

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2007-025064
 NO FEE
 11/27/2007 02:53:06 PM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

PARTITION OF TAX LOT 1800
 (R52421 & R52428)
 T. 22 S., R 13 W.W.M.
 N1/2 SE1/4 OF SE1/4 OF SEC 36
 AND BOUNDARY LINE ADJUSTMENT OF
 TAX LOT 2000 (R52456)
 T. 22 S., R 13 W.W.M.
 S1/2 OF SE1/4 OF SE1/4 SEC 36
 DOUGLAS COUNTY, OREGON
 SHEET 1 OF 2
 SCALE 1" = 200 FT.
 OCT. 22, 2007

PREPARED BY: KING A. PHELPS
 27449 HWY 38
 ELKTON, OR 97436

PREPARED FOR: TERRY J. AND GEORGINNA K. FISHEL
 12103 WILDWOOD DRIVE
 NORTH BEND, OREGON 97459

PLANNING DEPT FILE NO. 07-088 DATED MAY 15, 2007

RESTRICTIVE COVENANT 2007-022484

PLAN: RC2 & FFT

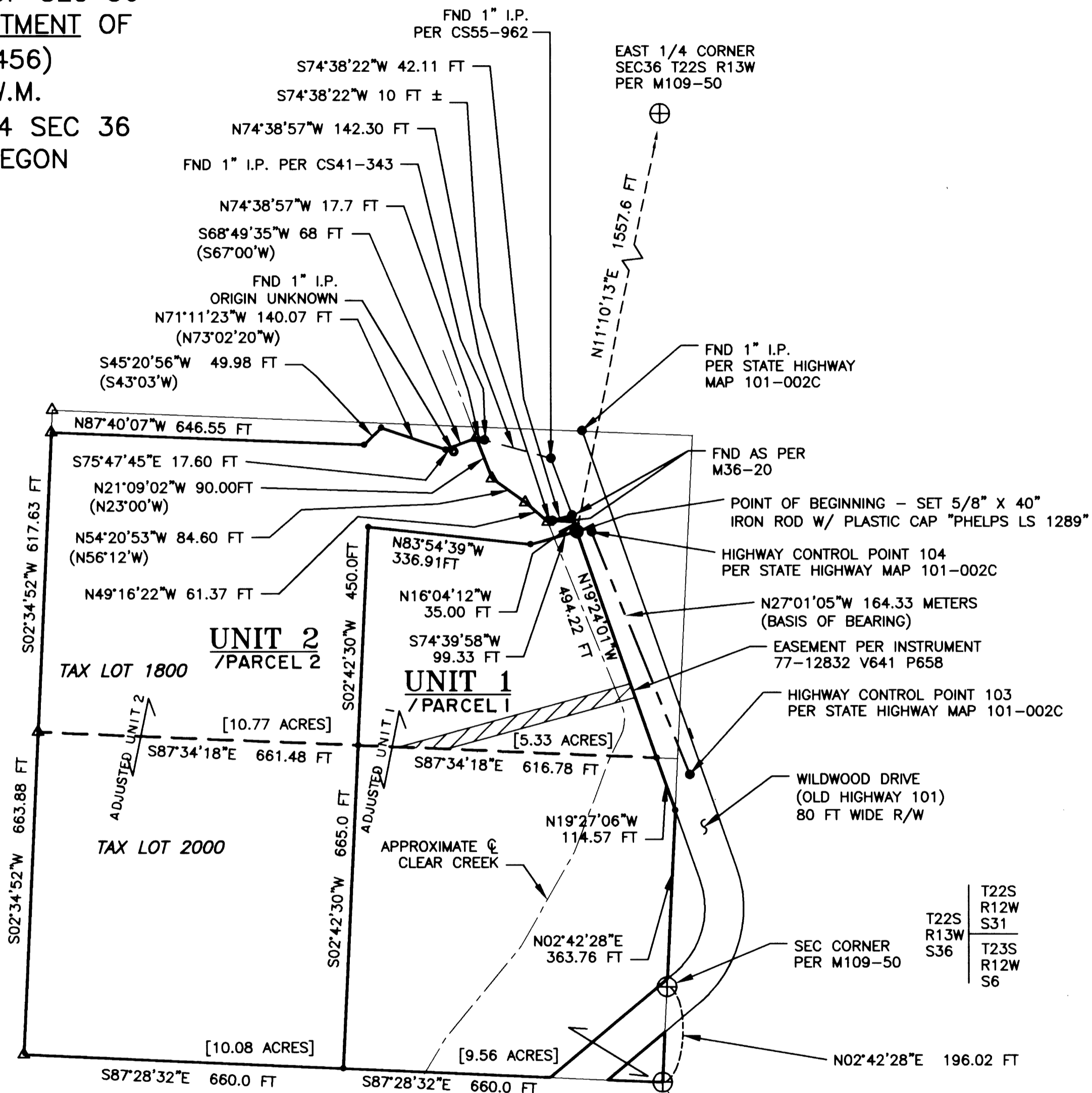
ZONE: RR & FF

EASEMENTS:

UNIT 1: OVERHEAD POWER LINE EASEMENT PER
 INSTRUMENT 77-12832 VOL 641 PAGE 658

- ⊙ FOUND MONUMENT AS NOTED
- ⊕ FOUND SECTION & 1/4 CORNER MONUMENT AS NOTED
- △ CALCULATED NOT SET
- SET 5/8" X 40" IRON ROD W/ PLASTIC CAP "PHELPS LS 1289"
- POINT OF BEGINNING

(S43°03'W) DEED BEARING



		UNIT 1	UNIT 2
BEFORE BLA	TAX LOT 1800	16.10 ACRES	5.33 ACRES
	TAX LOT 2000	19.64 ACRES	10.77 ACRES
AFTER BLA		14.89 ACRES	20.85 ACRES

T22S
R13W
S31
T23S
R13W
S36
T23S
R12W
S6

T22S
R13W
S36
T23S
R13W
S1
T23S
R12W
S6

2007-0153 A

2007-0153 A

PARTITION OF TAX LOT 1800
T. 22 S., R 13 W.W.M.
N1/2 SE1/4 OF SE1/4 OF SEC 36
AND BOUNDRY LINE ADJUSTMENT OF
TAX LOT 2000
T. 22 S., R 13 W.W.M.
S1/2 OF SE1/4 OF SE1/4 SEC 36
DOUGLAS COUNTY, OREGON
SHEET 2 OF 2
OCT. 22, 2007

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE TWO LOTS APPROXIMATELY EQUAL IN SIZE TO THE PARENT TAX LOTS BY PARTITIONING TAX LOT 1800 INTO TWO PARTS AND ATTACHING A PORTION OF TAX LOT 2000 TO EACH OF THE LOTS CREATED BY THE PARTITION OF TAX LOT 1800. ALL WITHIN THE SE 1/4 OF THE SE 1/4 OF SECTION 36 T22S R13W W.M. DOUGLAS COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:

I, KING A. PHELPS, A REGISTERED LAND SURVEYOR CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (5/8" X 40" LONG IRON RODS WITH PLASTIC CAPS MARKED "PHELPS LS 1289"), THE LAND AS REPRESENTED, AND HAVE SET 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(1) AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT.

THE PARENT PARCEL IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF OLD U.S. HIGHWAY 101 (NOW CALLED WILDWOOD DRIVE), SAID POINT BEARS SOUTH 11°10'13" WEST A DISTANCE OF 1557.60 FEET FROM THE EAST 1/4 CORNER OF SECTION 36 TOWNSHIP 22 SOUTH RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE SOUTH 19°24'01" EAST A DISTANCE OF 494.22 FEET; THENCE NORTH 87°34'18" WEST A DISTANCE OF 1278.26 FEET TO THE WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 2°34'52" EAST A DISTANCE OF 617.63 TO A POINT WHICH BEARS SOUTH 2°34'52" WEST A DISTANCE OF 46.24 FEET FROM THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 87°40'07" EAST A DISTANCE OF 646.55 FEET; THENCE NORTH 45°20'56" EAST A DISTANCE OF 49.98 FEET; THENCE SOUTH 71°11'23" EAST A DISTANCE OF 140.07 FEET; THENCE NORTH 68°49'35" EAST A DISTANCE OF 68 FEET MORE OR LESS TO THE CENTER OF CLEAR CREEK; THENCE SOUTH 21°09'02" EAST, ALONG THE CENTER OF CLEAR CREEK, A DISTANCE OF 90.00 FEET; THENCE SOUTH 54°20'53" EAST, ALONG THE CENTER OF CLEAR CREEK, A DISTANCE OF 84.60 FEET; THENCE SOUTH 48°16'22" EAST, ALONG THE CENTER LINE OF CLEAR CREEK, A DISTANCE OF 61.37 FEET; THENCE NORTH 74°38'22" EAST A DISTANCE OF 52.11 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF OLD U.S. HIGHWAY 101 (NOW CALLED WILDWOOD DRIVE); THENCE SOUTH 16° 04'12" EAST A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING. CONTAINING 16.10 ACRES.

FLOODPLAIN & DRAINAGE:

NEITHER UNIT #1 NOR UNIT #2 FALL WITHIN THE 100 YEAR FLOODPLAIN MAPPING. THE ELEVATIONS OF THE UNITS RANGE FROM 175 TO OVER 200 FEET. NO SURFACE DRAINAGE PATTERNS WILL BE AFFECTED BY THIS PARTITION.

King A. Phelps
KING A. PHELPS, PLS, PE

DECLARATION:

WE, TERRY J. FISHEL AND GEORGANNA K. FISHEL, DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS LAND PARTITION PLAT.

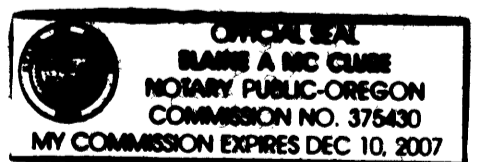
Terry J. Fishel
TERRY J. FISHEL

Georganna K. Fishel
GEORGANNA K. FISHEL

STATE of OREGON
COUNTY of DOUGLAS

SUBSCRIBED AND SWORN TO BEFORE ME THIS
8th DAY OF NOV. 2007

Elaine A. McClure
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES DEC 10, 2007



APPROVALS:

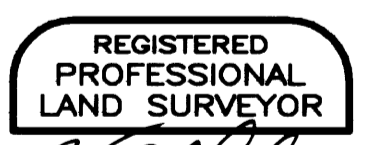
Keith L. Cubin 11/27/07
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Ramy Wan 11-27-07
DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Corvill 11/27/07
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27th DAY OF NOVEMBER 2007 AT 2:53 O'CLOCK PM

BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK
By Heidi Johnston Deputy
DATE 11/27/07



EXP. DEC. 2008