

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2008-014104
 NO FEE
 07/23/2008 11:29:09 AM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

LAND PARTITION

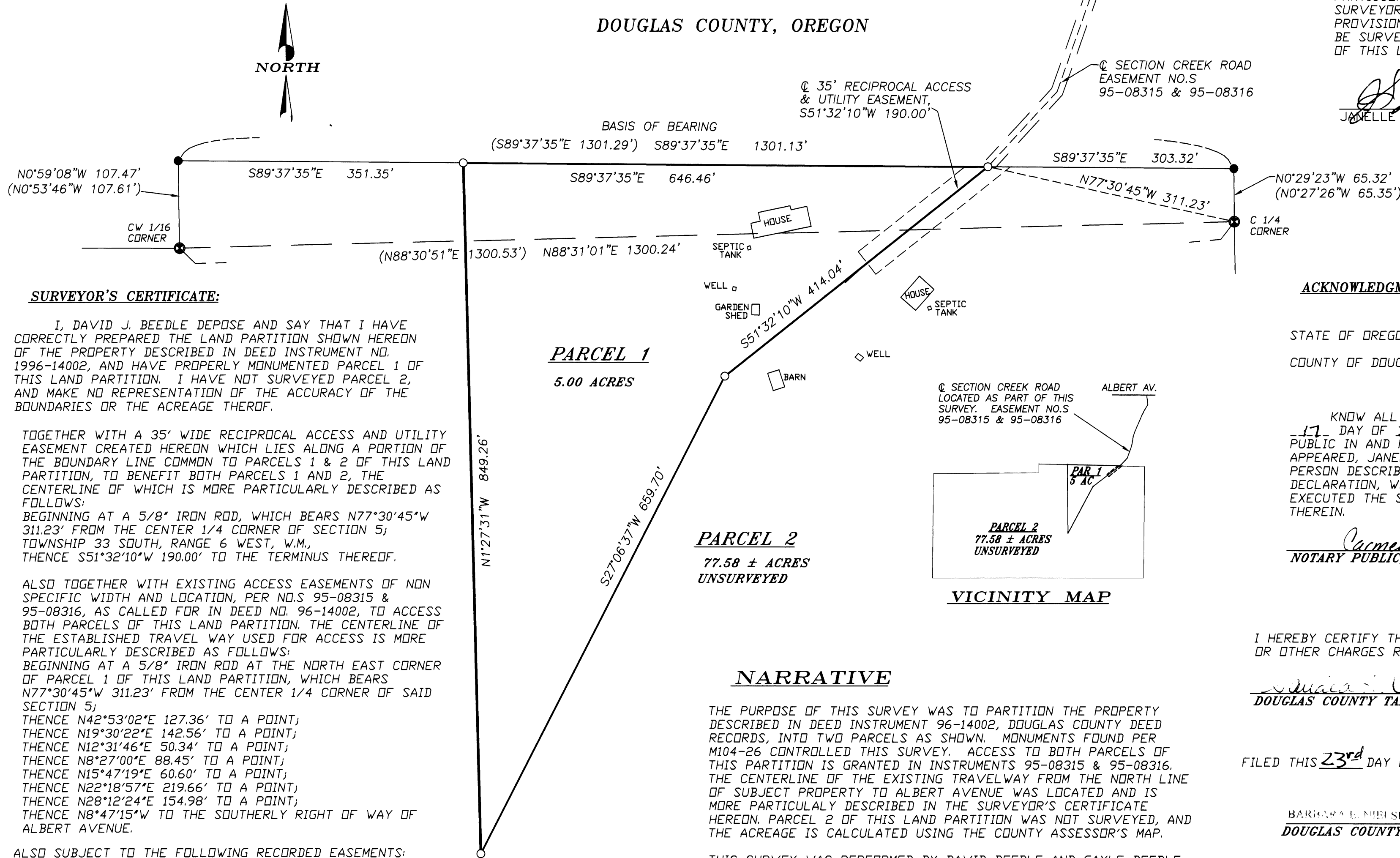
IN THE
 SE 1/4 OF THE NW 1/4 AND THE N 1/2 OF THE SW 1/4
 SECTION 5, TOWNSHIP 33 SOUTH, RANGE 6 WEST, W.M.

DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JANELLE S. LUCAS IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Janelle S. Lucas
 JANELLE S. LUCAS



SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY PREPARED THE LAND PARTITION SHOWN HEREON OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 1996-14002, AND HAVE PROPERLY MONUMENTED PARCEL 1 OF THIS LAND PARTITION. I HAVE NOT SURVEYED PARCEL 2, AND MAKE NO REPRESENTATION OF THE ACCURACY OF THE BOUNDARIES OR THE ACREAGE THEREOF.

TOGETHER WITH A 35' WIDE RECIPROCAL ACCESS AND UTILITY EASEMENT CREATED HEREON WHICH LIES ALONG A PORTION OF THE BOUNDARY LINE COMMON TO PARCELS 1 & 2 OF THIS LAND PARTITION, TO BENEFIT BOTH PARCELS 1 AND 2, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 5/8" IRON ROD, WHICH BEARS N77°30'45"W 311.23' FROM THE CENTER 1/4 CORNER OF SECTION 5;
 TOWNSHIP 33 SOUTH, RANGE 6 WEST, W.M.,
 THENCE S51°32'10"W 190.00' TO THE TERMINUS THEREOF.

ALSO TOGETHER WITH EXISTING ACCESS EASEMENTS OF NON SPECIFIC WIDTH AND LOCATION, PER NOS 95-08315 & 95-08316, AS CALLED FOR IN DEED NO. 96-14002, TO ACCESS BOTH PARCELS OF THIS LAND PARTITION. THE CENTERLINE OF THE ESTABLISHED TRAVEL WAY USED FOR ACCESS IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 5/8" IRON ROD AT THE NORTH EAST CORNER OF PARCEL 1 OF THIS LAND PARTITION, WHICH BEARS N77°30'45"W 311.23' FROM THE CENTER 1/4 CORNER OF SAID SECTION 5;
 THENCE N42°53'02"E 127.36' TO A POINT;
 THENCE N19°30'22"E 142.56' TO A POINT;
 THENCE N12°31'46"E 50.34' TO A POINT;
 THENCE N8°27'00"E 88.45' TO A POINT;
 THENCE N15°47'19"E 60.60' TO A POINT;
 THENCE N22°18'57"E 219.66' TO A POINT;
 THENCE N28°12'24"E 154.98' TO A POINT;
 THENCE N8°47'15"W TO THE SOUTHERLY RIGHT OF WAY OF ALBERT AVENUE.

ALSO SUBJECT TO THE FOLLOWING RECORDED EASEMENTS:

AN ACCESS EASEMENT TO THE MINERAL RIGHTS PER INSTRUMENT NO. 43849, PERTAINING TO THE PROPERTY DESCRIBED AS THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF SEC. 5, TWP. 33 SOUTH, RANGE 5 WEST, W.M.

AN EASEMENT FOR WATER PIPE LINE, 15' IN WIDTH, TO THE CITY OF GLENDALE, PER INSTRUMENT NO. 75-12878.

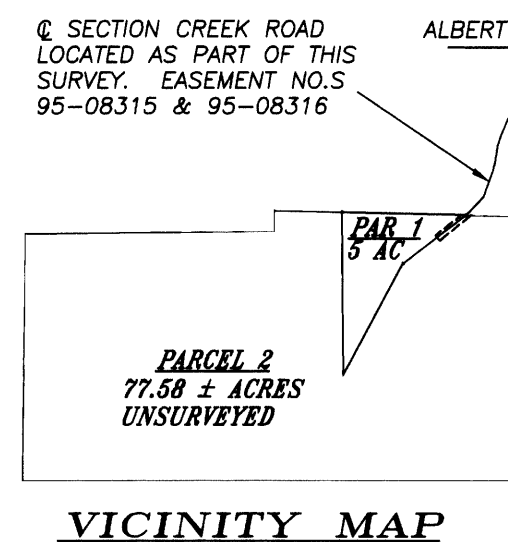
LEGEND

- SET 5/8"x30" IRON ROD W/PC *BEEDLE LS2798*
- FOUND 5/8" IRON ROD W/ P.CAP MK'D *HULL RS 901* AT C 1/4 AND C-W 1/16 CORNER AS NOTED. SURVEY M104-26
- FOUND 5/8" IRON ROD W/ P. CAP, MK'D *HULL RS 901* PER SURVEY M104-26
- < > RECORD DATA PER SURVEY M104-26
- ⊙ CENTERLINE

COMPREHENSIVE PLAN:

PLAN FILE NO. 07-212
 DESIGNATION: FFT
 ZONING: FF & AW
 WATER: WELL, 1 EACH PARCEL
 SEWER: SEPTIC, 1 EACH PARCEL
 SUBJECT TO BIG GAME AND RIPARIAN VEGETATION OVERLAYS

PARCEL 2
 77.58 ± ACRES
 UNSURVEYED



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY DESCRIBED IN DEED INSTRUMENT 96-14002, DOUGLAS COUNTY DEED RECORDS, INTO TWO PARCELS AS SHOWN. MONUMENTS FOUND PER M104-26 CONTROLLED THIS SURVEY. ACCESS TO BOTH PARCELS OF THIS PARTITION IS GRANTED IN INSTRUMENTS 95-08315 & 95-08316. THE CENTERLINE OF THE EXISTING TRAVELWAY FROM THE NORTH LINE OF SUBJECT PROPERTY TO ALBERT AVENUE WAS LOCATED AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON. PARCEL 2 OF THIS LAND PARTITION WAS NOT SURVEYED, AND THE ACREAGE IS CALCULATED USING THE COUNTY ASSESSOR'S MAP.

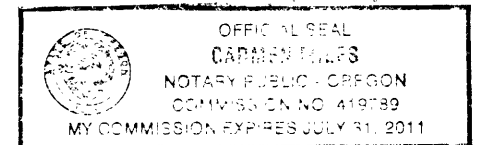
THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKIA SET 4BII TOTAL STATION. DRAFTING AND CALCULATIONS BY DAVID BEEDLE.

ACKNOWLEDGMENT:

STATE OF OREGON >
 COUNTY OF DOUGLAS > SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17 DAY OF July, 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED, JANELLE S. LUCAS, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Carmen Miles
 NOTARY PUBLIC, STATE OF OREGON



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

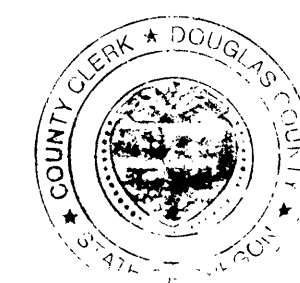
Julia Conner 7/23/08
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23rd DAY OF July 11:29 O'CLOCK AM

Barbara E. Nielsen
 DOUGLAS COUNTY CLERK

Keith L. Cubie JULY 22, 2008
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 7-22-08
 DOUGLAS COUNTY SURVEYOR Deputy DATE



REGISTERED PROFESSIONAL LAND SURVEYOR

David J. Beedle
 OREGON
 JANUARY 21, 1997
 DAVID J. BEEDLE
 #2798

RENEWAL: 12-31-09

DAVID BEEDLE PH: 541-874-3258
 LAND SURVEYING, LLC 163 TRAYLOR ROAD
 RIDGLE, OREGON 97489

SCALE: 1"=100'
 DATE: JULY 7, 2008

SURVEYED FOR:
 JANELLE S. LUCAS
 PO BOX 93
 GLENDALE, OR 97442

2008-0048

2008-0048