

LAND PARTITION

NW 1/4 SEC. 25, T30, R6W, W.M.

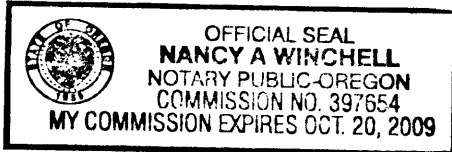
2007-0090

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF June, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD HOWARD AND JUNE M. TAYLOR, OWNERS OF THE PROPERTY DESCRIBED, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Nancy A. Winchell
 NOTARY PUBLIC, STATE OF OREGON



PLAN FILE NO 06-297
 WATER : CITY OF RIDDLE
 SEWER: SEPTIC SYSTEM
 NO. OF PARCELS: 2
 DESIGNATION: RC5
 ZONING: 5R
 SUBJECT TO 100 YEAR FLOOD PLAIN OVERLAY



DECLARATION:

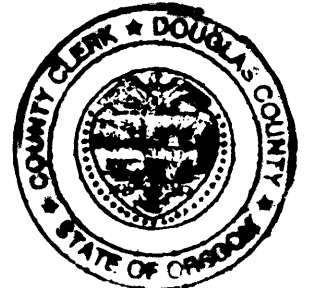
KNOW ALL PEOPLE BY THESE PRESENTS THAT RICHARD HOWARD AND JUNE M. TAYLOR, OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Richard Howard
 RICHARD HOWARD
June M. Taylor
 JUNE M. TAYLOR

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO PARTITION THE PROPERTY DESCRIBED IN DEED INSTRUMENT 2004-6547 INTO THE TWO PARCELS AS SHOWN. MONUMENTS FOUND PER SURVEY MAP M151-46 WERE USED AS A BASIS OF BEARING AND CONTROLLED THIS SURVEY. THE EASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 39 WAS LOCATED BY THE MONUMENT FOUND AT THE WEST END OF BALL LANE AS PER CONVEYANCE OF BALL LANE TO THE PUBLIC IN DEED INSTRUMENT 183218, BOOK 235, PAGE 416, AND RECORD DISTANCE 680' FROM THE 1-1/8" FOUND PER DEED INSTRUMENTS 78-1108 & 2004-6547. THE DEED CALLS BETWEEN SUBJECT DEED 2004-6547 AND 1995-22061 AGREE BUT DO NOT MATCH LONG STANDING OCCUPANCY ACCEPTED AND FENCED BY PREVIOUS OWNERS. FURTHER, THE DISTANCE CALLS OF THE DEEDS DO NOT REASONABLY FIT WITHIN THE MONUMENTED BOUNDARIES OF THE ADJOINERS. I THEREFORE MONUMENTED THE FENCE LINE THAT BEST FITS THE DEEDS AND THE OWNERS HAVE AGREED TO ACCEPT THIS AS THE BOUNDARY BY QUIT CLAIM.

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



APPROVALS:

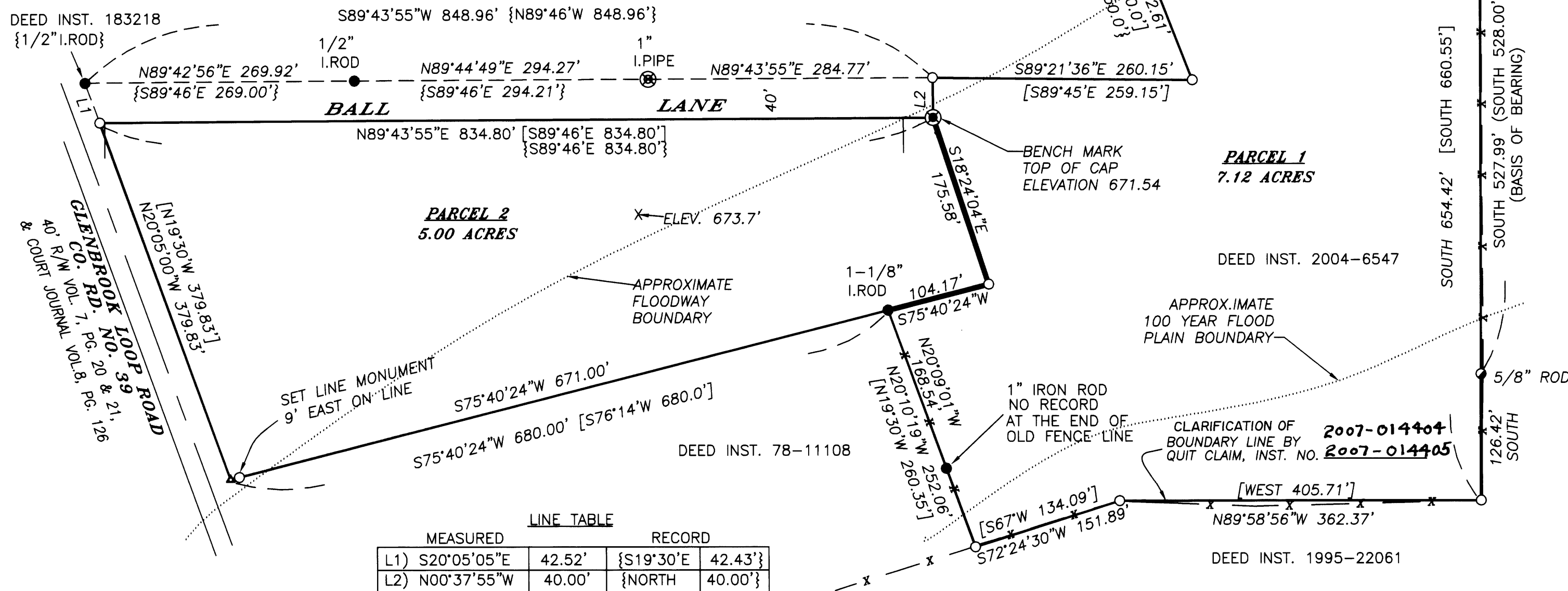
Louise R. Nicholls for KLC 6/28/07
 DOUGLAS COUNTY PLANNING DIRECTOR DATE
Randy Smith 6-28-07
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Sandra K. Cooney 6/29/07
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29th DAY OF JUNE, 2007 3:18 PM

Barbara E. Nielsen
 DOUGLAS COUNTY CLERK By Deputy



MEASURED		RECORD	
L1) S20°05'05"E	42.52'	{S19°30'E	42.43'}
L2) N00°37'55"W	40.00'	{NORTH	40.00'}

LEGEND

- SET 5/8"X30" IRON ROD W/PC - BEEDLE LS #2798'
- FOUND IRON ROD PER M151-46 AS NOTED
- FOUND IRON ROD OR BAR AS NOTED
- ⊗ FOUND IRON PIPE AS NOTED
- ⊙ SET 5/8" X 30" IRON ROD WITH BLUE P.CAP MK'D 'BEEDLE LS 2798' FOR ELEVATION BENCH MARK
- ▲ CALCULATED POSITION
- x- FENCE LINE
- () RECORD DATA PER M151-46 OR AS NOTED
- [] DEED RECORD DATA PER INST. NO. 2004-6547
- { } OTHER DEED RECORD DATA

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
David J. Beedle
 OREGON
 JANUARY 21, 1997
 DAVID J. BEEDLE
 #2798
 EXPIRES 12-31-07

SURVEYOR'S CERTIFICATE:

I DAVID BEEDLE, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED THE LAND DESCRIBED IN DEED INSTRUMENT 2004-6547, DOUGLAS COUNTY DEED RECORDS, AND HAVE MARKED WITH PROPER MONUMENTS THE LAND PARTITION SHOWN HEREON. SUBJECT TO THE FOLLOWING APPURTENANT EASEMENTS FILED IN DOUGLAS COUNTY RECORDS: CAL-PACIFIC POWER LINE EASEMENTS, INSTRUMENT NO. 113192 AND NO. 177498; CITY OF RIDDLE WATER LINE, INST. NO. 182955; AND CITY OF RIDDLE POWER LINE, INST. NO. 185868.

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

SCALE: 1"=100'
 DATE: APR 24, 2007

FOR:
 RICHARD HOWARD
 JUNE M. TAYLOR
 271 BALL LANE
 RIDDLE, OR 97469

2007-0090