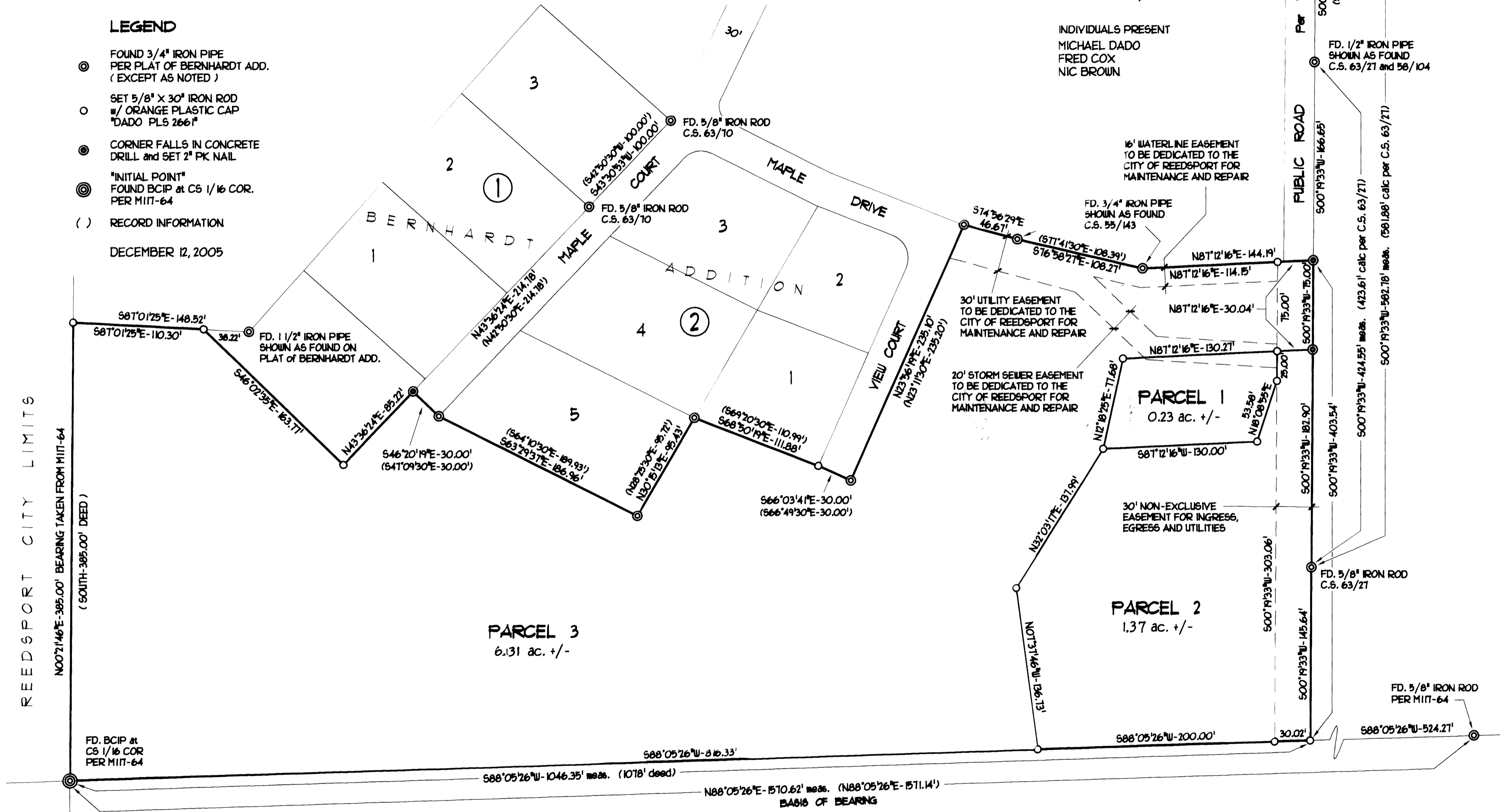
FOR  
DENNIS FERENCZI  
CHRIS VAUGHN  
120 NORTH 7th STREET  
REEDSPORT, OR 97467

INDIVIDUALS PRESENT  
MICHAEL DADO  
FRED COX  
NIC BROWN

## LEGEND

- ⊙ FOUND 3/4" IRON PIPE PER PLAT OF BERNHARDT ADD. (EXCEPT AS NOTED)
- SET 5/8" X 30" IRON ROD w/ ORANGE PLASTIC CAP "DADO PLS 266"
- ⊙ CORNER FALLS IN CONCRETE DRILL and SET 2" PK NAIL
- ⊙ "INITIAL POINT" FOUND BCIP at CS 1/16 COR. PER MIIT-64
- ( ) RECORD INFORMATION

DECEMBER 12, 2005



REEDSPORT CITY LIMITS  
N00°21'46"E-385.00' BEARING TAKEN FROM MIIT-64  
(SOUTH-385.00' DEED)

**MICHAEL L. DADO SURVEYING Inc.**  
2041 GRANT STREET  
NORTH BEND, OR 97459  
property surveys, partitions, subdivisions  
and construction staking  
phone: (541) 756-2281 fax: (541) 756-0531  
e-mail: mldado@charter.net



SCALE: 1"=60'

REEDSPORT CITY LIMITS

INSTRUMENTS USED  
NIKON DTM-522 TOTAL STATION  
HP 48GX CALCULATOR w/ TDS SOFTWARE  
AUTOCAD L.D.D. R14

REFERENCE  
MIIT-64 MINOR SEPT. '93  
C.S. 55/143 HINTZ AUG. '70  
C.S. 63/27 HUTCHESON SEPT. '85  
C.S. 58/104 WADE APRIL '76  
C.S. 63/70 WARD AUG. '88  
PLAT OF BERNHARDT ADDITION HINTZ NOV. '63

2005-0107 A

2005-0107 A

# FINAL LAND PARTITION PLAT

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 4 TOWNSHIP 22 SOUTH RANGE 12 W.W.M.  
CITY OF REEDSPORT DOUGLAS COUNTY OREGON BEING TAX LOT 2900 MAP 22-12-4DB

### DESCRIPTION

BEGINNING AT A BCIP (2" BRASS CAP ON 2"x36" IRON PIPE) FOUND AT THE CS 1/8 CORNER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON: THENCE ALONG THE CENTER 1/4 SECTION LINE, NORTH 00° 21' 46" EAST FOR A DISTANCE OF 385.00 FEET TO A 3/8" IRON ROD; THENCE LEAVING SAID 1/4 SECTION LINE SOUTH 87° 01' 25" EAST FOR A DISTANCE OF 110.30 FEET TO A 3/8" IRON ROD; THENCE SOUTH 46° 02' 35" EAST FOR A DISTANCE OF 163.77 FEET TO A 3/8" IRON ROD; THENCE NORTH 43° 36' 24" EAST FOR A DISTANCE OF 85.22 FEET TO A PK NAIL IN CONCRETE; THENCE ALONG THE SOUTHERLY BOUNDARY OF THE BERNHARDT ADDITION, SOUTH 46° 20' 19" EAST FOR A DISTANCE OF 30.00 FEET TO A 3/8" IRON PIPE; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY, SOUTH 63° 29' 31" EAST FOR A DISTANCE OF 186.96 FEET TO A 3/8" IRON PIPE; THENCE CONTINUING ALONG SAID BOUNDARY, NORTH 30° 15' 13" EAST FOR A DISTANCE OF 95.43 FEET TO A 3/8" IRON PIPE; THENCE CONTINUING ALONG SAID BOUNDARY, SOUTH 68° 50' 19" EAST FOR A DISTANCE OF 111.88 FEET TO A 3/8" IRON ROD; THENCE CONTINUING ALONG SAID PLAT BOUNDARY, SOUTH 66° 03' 41" EAST FOR A DISTANCE OF 30.00 FEET TO A 3/8" IRON PIPE ON THE EASTERLY LINE OF VIEW COURT; THENCE ALONG SAID EASTERLY LINE, NORTH 23° 56' 19" EAST FOR A DISTANCE OF 235.10 FEET TO A 3/8" IRON PIPE; THENCE LEAVING SAID EASTERLY LINE, SOUTH 74° 56' 29" EAST FOR A DISTANCE OF 46.67 FEET TO A 3/8" IRON PIPE; THENCE SOUTH 76° 58' 27" EAST FOR A DISTANCE OF 108.27 FEET TO A 3/8" IRON PIPE; THENCE NORTH 87° 12' 16" EAST FOR A DISTANCE OF 144.19 FEET TO A PK NAIL IN CONCRETE; THENCE SOUTH 00° 19' 33" WEST FOR A DISTANCE OF 403.54 FEET TO A 3/8" IRON ROD ON THE 1/2 LINE RUNNING EAST/WEST THROUGH THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE ALONG SAID 1/2 LINE, SOUTH 88° 05' 26" WEST FOR A DISTANCE OF 1046.35 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 7.91 ACRES OF LAND MORE OR LESS.

FOR

DENNIS FERENCZI  
CHRIS VAUGHN  
120 NORTH 7th STREET  
REEDSPORT, OR 97467

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT DENNIS FERENCZI AND CHRIS VAUGHN ARE THE OWNER'S OF THE LAND DESCRIBED AND SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. FURTHERMORE, THEY HEREBY CREATE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE EASEMENTS AS SHOWN ON THE FACE OF THIS PLAT.

*Dennis Ferenczi*  
DENNIS FERENCZI

*Chris Vaughn*  
CHRIS VAUGHN

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 16th DAY OF December, 2005

*Kathleen Clardy*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES May 16, 2008



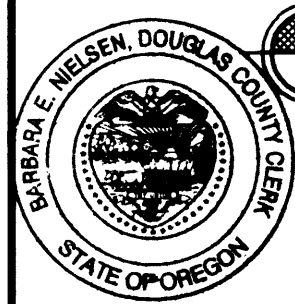
### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND MONUMENT A PARTITION PLAT AS TENTATIVELY APPROVED BY THE CITY OF REEDSPORT. THE MONUMENTS FOUND ALONG THE 1/2 LINE RUNNING EAST/WEST THROUGH THE SOUTHEAST 1/4 OF SAID SECTION 4 WERE USED TO ESTABLISH A BASIS OF BEARING, ASSUMED FROM COUNTY SURVEY M117-64. SAID SURVEY BASIS OF BEARING WAS FROM SOLAR OBSERVATION. THESE MONUMENTS CONTROLLED THE POSITION OF THE SOUTH AND EAST LINES OF THIS LAND PARTITION. THE MAJORITY OF THE NORTH LINE OF THE SUBJECT PROPERTY FOLLOWS THE SOUTHERLY BOUNDARY OF THE BERNHARDT ADDITION. MONUMENTS FOUND PER THE PLAT OF SAID ADDITION CONTROLLED THE POSITION OF MONUMENTS SET ALONG SAID PLAT BOUNDARY. MONUMENTS FOUND ALONG THE EAST LINE OF THE PUBLIC ROAD AND ITS EXTENSION CONTROLLED THE POSITION OF THE EAST LINE OF THE SUBJECT PROPERTY. THE PARCELS WERE DIVIDED AS PER THE OWNERS' REQUEST.

I MICHAEL L. DADO, A REGISTERED LAND SURVEYOR CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND AS REPRESENTED, AND HAVE FOUND A PROPER MONUMENT INDICATING THE INITIAL POINT OF BEGINNING AND HAVE INDICATED THE DIMENSIONS, KIND, AND LOCATIONS OF MONUMENTS IN ACCORDANCE WITH ORS 92-060 AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT.

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e-mail: mldado@charter.net



2005-031779  
FILED THIS 21st DAY OF DECEMBER 2005  
AT 12:33 O'CLOCK P.M.

BARBARA E. NIELSEN  
DOUGLAS COUNTY CLERK  
Deputy

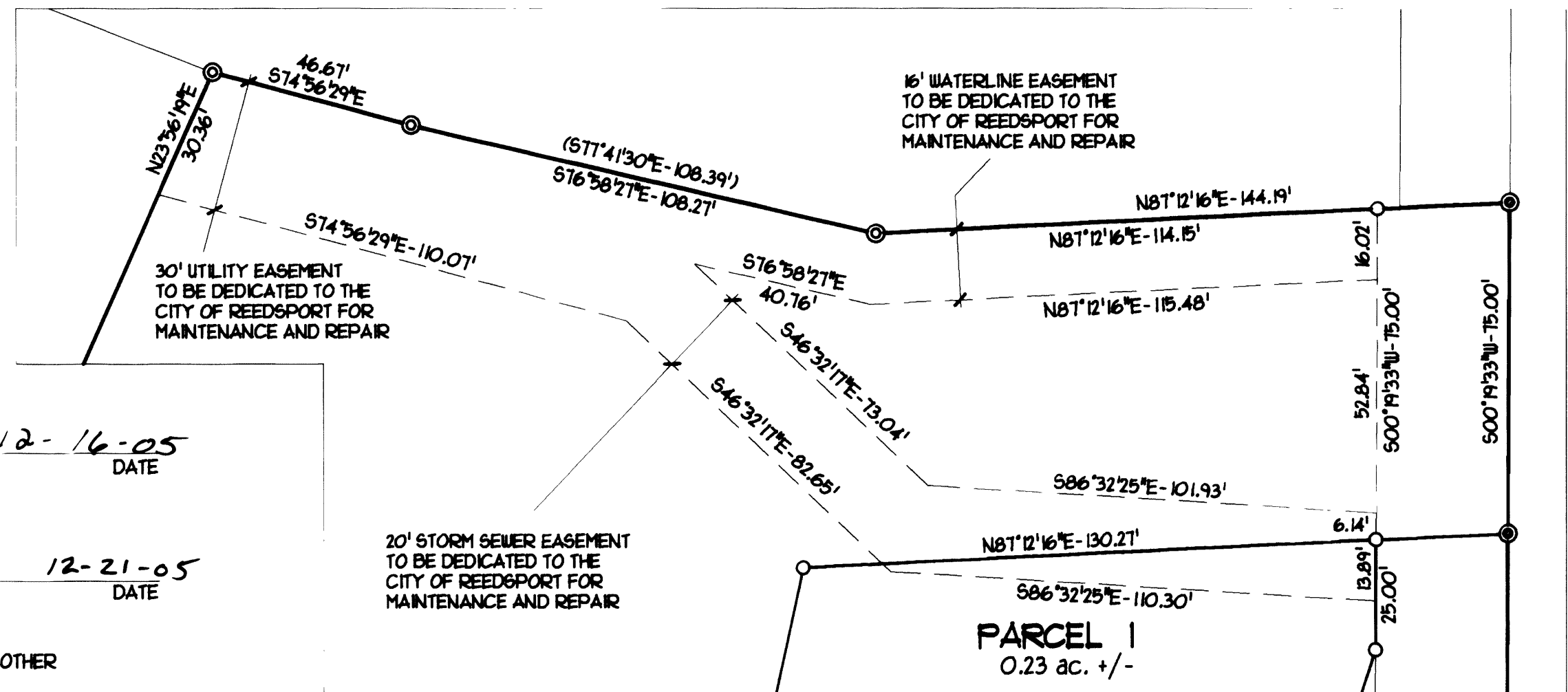
### APPROVALS

*Janelle Larsen*  
PLANNING DIRECTOR  
CITY OF REEDSPORT  
12-16-05  
DATE

*Randy Smith*  
COUNTY SURVEYOR  
DEPUTY  
12-21-05  
DATE

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

*Sandra K. Conner*  
COUNTY TAX COLLECTOR  
12/20/05  
DATE



EASEMENT DETAIL  
SCALE: 1"=30'

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK  
2005-031779



NO FEE  
12/21/2005 12:33:20 PM  
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
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