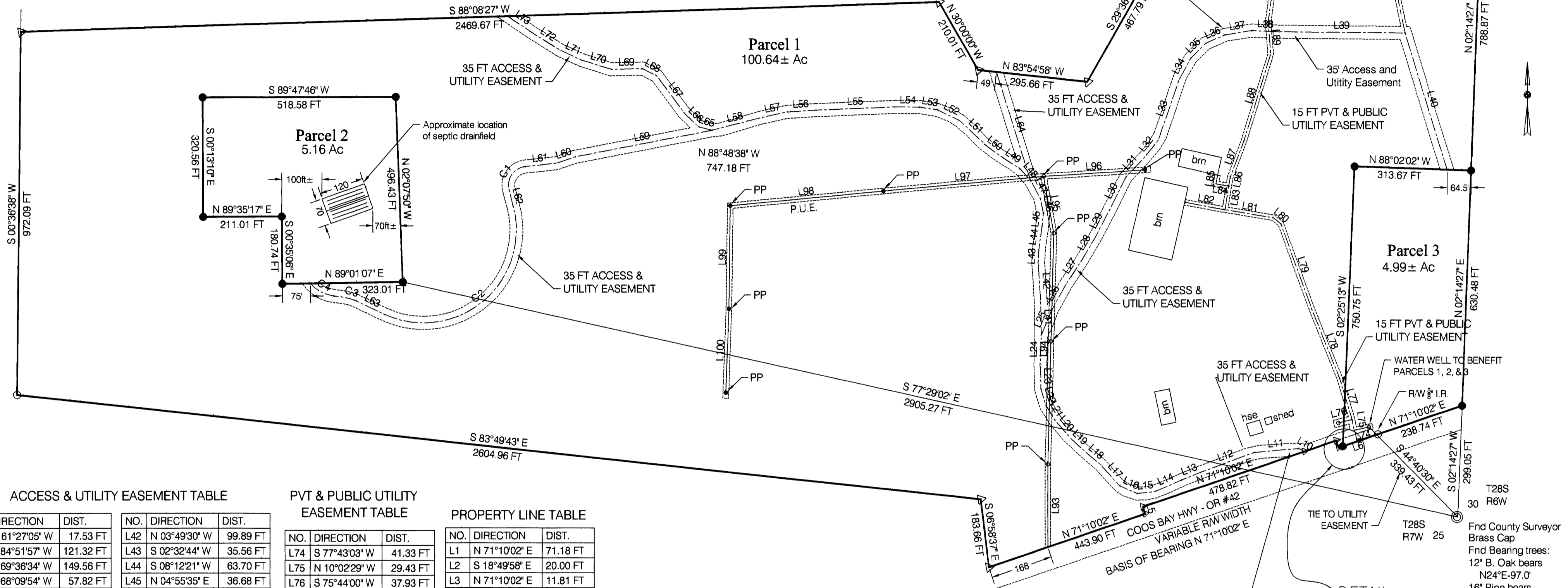


DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK  
 2008-019573  
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 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
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# LAND PARTITION

DEED NO. 1994-24492  
 N 1/2, SEC 25, TWP 28 S, R 7 W, WM  
 DOUGLAS COUNTY, OREGON  
 AUGUST 2008  
 SCALE 1" = 200'

SHEET 1 OF 2



ACCESS & UTILITY EASEMENT TABLE

NO.	DIRECTION	DIST.	NO.	DIRECTION	DIST.
L10	N 61°27'05" W	17.53 FT	L42	N 03°49'30" W	99.89 FT
L11	S 84°51'57" W	121.32 FT	L43	S 02°32'44" W	35.56 FT
L12	S 69°36'34" W	149.56 FT	L44	S 08°12'21" W	63.70 FT
L13	S 68°09'54" W	57.82 FT	L45	N 04°55'35" E	36.68 FT
L14	S 66°39'20" W	78.59 FT	L46	N 12°05'38" W	41.32 FT
L15	S 83°22'37" W	48.26 FT	L47	N 29°20'29" W	51.05 FT
L16	N 65°56'45" W	52.29 FT	L48	N 41°48'34" W	43.62 FT
L17	N 41°59'51" W	74.81 FT	L49	N 56°44'36" W	67.83 FT
L18	N 49°12'53" W	62.84 FT	L50	N 53°02'20" W	53.87 FT
L19	N 46°37'48" W	56.64 FT	L51	N 46°54'18" W	85.38 FT
L20	N 40°20'05" W	51.63 FT	L52	N 64°23'01" W	65.82 FT
L21	N 31°42'24" W	46.44 FT	L53	N 80°58'45" W	47.05 FT
L22	N 17°19'30" W	46.61 FT	L54	N 89°17'29" W	67.43 FT
L23	N 01°35'37" W	68.04 FT	L55	S 87°47'53" W	214.25 FT
L24	N 01°59'57" E	77.04 FT	L56	S 86°36'44" W	77.30 FT
L25	N 23°01'31" E	73.39 FT	L57	S 77°36'09" W	70.55 FT
L26	N 28°40'24" E	78.95 FT	L58	S 75°36'34" W	136.95 FT
L27	N 33°17'27" E	92.21 FT	L59	S 79°03'29" W	375.57 FT
L28	N 30°34'05" E	56.05 FT	L60	S 70°50'39" W	50.24 FT
L29	N 27°12'11" E	80.49 FT	L61	S 83°31'43" W	87.41 FT
L30	N 26°37'47" E	99.96 FT	L62	S 15°06'21" E	41.79 FT
L31	N 43°14'22" E	75.12 FT	L63	N 64°41'21" W	83.06 FT
L32	N 38°28'39" E	57.02 FT	L64	N 17°23'14" W	305.54 FT
L33	N 19°03'48" E	167.97 FT	L65	N 75°09'10" W	38.32 FT
L34	N 28°23'53" E	69.33 FT	L66	N 45°27'24" W	53.52 FT
L35	N 45°12'34" E	56.01 FT	L67	N 36°43'36" W	122.65 FT
L36	N 66°38'24" E	56.04 FT	L68	N 63°26'39" W	42.97 FT
L37	N 80°58'50" E	73.95 FT	L69	S 88°43'39" W	83.71 FT
L38	S 87°29'20" E	71.86 FT	L70	N 72°42'41" W	83.49 FT
L39	S 89°27'31" E	340.86 FT	L71	N 65°29'48" W	65.68 FT
L40	S 17°06'33" E	382.88 FT	L72	N 57°41'03" W	93.89 FT
L41	N 00°56'58" W	93.07 FT	L73	N 56°00'42" W	70.61 FT

PVT & PUBLIC UTILITY EASEMENT TABLE

NO.	DIRECTION	DIST.	NO.	DIRECTION	DIST.
L74	S 77°43'03" W	41.33 FT	L80	N 50°29'15" W	26.66 FT
L75	N 10°02'29" W	29.43 FT	L81	N 80°36'53" W	132.01 FT
L76	S 75°44'00" W	37.93 FT	L82	N 79°43'47" W	109.50 FT
L77	N 16°49'02" W	116.22 FT	L83	N 09°27'33" E	63.98 FT
L78	N 22°05'09" W	195.76 FT	L84	N 80°32'27" W	35.28 FT
L79	N 20°02'26" W	245.92 FT	L85	N 09°27'33" E	23.82 FT
L80	N 50°29'15" W	26.66 FT	L86	N 09°27'33" E	23.95 FT
L81	N 80°36'53" W	132.01 FT	L87	N 20°41'19" E	104.22 FT
L82	N 79°43'47" W	109.50 FT	L88	N 17°10'32" E	242.90 FT
L83	N 09°27'33" E	63.98 FT	L89	N 04°13'22" W	87.43 FT
L84	N 80°32'27" W	35.28 FT	L90	N 07°39'00" E	153.44 FT
L85	N 09°27'33" E	23.82 FT	L91	N 38°14'53" E	40.50 FT
L86	N 09°27'33" E	23.95 FT	L92	N 18°56'18" E	55.87 FT

PROPERTY LINE TABLE

NO.	DIRECTION	DIST.
L1	N 71°10'02" E	71.18 FT
L2	S 18°49'58" E	20.00 FT
L3	N 71°10'02" E	11.81 FT
L4	N 71°10'02" E	99.93 FT
L5	N 18°49'58" W	20.00 FT
L6	N 71°10'02" E	99.93 FT

CONDITIONS FOR SEPTIC DRAINFIELD EASEMENTS  
 SEE COVENANT RECORDED  
 IN INST. No. 2008-017818  
 DOUGLAS CO. DEED RECORDS

POWER PUE TABLE

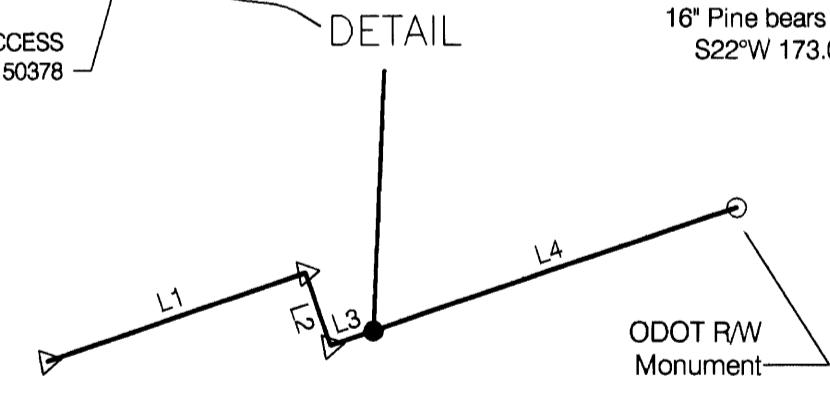
NO.	DIRECTION	DIST.
L93	N 00°00'00" W	222.27 FT
L94	N 01°30'31" E	619.69 FT
L95	N 10°12'34" W	154.82 FT
L96	N 86°22'29" E	273.61 FT
L97	S 84°46'22" W	432.89 FT
L98	S 84°38'07" W	413.38 FT
L99	S 00°47'32" W	276.25 FT
L100	S 02°04'13" W	224.82 FT

CURVE TABLE  
 ACCESS & UTILITY EASEMENT

NO.	DEFLECTION ANGLE	DEGREE OF CURVE - ARC	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	100°02'45"	114°35'30"	S 33°30'21" W	50.00	87.31	76.63
C2	130°25'00"	22°55'06"	S 50°06'09" W	250.00	569.05	453.92
C3	18°17'57"	57°17'45"	S 73°50'20" E	100.00	31.94	31.80
C4	41°58'14"	57°17'45"	N 62°00'12" W	100.00	73.25	71.63

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Maurice Farr*  
 OREGON  
 SEPT 23, 1977  
 MAURICE E. FARR  
 1181  
 EXPIRES 12-31-09

*Maurice Farr*  
 MAURICE E. FARR  
 PROFESSIONAL LAND SURVEYOR  
 395 NE KIRBY AVENUE  
 ROSEBURG, OR 97470



- LEGEND
- ⊙ FND DCSO IP/BRASS CAP 1/4 COR
  - FND 5/8" IR OR AS SHOWN
  - ▽ COMPUTED LOCATION, NO MONUMENT SET
  - SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
  - P.U.E PUBLIC UTILITY EASEMENT

2008-0075 A

2008-0075 A

# LAND PARTITION

DEED NO. 1994-24492  
N 1/2, SEC 25, TWP 28 S, R 7 W,WM  
DOUGLAS COUNTY, OREGON  
AUGUST 2008

COMPREHENSIVE PLAN (FFT) FARM FOREST TRANSITIONAL, in part and  
(AGG) AGRICULTURAL LAND, in part  
ZONE (FG) EXCLUSIVE FARM USE - GRAZING  
WATER WATER WELL  
SEWER SEPTIC AND DRAIN FIELD  
POWER DOUGLAS ELECTRIC COOPERATIVE, INC.  
PLANNING FILES NO. 06-112

PARTITIONERS AND OWNERS  
HAROLD F & JILL W ANDERSON  
3167 HIGHWAY 42  
WINSTON, OR 97496

### APPROVALS

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

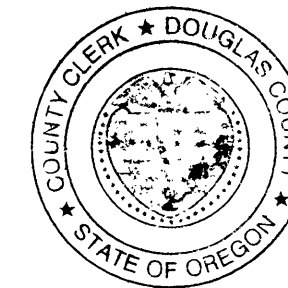
Sandra K. Corree 10/28/08  
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubie 10/8/08  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Romy Wan 10-8-08  
DOUGLAS COUNTY SURVEYOR DATE

FILED 28<sup>th</sup> DAY OF OCTOBER, 2008

BARBARA E. NIELSEN, by Sharon Yag  
COUNTY CLERK Deputy



### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, HAROLD F ANDERSON & JILL W ANDERSON, OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON AND DO CREATE THE EASEMENTS.

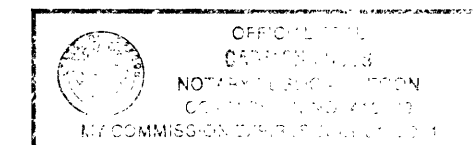
Harold F. Anderson Jill W. Anderson  
HAROLD F ANDERSON JILL W ANDERSON

### ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF DOUGLAS }  
KNOW ALL MEN BY THESE PRESENTS THAT ON THE 26 DAY OF September, 2008, BEFORE ME APPEARED HAROLD F ANDERSON & JILL W ANDERSON, WHO BEING DULY SWORN, DID SAY THAT THEY SIGNED THE DECLARATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Armen Mito  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES: July 31, 2011



~~ADJUSTED PORTION~~ ~~RECORDED~~ ~~X~~  
~~INSTRUMENT NO.~~ \_\_\_\_\_

### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PROPERTY DESCRIBED IN DEED 1994-24492 INTO 3 PARCELS.

WE USED FOUND 1/4 CORNER BRASS CAP AND R/W MONUMENTS ON STATE HIGHWAY #42 AS BASIS OF BEARING.

THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND GREGG DANSKINE USING A NIKON DTM-520 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

### SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED PARCELS 2 & 3 WITH PROPER MONUMENTS AND DID NOT SURVEY NOR SET MONUMENTS FOR PARCEL 1 OF THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THAT PROPERTY DESCRIBED IN DEED NO. 1994-24492, AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. PARTITIONED INTO 3 PARCELS CONTAINING 100.64 ACRES MORE OR LESS IN PARCEL 1, 5.16 ACRES MORE OR LESS IN PARCEL 2 AND 4.99 ACRES MORE OR LESS IN PARCEL 3, ALL LOCATED IN SECTION 25, TWP 28 S, R 7 W,WM, DOUGLAS COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Maurice Farr

OREGON  
SEPT 23, 1977  
MAURICE E. FARR  
1181 9-08

EXPIRES 12-31-09

Maurice Farr

MAURICE E. FARR  
PROFESSIONAL LAND SURVEYOR  
395 NE KIRBY AVENUE  
ROSEBURG, OR 97470

2008-0075 B

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