

CITY OF REEDSPORT APPROVALS:

APPROVED FEBRUARY 20, 2007
 BY Janelle Evans
 JANELLE EVANS
 CITY OF REEDSPORT
 PUBLIC WORKS ADMINISTRATOR

SURVEYORS CERTIFICATE

I, RUSS S. DODGE HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS, A PARTITION WITHIN THE COUNTY OF DOUGLAS. I HAVE INDICATED THE INITIAL POINT OF BEGINNING ALONG WITH ALL DIMENSIONS, KINDS OR TYPES OF MONUMENTS, AND THEIR LOCATIONS IN ACCORDANCE WITH ORS. 92.060 (1) AND I HAVE ACCURATELY DESCRIBED THE TRACT OF LAND OF WHICH THE PARCELS ARE LAID OUT ONTO.

SAID PARCEL BEING PARCEL 1 OF PARTITION PLAT 1998-0047 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 SOUTH - RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 57, AMENDED PLAT OF RAILROAD ADDITION TO THE CITY OF REEDSPORT, SAID POINT BEING LOCATED ON THE NORTHERLY LINE AND WESTERLY TERMINUS OF GREENWOOD AVENUE; THENCE, SOUTH 19°42'05" EAST A DISTANCE OF 275.77 FEET ALONG THE WESTERLY LINE OF GREENWOOD AVENUE AND BLOCK 70 OF SAID RAILROAD ADDITION TO A POINT LOCATED ON THE NORTHERLY LINE OF FIR AVENUE; THENCE, ALONG SAID NORTHERLY LINE OF FIR AVENUE SOUTH 70°17'52" WEST A DISTANCE OF 109.95 FEET TO THE INTERSECTION POINT OF THE NORTH LINE OF FIR AVENUE AND THE WESTERLY LINE OF 12TH STREET; THENCE, ALONG SAID WESTERLY LINE SOUTH 19°42'05" EAST A DISTANCE OF 159.97 FEET TO THE SOUTHEAST CORNER OF THE PREVIOUSLY VACATED PORTION OF LOT 1, BLOCK 89 OF SAID AMENDED PLAT OF RAILROAD ADDITION, SAID POINT BEING LOCATED ON THE NORTHERLY LINE OF A 16.00' WIDE ALLEY WAY; THENCE, ALONG SAID LINE SOUTH 70°18'00" WEST A DISTANCE OF 250.08 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF THE PREVIOUSLY VACATED PORTION OF BLOCK 89, SAID AMENDED PLAT OF RAILROAD ADDITION; THENCE, SOUTH 52°49'44" WEST A DISTANCE OF 132.88 FEET; THENCE, NORTH 40°57'52" EAST A DISTANCE OF 149.88 FEET; THENCE, NORTH 49°02'08" WEST A DISTANCE OF 314.76 FEET TO A POINT LOCATED ON THE SOUTHERLY LINE OF U.S. HIGHWAY 101; THENCE, ALONG SAID SOUTHERLY LINE OF U.S. HIGHWAY 101, NORTH 40°57'52" EAST A DISTANCE OF 291.93 FEET; THENCE, LEAVING THE SOUTHERLY LINE OF U.S. HIGHWAY 101, SOUTH 49°02'08" EAST A DISTANCE OF 239.98 FEET; THENCE, NORTH 40°57'52" EAST A DISTANCE OF 112.68 FEET; THENCE, NORTH 19°42'05" WEST A DISTANCE OF 131.44 FEET; THENCE, NORTH 40°34'35" WEST A DISTANCE OF 126.77 FEET TO A POINT LOCATED ON THE SOUTHERLY LINE OF U.S. HIGHWAY 101; THENCE, ALONG SAID SOUTHERLY LINE OF U.S. HIGHWAY 101, SOUTH 49°02'08" EAST A DISTANCE OF 40.44 FEET; THENCE, LEAVING SAID SOUTHERLY LINE OF U.S. HIGHWAY 101; SOUTH 40°34'35" EAST A DISTANCE OF 140.11 FEET TO THE POINT OF BEGINNING.

Russ Dodge 1-31-07
 RUSS S. DODGE DATE

Richard K. Boas Family TRUST
 FINAL PARTITION PLAT

SE 1/4 OF THE SE 1/4 - SECTION THIRTY FOUR (34)
 T.21 S. - R. 12 W., W.M. DOUGLAS COUNTY, OREGON
 PARCEL 1 OF PARTITION 1998-0047

DATE: JANUARY 31, 2007
 SCALE: 1" = 60'

SURVEY FOR:

THE McNUTT GROUP
 1144 WILLAGILLESPIE RD. S 34
 EUGEND, OREGON 97401

SURVEY BY:

RUSS DODGE / HGE INC
 375 PARK AVENUE
 COOS BAY, OREGON 97420

LAND DATA:

TAX MAP: 21 12 34 DD
 TAX LOT: 200
 3.32 ACRES
 DEED REFERENCE: 1987-10300
 CURRENT ZONING: C 1

OWNER:

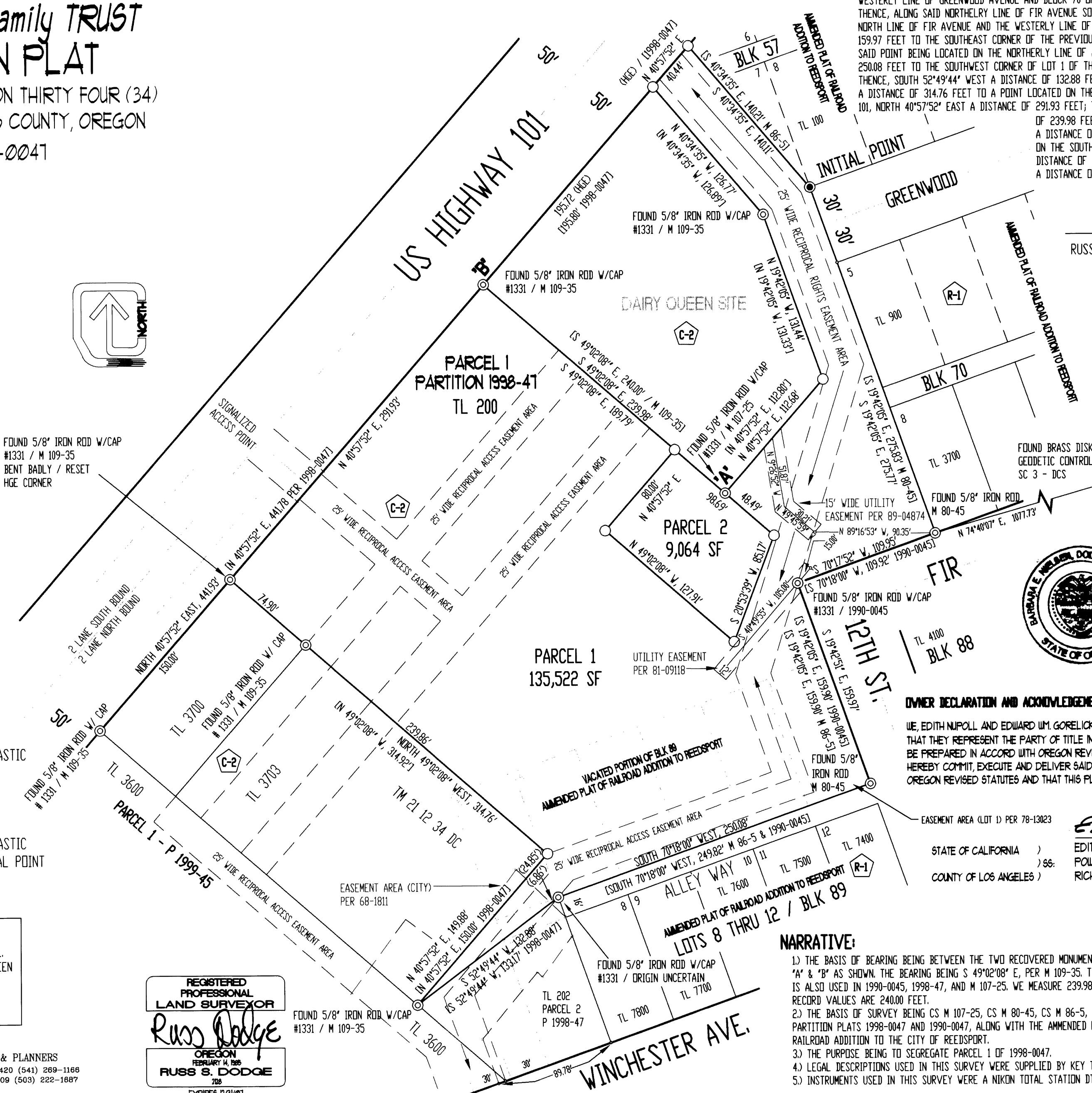
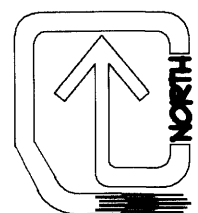
RICHARD K BOAS FAMILY TRUST
 11620 WILSHIRE BLVD. # 890
 LOS ANGELES, CA. 90025

LEGEND:

- CALCULATED POSITION
- ⊙ FOUND SURVEY MONUMENT
 SIZE AND TYPE AS NOTED
- SET 5/8" X 30" I ROD W/ Y PLASTIC
 CAP STAMPED "HGE INC"
- [] RECORD VALUES AS STATED
- ⊙ EXISTING ZONING DESIGNATION
- ⊙ SET 5/8" X 30" I ROD W/ Y PLASTIC
 CAP STAMPED "HGE INC" - INITIAL POINT

EASEMENT NOTE:

THERE ARE EXISTING RECIPROCAL ACCESS EASEMENTS LOCATED ON THE SUBJECT PARCEL. THESE LOCATIONS, WIDTHS, AND USES HAVE BEEN SHOWN WITH REFERENCE TO PARTITION PLATS 1998-0047 & 1990-0045. WE HAVE ASSUMED THOSE EASEMENTS WERE CREATED WITH THE STATED PARTITIONS.



COUNTY APPROVALS:

APPROVED FEBRUARY 20, 2007
 BY _____
 DOUGLAS COUNTY ASSESSOR

APPROVED FEBRUARY 26, 2007

BY Randy Smith
 DOUGLAS COUNTY SURVEYOR DEPUTY

APPROVED FEBRUARY 26, 2007

BY Sandra K. Cooney 3/6/07
 DOUGLAS COUNTY TAX COLLECTOR

APPROVED FEBRUARY 26, 2007

BY Barbara E. Nielsen Deputy
 DOUGLAS COUNTY CLERK'S OFFICE 3-7-07
 2007-005643 9:03AM.



OWNER DECLARATION AND ACKNOWLEDGEMENT:

WE, EDITH NUPOLL AND EDUARD W.M. GORELICK, DURABLE POWER OF ATTORNEY FOR THE RICHARD K. BOAS FAMILY TRUST, HEREBY CERTIFY THAT THEY REPRESENT THE PARTY OF TITLE INTEREST IN THE LAND SUBJECT TO THIS PARTITION AND THAT THEY HAVE CAUSED THIS PLAT TO BE PREPARED IN ACCORD WITH OREGON REVISED STATUTES CHAPTER 92 AND THE CITY OF REEDSPORT LAND DEVELOPMENT ORDINANCES. WE HEREBY COMMIT, EXECUTE AND DELIVER SAID LANDS TO THE OPERATION OF THE OREGON SUBDIVISION ACT AS SET FORTH IN CHAPTER 92, OF THE OREGON REVISED STATUTES AND THAT THIS PLAT IS A TRUE AND CORRECT MAP OF THE LANDS OWNED BY THEM AND LAID OUT BY THEM.

EASEMENT AREA (LOT 1) PER 78-13023
 STATE OF CALIFORNIA)
) 66:
 COUNTY OF LOS ANGELES)

Edith Nupoll
 EDITH NUPOLL
 POWER OF ATTORNEY FOR THE
 RICHARD K. BOAS FAMILY TRUST

Edward W. Gorelick
 EDUARD W.M. GORELICK
 POWER OF ATTORNEY FOR THE
 RICHARD K. BOAS FAMILY TRUST

NARRATIVE:

- 1) THE BASIS OF BEARING BEING BETWEEN THE TWO RECOVERED MONUMENTS LABELED "A" & "B" AS SHOWN. THE BEARING BEING S 49°02'08" E, PER M 109-35. THAT VALUE IS ALSO USED IN 1990-0045, 1998-47, AND M 107-25. WE MEASURE 239.98 FEET. RECORD VALUES ARE 240.00 FEET.
- 2) THE BASIS OF SURVEY BEING CS M 107-25, CS M 80-45, CS M 86-5, CS M-109-35 PARTITION PLATS 1998-0047 AND 1990-0047, ALONG WITH THE AMENDED PLAT OF RAILROAD ADDITION TO THE CITY OF REEDSPORT.
- 3) THE PURPOSE BEING TO SEGREGATE PARCEL 1 OF 1998-0047.
- 4) LEGAL DESCRIPTIONS USED IN THIS SURVEY WERE SUPPLIED BY KEY TITLE.
- 5) INSTRUMENTS USED IN THIS SURVEY WERE A NIKON TOTAL STATION DTM 85.

THIS IS TO CERTIFY THAT EDITH NUPOLL & EDUARD W. GORELICK PERSONALLY APPEARED BEFORE ME ON THIS THE 15th DAY OF February, 2007, WHOSE ACKNOWLEDGMENT THAT THEY HAVE SIGNED THE ABOVE DECLARATION AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 15th DAY OF February, 2007.

Elvira Davis
 NOTARY PUBLIC FOR CALIFORNIA
 MY COMMISSION EXPIRES: MARCH 11, 2007

2007-0032

2007-0032