



NO FEE

00211741200800050580020029 03/10/2008 03:00:32 PM

PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER

This is a no fee document

S 89° 37' 34" E 5263.25' (5263.08') -1 "BASIS OF BEARING" PER M 79-35

S 89° 25' 34" E 2618.34'
(S 89° 25' 34" E 2618.25') -1

S 89° 49' 27" E 2644.94' (S 89° 49' 26" E 2644.80') -1

SEC. 23 & 26
1/4 CORNER
FD. BRASS CAP PER
P.L.S.S. I.D. # 540300

SECTION CORNER
SEC. 23, 24, 25, & 26
T. 27 S., R. 5 W., W.M.
PER M 79-35

PARCEL 2
1.29 ± ACRES
SEE PAGE 2 FOR SURVEY

PARCEL 1
116.24 ± ACRES
"UNSURVEYED"

DRAIN FIELD
EASEMENT

DRAIN FIELD
EASEMENT

NOT PART OF
THIS PARTITION

PARCEL 3
3.03 ± ACRES
SEE PAGE 2 FOR SURVEY

(S 65° 57' 13" E 1659.53') -2

(S 89° 46' 55" E 1127.52') -2

C.N.
1/16
PER M 79-35

LEGEND:

- FD. 5/8" IRON ROD PER M 83-14
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. "R. BROWN, PLS 2391"
- () -1 RECORD AS PER M 79-35.
- () -2 RECORD AS PER M 83-14.

APPROVALS

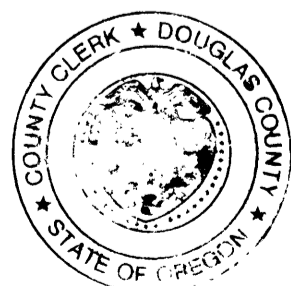
Keith L. Cubie 2/25/08
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 2-25-08
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Sandra S. Corne 3/10/08
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 10th DAY OF MARCH 2007, AT 3:00 P.M.
BARBARA E. NIELSEN
by Sharon Foy, Deputy 3/10/08
DOUGLAS COUNTY CLERK DATE



NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. THE EXISTING CENTER OF COUNTY ROAD NUMBER 16, CONTROLLED THE EASTERLY BOUNDARY. EXISTING CENTER OF SOUTH DEER CREEK AND OWNER PLACEMENT, CONTROLLED THE BALANCE OF THE SURVEYED PARCELS, EXCEPT THE NORTH BOUNDARY OF PARCEL 3 AND THE SOUTH BOUNDARY OF PARCEL 2, WHICH WAS CONTROLLED BY THE DEED CALLS PER 2005-1485, DEED RECORDS, DOUGLAS COUNTY, OREGON.

NOTE:

FOR THE CONSTRUCTION, MAINTENANCE, USE, AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM APPURTENANT TO THE ABOVE DESCRIBED PROPERTY OF GRANTEES.

GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE TO AND WITH THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT THE ABOVE-DESCRIBED PROPERTY OF THE GRANTORS SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

NONRESOURCE DIVISION

AND

LAND PARTITION

DOUGLAS COUNTY PLANNING
DEPARTMENT FILE NUMBER 05-312.

Located in the:
N. W. 1/4 of SECTION 25,
and in the
N. E. 1/4 of SECTION 26,
TOWNSHIP 27 SOUTH., RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

LEGAL OWNER OF RECORD AND PARTITIONER:

JAMES P. and BONNIE PYNCH
JAMES W. and HEIDI C. PYNCH
17758 DIXONVILLE ROAD
ROSEBURG, OR. 97470

TOTAL NUMBER OF PARCELS: (3) THREE
WATER SUPPLY: DIXONVILLE WATER ASSOC. AND WELLS
SEWER DISPOSAL: SEPTIC
ZONING: (FG) EXCLUSIVE FARM USE - GRAZING,
(FF) FARM - FOREST

COMPREHENSIVE PLAN DESIGNATION:

(FFT) FARM FOREST TRANSITIONAL
(AGG) AGRICULTURE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PREPARED BY:

RAYMOND F. BROWN, P.L.S. #2391
P. O. BOX 539
CANYONVILLE, OREGON 97417
PHONE: (541) 839 6185

ORIGION
JULY 25, 1988
RAYMOND F. BROWN
2391

EXP. 12/31/07

APRIL, 2007
SCALE: 1" = 300'

SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, BEING FIRST DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SHOWN HEREON AS PARCEL 2 AND PARCEL 3. I ALSO SAY THAT I HAVE NOT SURVEYED THE LANDS SHOWN HEREON AS PARCEL 1 AND MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE BOUNDARIES OF SAID PARCEL 1. THE SAID BOUNDARIES OF THIS PARTITION ARE DESCRIBED AS FOLLOWS:

Raymond F. Brown
RAYMOND F. BROWN - P.L.S. #2391

5/23/07
DATE

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 25 AND IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

ALL THAT PROPERTY DEFINED BY DEED REFERENCE NUMBERS 2000-6697 AND 2005-9951, DEED RECORDS, DOUGLAS COUNTY, OREGON. LESS PARTS SOLD, IF ANY.

2008-0018 A

2008-0018 A

2008-0018 B

NONRESOURCE DIVISION AND LAND PARTITION

DOUGLAS COUNTY PLANNING
DEPARTMENT FILE NUMBER 05-312.

Located in the:
N. W. 1/4 of SECTION 25,
and in the
N. E. 1/4 of SECTION 26,
TOWNSHIP 27 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

LEGAL OWNER OF RECORD AND PARTITIONER:

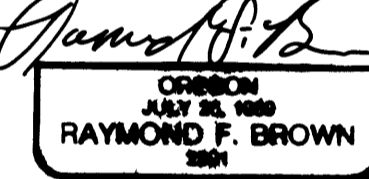
JAMES P. and BONNIE PYNCH
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ROSEBURG, OR. 97470

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(FF) FARM - FOREST

COMPREHENSIVE PLAN DESIGNATION:
(FFT) FARM FOREST TRANSITIONAL
(AGG) AGRICULTURE.



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PHONE: (541) 839 6185



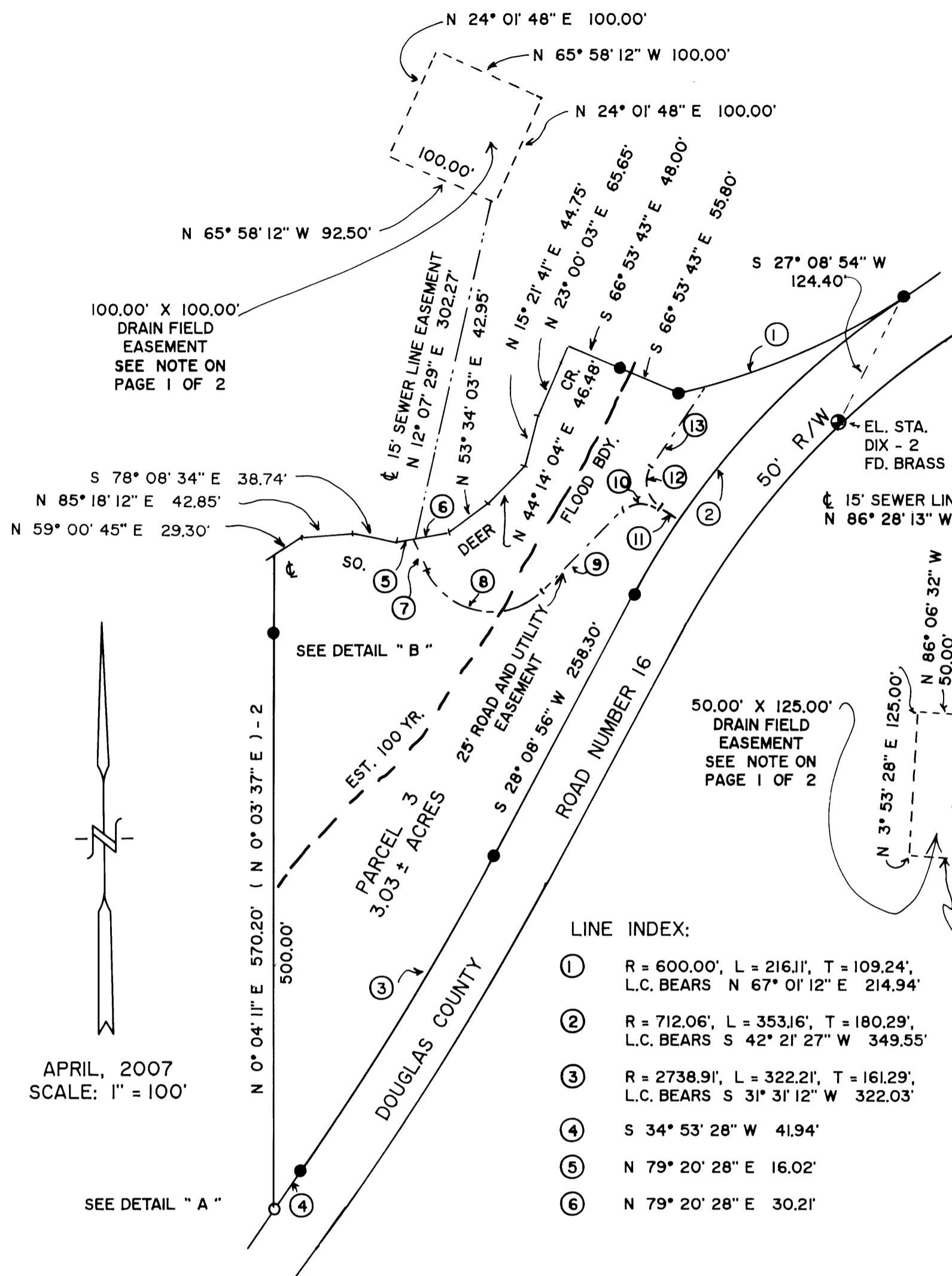
EXP. 12/31/07

LINE INDEX:
CENTER LINE - 25 FOOT WIDE
ROAD AND UTILITY EASEMENT

- ⑦ S 23° 04' 05" E 28.09'
- ⑧ R = 61.67', L = 120.71', T = 91.68',
L.C. BEARS S 79° 08' 29" E 102.35'
- ⑨ N 44° 47' 07" E 100.25'
- ⑩ R = 24.10', L = 33.39', T = 20.00',
L.C. BEARS N 84° 28' 29" E 30.78'
- ⑪ S 55° 50' 02" E 21.66'
- ⑫ R = 25.00', L = 39.27', T = 25.00',
L.C. BEARS N 10° 50' 02" W 35.36'
- ⑬ N 34° 09' 58" E 90.90'

- LINE INDEX:
- ① R = 600.00', L = 216.11', T = 109.24',
L.C. BEARS N 67° 01' 12" E 214.94'
 - ② R = 712.06', L = 353.16', T = 180.29',
L.C. BEARS S 42° 21' 27" W 349.55'
 - ③ R = 2738.91', L = 322.21', T = 161.29',
L.C. BEARS S 31° 31' 12" W 322.03'
 - ④ S 34° 53' 28" W 41.94'
 - ⑤ N 79° 20' 28" E 16.02'
 - ⑥ N 79° 20' 28" E 30.21'

- LINE INDEX:
CENTER LINE
SOUTH DEER CREEK
- ⑭ N 0° 12' 48" W 27.42'
 - ⑮ N 8° 48' 31" W 47.27'
 - ⑯ N 7° 55' 53" W 40.48'
 - ⑰ N 28° 56' 43" W 44.46'



APRIL, 2007
SCALE: 1" = 100'

SEE DETAIL " A "

SEE DETAIL " B "

DECLARATION:

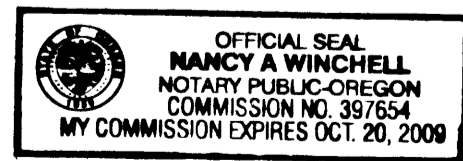
WE, JAMES P. AND BONNIE PYNCH, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT WE ARE THE OWNERS OF THE LANDS DEPICTED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND THE EASEMENTS SHOWN HEREON TO BE CREATED AS SET FORTH, OF OUR OWN FREE WILL.

James P. Pynch 3-11-08
JAMES P. PYNCH DATE

Bonnie Pynch March 4, 2008
BONNIE PYNCH DATE

STATE OF OREGON
ACKNOWLEDGEMENT: COUNTY OF DOUGLAS
PERSONALLY APPEARED THE ABOVE-NAMED JAMES P. AND BONNIE PYNCH AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT ON MARCH 4, 2008.

Nancy A. Winchell
NOTARY PUBLIC
MY COMMISSION EXPIRES Oct 20, 2009



DECLARATION:

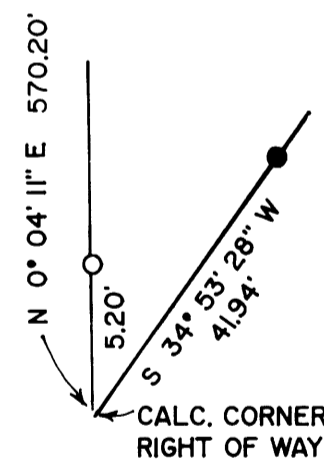
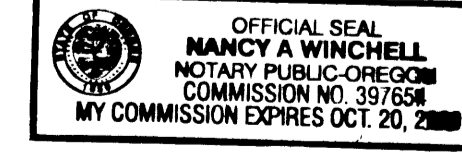
WE, JAMES W. AND HEIDI C. PYNCH, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT WE ARE THE OWNERS OF THE LANDS DEPICTED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND THE EASEMENTS SHOWN HEREON TO BE CREATED AS SET FORTH, OF OUR OWN FREE WILL.

James W. Pynch 3/7/08
JAMES W. PYNCH DATE

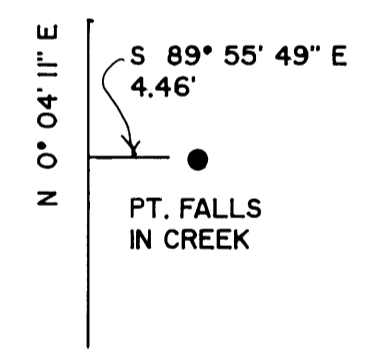
Heidi C. Pynch 3-7-08
HEIDI C. PYNCH DATE

STATE OF OREGON
ACKNOWLEDGEMENT: COUNTY OF DOUGLAS
PERSONALLY APPEARED THE ABOVE-NAMED JAMES W. AND HEIDI C. PYNCH AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

Nancy A. Winchell
NOTARY PUBLIC
MY COMMISSION EXPIRES Oct 20, 2009



DETAIL " A "
NO SCALE



DETAIL " B "
NO SCALE

LEGEND:

- FD. 5/8" IRON ROD PER M 83-14
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391".
- () - 1 RECORD AS PER M 79-35.
- () - 2 RECORD AS PER M 83-14.

2008-0018 B