

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2008-009603



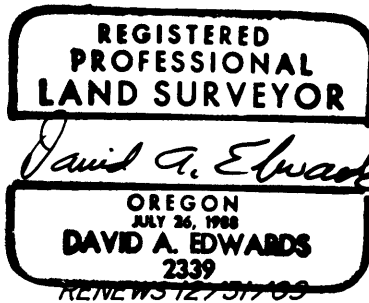
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05/15/2008 09:53:28 AM  
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# LAND PARTITION

LOCATED in the East 1/2 of Section 19, T. 29 S., R. 3 W., W.M. in  
Douglas County, Oregon.

February 29, 2008



SURVEYED BY: DAVID EDWARDS LAND SURVEYING  
P.O. BOX 361  
OAKLAND, OREGON 97462  
PHONE: (541) 459-0512

SURVEYED FOR: FINELL RANCH LLC  
P.O. BOX 632  
MYRTLE CREEK, OREGON

### APPROVALS

Keith D. Cubie 4/22/08  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
FILED THIS 15<sup>th</sup> DAY OF MAY, 2008  
AT 9:53 O'CLOCK A.M.

Randy Smith 4-22-08  
DOUGLAS COUNTY SURVEYOR Deputy DATE  
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL  
ASSESSMENTS OR OTHER CHARGES REQUIRED  
BY LAW HAVE BEEN PAID.



BARBARA E. NIELSEN, by Alvin Sage  
DOUGLAS COUNTY CLERK Deputy

Sandra K. Coore 5/15/08  
DOUGLAS COUNTY TAX COLLECTOR DATE

### LINE TABLE

NO.	BEARING	DISTANCE
①	S.1°31'03"W.	209.67'
②	S.12°23'25"E.	71.44'
③	S.38°58'32"E.	73.89'
④	S.38°58'32"E.	53.99'
⑤	S.71°06'41"E.	129.98'
⑥	N.89°52'44"E.	89.24'
⑦	S.89°49'00"E.	89.06'
⑧	N.74°57'16"E.	181.78'
⑨	S.88°33'04"E.	52.45'
⑩	N.77°44'35"E.	146.63'
⑪	N.61°10'32"E.	234.36'
⑫	N.46°27'18"E.	175.51'
⑬	N.30°15'59"E.	78.96'
⑭	N.88°21'00"W.	150.00'
⑮	N.76°51'21"W.	53.76'
⑯	S.88°34'25"W.	97.46'
⑰	S.88°21'00"E.	150.00'
⑱	S.88°21'00"E.	140.00'
⑲	N.85°22'46"W.	127.34'
⑳	N.85°22'46"W.	137.24'
㉑	N.3°22'22"E.	82.61'
㉒	S.85°57'45"E.	140.50'
㉓	S.5°32'26"W.	84.03'
㉔	S.0°02'39"W.	211.20'
㉕	S.16°13'14"W.	90.66'
㉖	S.47°36'52"W.	183.19'
㉗	S.36°11'54"W.	430.4± TO N'LY R/W LINE CO. RD. NO. 18
㉘	N.26°07'47"W.	260.85'

NOTES REGARDING DRAINFIELD AND DRAINLINE EASEMENTS  
CREATED HEREON TO SERVE PARCEL 3:

FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF THE  
DRAINLINE AND DRAINFIELD, AS SHOWN ON SHEET TWO, BEING  
APPURTENANT TO PARCEL 3 CREATED BY THIS PLAT.

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

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT FINELL RANCH LLC IS THE OWNER OF THE LANDS  
REPRESENTED ON SHEET TWO HEREON AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED  
INTO PARCELS AND EASEMENTS AS SHOWN ON SAID SHEET TWO.

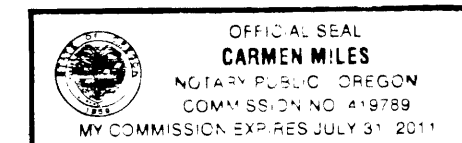
James Finell  
JAMES FINELL, MANAGING MEMBER

### ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

PERSONALLY APPEARED BEFORE ME THIS 04 DAY OF March, 2008, THE  
ABOVE NAMED JAMES FINELL, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT  
ON BEHALF OF FINELL RANCH LLC.

Carmen Miles  
NOTARY PUBLIC FOR OREGON



### SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER  
MONUMENTS ONLY PARCELS 2 AND 3 AS SHOWN ON SHEET TWO HEREON AND THAT THE FOLLOWING IS  
AN ACCURATE DESCRIPTION OF THE PARENT TRACT:

THAT TRACT OF LAND DESCRIBED AS PARCEL 1 IN DOCUMENT NUMBER 2005-000763,  
OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

David A. Edwards  
DAVID A. EDWARDS - P.L.S. 2339

WATER: WELL, WELL EASEMENT AND SPRING.

SEWER: SUB-SURFACE

ZONING: FG AND FF

COMP. PLAN: FFT, AGG, TL

PLANNING FILE: 05-010

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE FINELL RANCH TRACT  
AND TO CREATE THOSE EASEMENTS SHOWN ON SHEET TWO. MARKING OF THE WEST BOUNDARY  
OF THE PARENT TRACT, NORTH OF THE COUNTY ROAD, WAS ALSO ACCOMPLISHED. FOUND  
MONUMENTS PER M 16-21, ALL OF WHICH ARE CALLED FOR IN THE DEED, WERE USED TO  
CONTROL THIS SURVEY. THE WEST LINE OF M 16-21 IS A RETRACEMENT OF THE EAST LINE OF  
AN 1883 SURVEY FOUND IN VOL. 1, PAGE 26. THAT SURVEY INDICATES FINDING THE 1/4 CORNER  
COMMON TO SECTIONS 19 AND 30. ALTHOUGH M 16-21 DOES NOT SPEAK OF IT, THERE IS A  
POSSIBILITY THAT WOODFORD HAD SOME EVIDENCE AT THIS CORNER. IN ANY CASE THE IRON PIPE  
HE SHOWS ON HIS MAP WAS IN EXISTENCE WHEN M 70-75 WAS DONE IN 1979 AND HAD BEEN  
SINCE 1953. AS SEEN ON SHEET ONE, I FIND THE DISTANCES FROM M 16-21 TO BE QUITE GOOD  
FOR THE ERA. WOODFORD'S DISTANCE ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 19  
MATCHES THE G.L.O. DISTANCE MUCH BETTER THAN THAT OF HOLT'S. NO EVIDENCE OF A FENCE  
SHOWN ON M 70-75 HAVING EVER BEEN NEAR THESE MONUMENTS COULD BE FOUND. IT IS  
MY OPINION THAT WOODFORD'S IRON PIPE HAD AND HAS SUFFICIENT USAGE AND HISTORY TO  
BE ACCEPTED AS THE 1/4 CORNER. WITHOUT QUESTION FOR LANDS IN SECTION 19.

FIELD CREW : BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT : NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING : DAVID EDWARDS.

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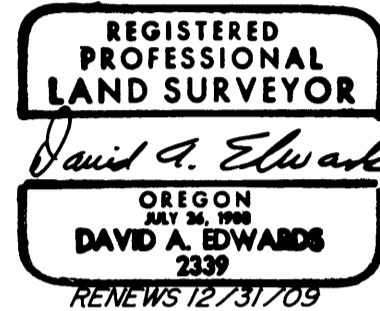
2008-0031 A

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February 29, 2008

SURVEYED FOR: *FINELL RANCH LLC*  
P.O. BOX 632  
MYRTLE CREEK, OREGON



SURVEYED BY: *DAVID EDWARDS LAND SURVEYING*  
P.O. BOX 361  
OAKLAND, OREGON 97462  
PHONE: (541) 459-0512

## LEGEND

- INDICATES 3/4" DIAMETER IRON PIPE FOUND PER M 16-21.
- ▲ INDICATES 5/8" DIAMETER IRON ROD FOUND PER M 51-44.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- INDICATES 5/8" X 30" STEEL REBAR W/MY CAP SET AS A WITNESS MONUMENT.
- INDICATES UTILITY POLE
- ( ) DENOTES RECORD DATA PER M 16-21 UNLESS NOTED OTHERWISE.
- INDICATES 30' RADIUS WELL EASEMENT CREATED HEREON FOR THE BENEFIT OF PARCEL 3, THE RADIUS POINT OF WHICH IS THE CENTER OF THE EXISTING WELL CASING.

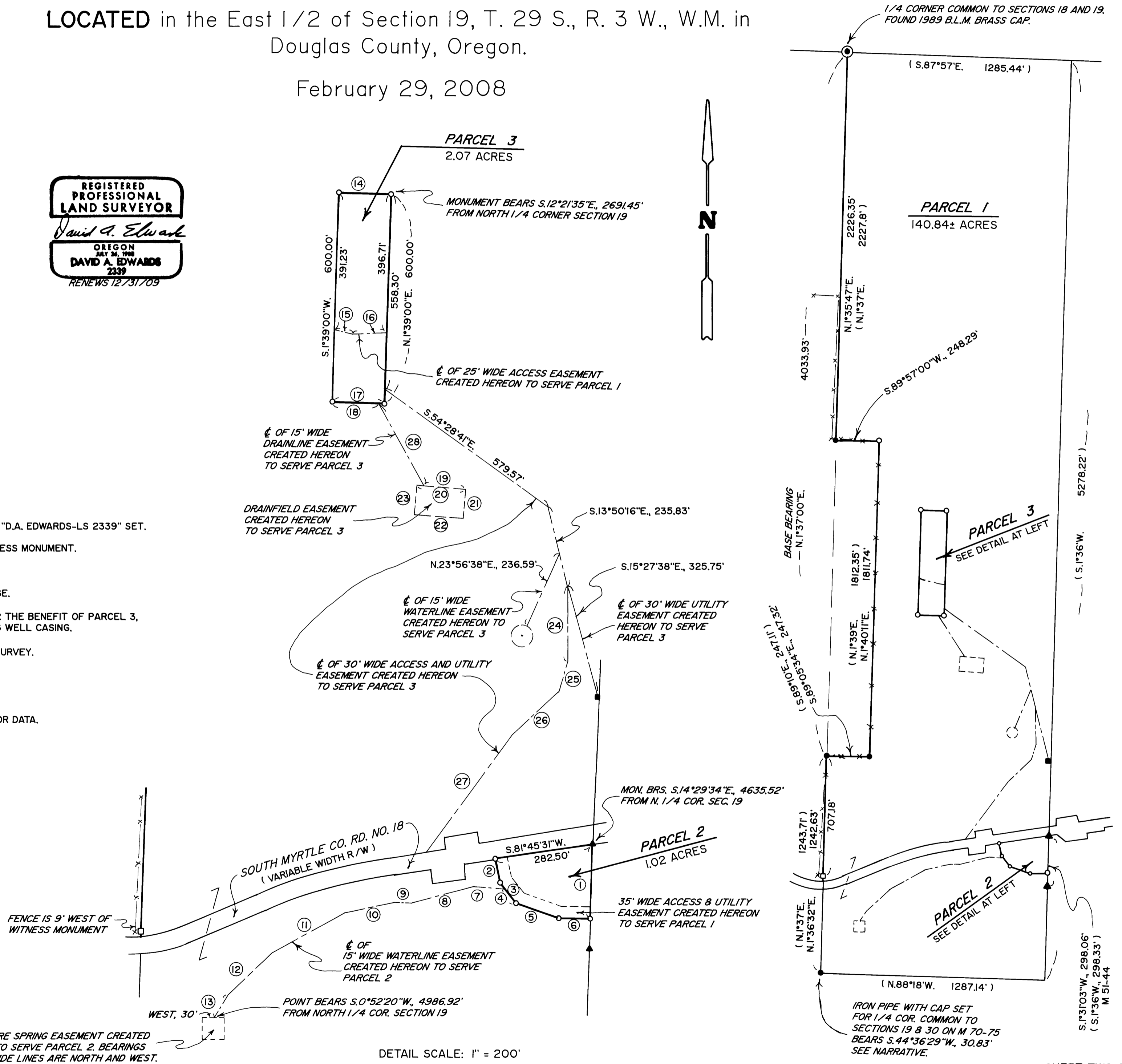
— INDICATES BOUNDARY MARKED THIS SURVEY.

SCALE: 1" = 400'

BASIS OF BEARINGS: M 16-21 AND DEED RECORD AS SHOWN.

NOTE: THE ACREAGE OF PARCEL 1 IS BASED UPON COUNTY ASSESSOR DATA.

SEE SHEET ONE FOR LINE TABLE DATA.



60' SQUARE SPRING EASEMENT CREATED HEREON TO SERVE PARCEL 2. BEARINGS OF THE SIDE LINES ARE NORTH AND WEST.

DETAIL SCALE: 1" = 200'

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