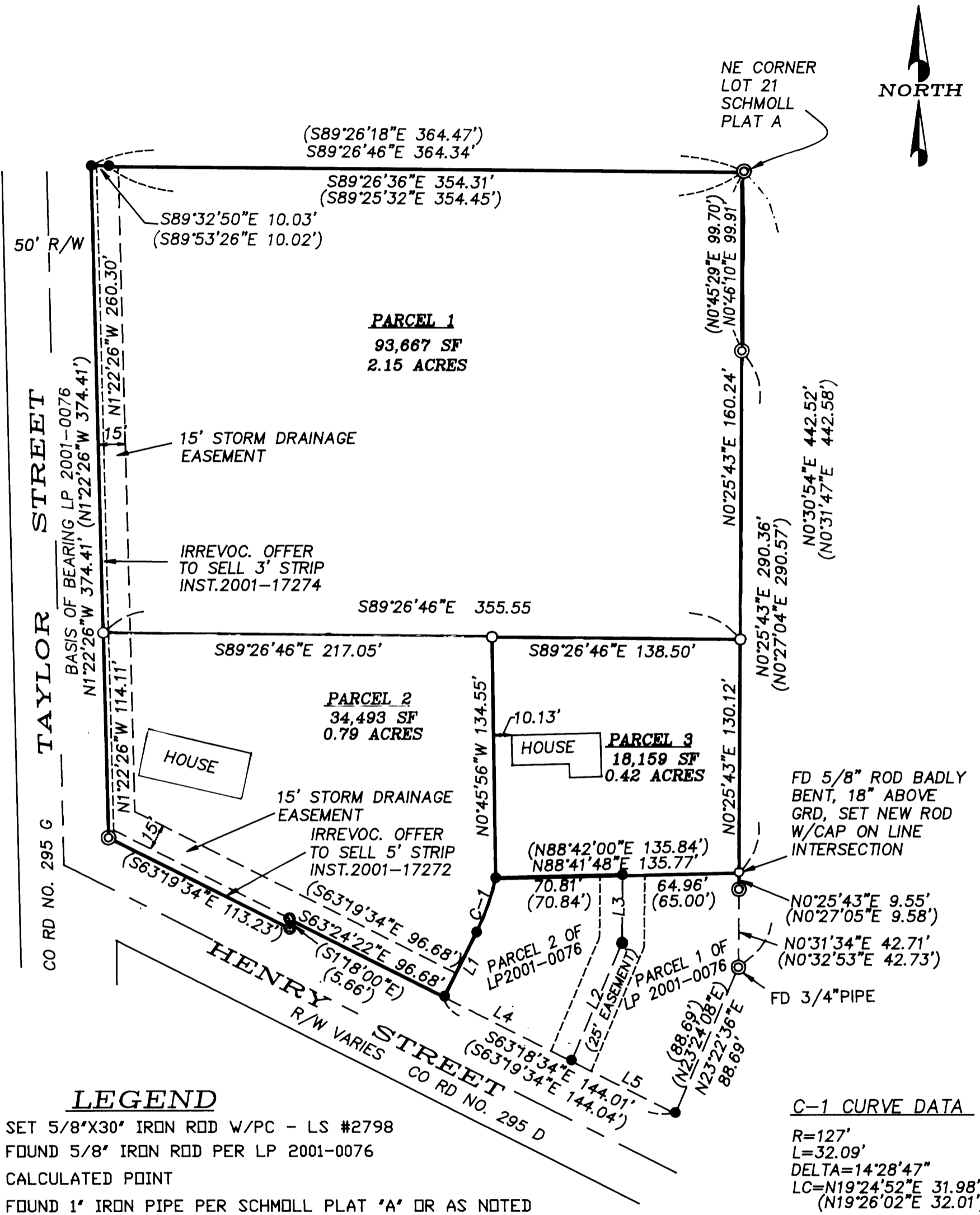


LAND PARTITION
 PARCEL 3 OF LAND PARTITION PLAT 2001-0076
 SW 1/4 OF THE NE 1/4 OF SEC. 7, T30S, R5W, W.M.

110-5002



SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE LAND PARTITION SHOWN HEREON AND DESCRIBED AS PARCEL 3 OF LAND PARTITION 2001-0076, OF THE DOUGLAS COUNTY RECORDS, DOUGLAS COUNTY, OREGON.

THIS LAND PARTITION IS SUBJECT TO A 25' ACCESS AND UTILITY EASEMENT AS SHOWN ON LAND PARTITION PLAT 2001-0076 WHICH BENEFITS PARCELS 1 AND 2 OF SAID LAND PARTITION, AND ALSO BENEFITS PARCEL 3 OF THIS LAND PARTITION. ALSO SUBJECT TO THE IRREVOCABLE OFFER TO SELL TO DOUGLAS COUNTY FOR RIGHT OF WAY; THE 3' FRONTAGE STRIP OF LAND ALONG TAYLOR STREET, RECORDED IN INSTRUMENT NO. 2001-17274; AND A 5' FRONTAGE STRIP ALONG HENRY STREET, RECORDED IN INSTRUMENT NO. 2001-17272. TOGETHER WITH A 15' STORM DRAINAGE EASEMENT ALONG TAYLOR STREET AND HENRY STREET THROUGH PARCEL 1 AND PARCEL 2 OF THIS LAND PARTITION AS SHOWN.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 3 OF LAND PARTITION 2001-0076 INTO THREE PARCELS AS SHOWN AND AS APPROVED UNDER THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 05-145. MONUMENTS FOUND PER LAND PARTITION 2001-0076 CONTROLLED THIS SURVEY.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BILLY C. YATES, AND VIRGINIA L. YATES, CO-TRUSTEES OF THE BILLY C. AND VIRGINIA L. YATES LIVING TRUST, ARE LEGAL REPRESENTATIVES OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PLAT.

SEE CONSENT AFFIDAVIT FOR BILLY C. YATES AND VIRGINIA L. YATES RECORDED IN INSTRUMENT NO. 2005-032433, DOUGLAS COUNTY RECORDS.

APPROVALS:

Keith L. Cubie 12/29/05
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Warr 12-29-05
 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 12/30/05
 DOUGLAS COUNTY TAX COLLECTOR DATE

COMPREHENSIVE PLAN:

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
 COMPREHENSIVE PLAN DESIGNATION: R.M.D.
 WATER: TRI-CITY WATER DISTRICT
 SEWER: TRI-CITY SEWER DISTRICT
 PLANNING DEPT FILE: NO 05-145

UNDER CURRENT ZONING REGULATIONS, FUTURE DIVISION OF PARCEL 3 CREATED HEREIN MAY BE POSSIBLE, BUT WILL REQUIRE ADDITIONAL RIGHT-OF-WAY EASEMENT WIDTH AND POSSIBLE STREET IMPROVEMENTS.

LEGEND

- SET 5/8"X30" IRON ROD W/PC - LS #2798
- FOUND 5/8" IRON ROD PER LP 2001-0076
- CALCULATED POINT
- ◎ FOUND 1" IRON PIPE PER SCHMOLL PLAT 'A' OR AS NOTED
- () RECORD DATA PER LP 2001-0076 OR AS NOTED

LINE TABLE

MEASURED		REC. LP 2001-0076	
BEARING	DIST.	BEARING	DIST.
L1	N26°42'01"E 39.99'	N26°40'26"E 40.03'	
L2	N23°23'50"E 71.60'	N23°24'08"E 71.64'	
L3	N0°29'14"E 37.27'	N0°32'52"E 37.30'	
L4	S63°16'44"E 64.96'	S63°19'34"E 79.04'	
L5	N0°29'14"E 37.27'	S63°19'34"E 65.00'	

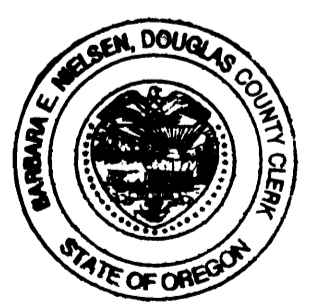
C-1 CURVE DATA
 R=127'
 L=32.09'
 DELTA=14°28'47"
 LC=N19°24'52"E 31.98'
 (N19°26'02"E 32.01')

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
David J. Beedle
 OREGON
 JAN. 21, 1997
 DAVID J. BEEDLE
 #2798
 EXPIRES 12-31-05

DAVID J. BEEDLE
 PROFESSIONAL
 LAND SURVEYING
 TEL 541-874-3258
 163 TRAYLOR ROAD
 RIDDLE, OREGON 97469

SCALE: 1" = 60'
 DATE: DECEMBER 12, 2005

SURVEYED FOR:
 BILL YATES
 90988 SHELL LANE
 COOS BAY, OREGON 97420



2005-0111