LAND PARTITION

FOR PAUL FARRAR
LOCATED IN THE SE QUARTER OF SECTION 14, THE SW QUARTER OF SECTION 13
THE NE QUARTER OF SECTION 23, & THE NW QUARTER OF SECTION 24
TOWNSHIP 26 SOUTH, RANGE 04 WEST, W.M.
DOUGLAS COUNTY, OREGON
FEBRUARY 2008

2008-0019 B

LEGAL OWNERS: GORDON P. FARRAR
PARTITIONER: 16905 NORTH UMPQUA HIGHWAY
ROSEBURG, OR 97470

WATER: NORTH UMPQUA RIVER
SEWER: SEPTIC
ZONING: PARCELS 1 & 2 (RR) RURAL RESIDENTIAL-2
PARCEL 3 (FG) EXCLUSIVE FARM USE - GRAZING
NUMBER OF PARCELS: 3
COMP. PLAN: PARCELS 1 & 2 (RR2)
PARCEL 3 (AG)
PLANNING DEPT FILE NO.: 06-218

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT PROPERTY SHOWN HEREON.

THE SOUTHERLY RIGHT-OF-WAY WAS ESTABLISHED BY HOLDING MONUMENTS FOUND AT POINTS "A" & "B".

THE EAST LINE WAS ESTABLISHED BY HOLDING THE MONUMENT FOUND DESIGNATED AS POINT "D" THEN HOLDING RECORD DISTANCE OF 30.00 FEET WESTERLY ALONG THE SECTION LINE COMMON TO SECTIONS 13 & 24 FROM THE INTERIOR "L CORNER OF DLC 43 TO A POINT THAT IS 132.00 FEET SOUTHERLY FROM SAID SOUTHERLY RIGHT-OF-WAY DESIGNATED AS POINT "C" THEN CONTINUING NORTHWESTERLY TO A FOUND MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY.

THE DEED FOR THE SUBJECT PROPERTY STATES THAT THE EAST LINE IS 30 FEET WEST OF THE WEST FENCE LINE OF THE PROPERTY DESCRIBED IN VOLUME 106, PAGE 253 (NORTH UMPQUA LLC). IT ALSO STATES THAT THE EAST LINE IS 30 FEET WEST OF THE INTERIOR "L" CORNER OF DLC 43. BASED ON THESE STATEMENTS, THE DLC CORNER SHOULD COINCIDE WITH THE WEST FENCE LINE OF THE NORTH UMPQUA LLC PROPERTY. HOWEVER, THE DLC CORNER FALLS ON THE WEST SIDE OF THE EXISTING ROAD WHICH IS SITUATED BETWEEN 2 FENCE LINES WHICH ARE APPROXIMATELY 30 FEET APART AND PARALLEL. THIS IS DEPICTED ON THE 1974 MAP M53-34. BASED ON THE DISCREPANCIES BETWEEN THE DEEDS VERSUS THE ACTUAL FIELD CONDITIONS, THE CONCLUSION COULD BE MADE THAT THE EXISTING FENCE LINES ARE NOT IN THEIR ORIGINAL LOCATIONS AND MAY HAVE BEEN RELOCATED PRIOR TO 1974 TO FIT THE CONSTRUCTED LOCATION OF THE EXISTING ROAD. FOR THAT REASON, THE EXISTING FENCE LINES WERE NOT HELD.

POINT "F" WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT AT POINT "E" AND USING RECORD DISTANCE ALONG THE FENCE LINE PER M53-34.

ALL OTHER EXTERIOR LINES NOT MENTIONED WERE ESTABLISHED FROM FOUND AND HELD MONUMENTS.

THE PARCEL WAS THEN PARTITIONED AS SHOWN.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: THAT GORDON P. FARRAR, OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY AND THAT THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY TO BE PARTITIONED INTO PARCELS WITH EASEMENTS AS SHOWN HEREON.

Gordon P. Farrar
GORDON P. FARRAR

SURVEYOR'S CERTIFICATE:

I, MICHAEL P. SCHULZE, BEING DULY SWORN, DEPOSE AND SAY THAT THE BOUNDARIES OF THE PROPERTY ON THE ANNEXED PLAT ARE PROPERLY DESCRIBED AS:

INSTRUMENT NUMBER 2005-028631, RECORDS OF DOUGLAS COUNTY, OREGON.

Michael P. Schulze
MICHAEL P. SCHULZE

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS: THAT ON THIS 28ND DAY OF February, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DID PERSONALLY APPEAR GORDON P. FARRAR, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Nancy O. Owre
NOTARY PUBLIC, STATE OF OREGON

COMMISSION NUMBER: 386117

MY COMMISSION EXPIRES ON: OCTOBER 21, 2008

OFFICIAL SEAL
NANCY O. OWRE
NOTARY PUBLIC-OREGON
COMMISSION NO. 386117
MY COMMISSION EXPIRES: OCTOBER 21, 2008

APPROVALS:

Keith L. Cubic 2/28/08
DOUGLAS COUNTY PLANNING DIRECTOR DATE

2-28-08
DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Correll 3/10/08
DOUGLAS COUNTY TAX COLLECTOR DATE

COUNTY CLERK * DOUGLAS COUNTY * STATE OF OREGON *

FILED THIS 10th DAY OF MARCH, 2008.

BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK Sharon Hays Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
NOVEMBER 30, 2007
MICHAEL P. SCHULZE
71827
EXP. DATE: 6-30-08

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