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

NO FEE

00217372200800096030020021

05/15/2008 09:53:28 AM

PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

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

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
OREGON
JULY 24, 1998
DAVID A. EDWARDS
2339
RENEWS 12/31/09

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 L. Cubic 4/22/08
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 4-22-08
DOUGLAS COUNTY SURVEYOR Deputy DATE

FILED THIS 15th DAY OF MAY, 2008
AT 9:53 O'CLOCK A .M.

BARBARA E. NIELSEN, by Sherri Lay Deputy
DOUGLAS COUNTY CLERK

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

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

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON ★

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.

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. I, 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.

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, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

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

OFFICIAL SEAL
CARMEN MILES
NOTARY PUBLIC - OREGON
COMMISSION NO. 419789
MY COMMISSION EXPIRES JULY 31, 2011

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 I 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*

2008-0031 A

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