COUNTY SURVEYORS FILE DATA
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DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2008-021229
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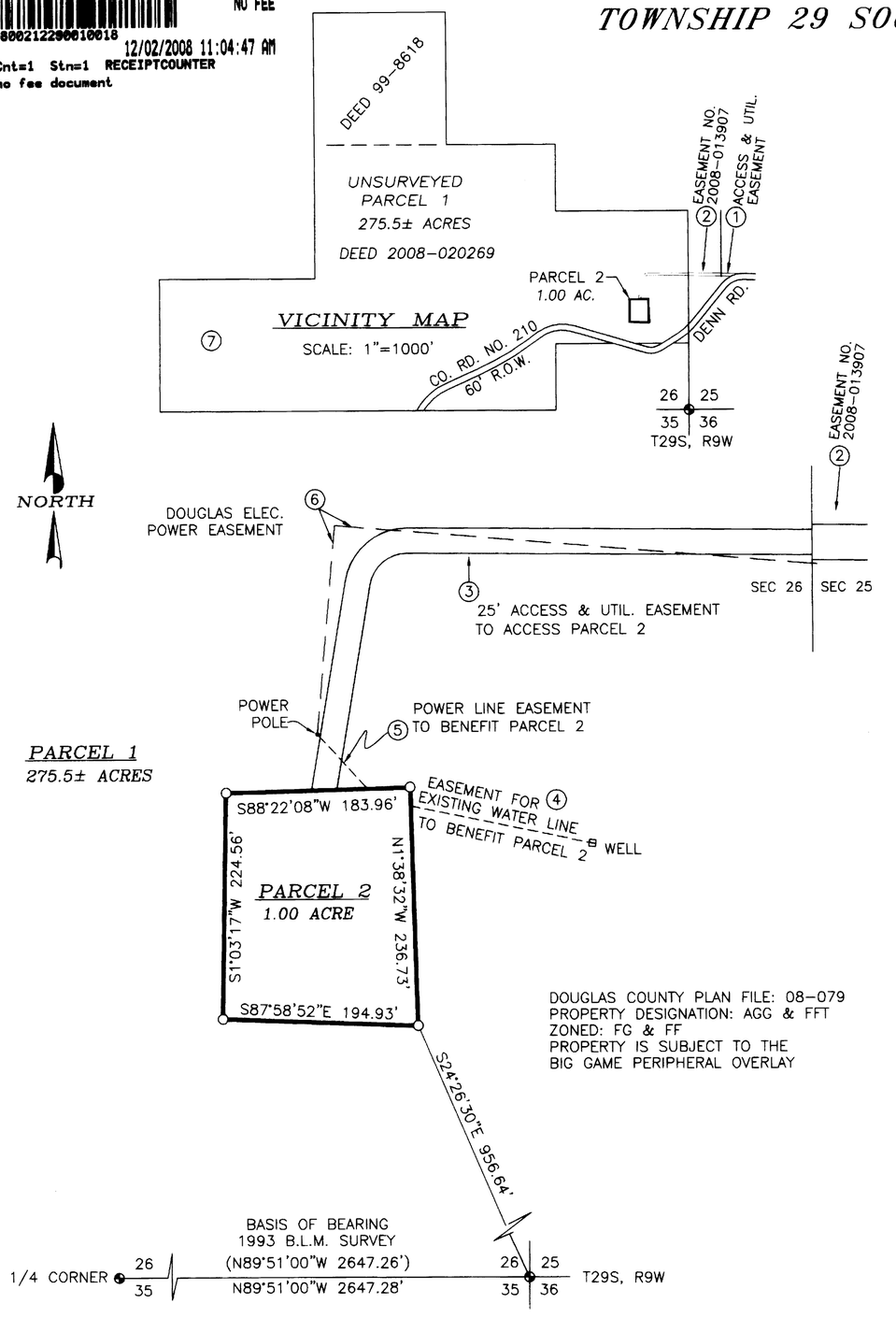
LAND PARTITION
IN THE NORTH WEST 1/4 & SOUTH 1/2 SEC. 26 TOWNSHIP 29 SOUTH, RANGE 9 WEST, W.M.



LEGEND

- ○ SET 5/8"X30" IRON ROD W/P.CAP MK'D "BEEDLE LS2798"
- ● FOUND BRASS CAP AS NOTED
- ( ) RECORD MAP B.L.M. 1993 DEPENDENT RESURVEY OF SECTION 35, T29S, R9W, W.M.

REGISTERED PROFESSIONAL LAND SURVEYOR
Dale J. Beedle
OREGON JANUARY 21, 1997 DAVID J. BEEDLE #2798
RENEWAL: 12-31-09

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LAND DESCRIBED IN DEED INSTRUMENT 99-8618 AND A PORTION OF THE LAND DESCRIBED AS PARCEL 1 OF DEED INSTRUMENT 2008-020269 INTO TWO PARCELS AS SHOWN. A BASIS OF BEARING WAS ESTABLISHED BY TRAVERSING BETWEEN THE SOUTHEAST CORNER OF SECTION 26 AND THE 1/4 CORNER OF SECTION 26 & 35, T29S, R9W, W.M.
PARCEL 2 WAS SURVEYED AND MONUMENTED.
PARCEL 1 WAS NOT SURVEYED AND THE ACREAGE IS APPROXIMATE, BASED ON DOUGLAS COUNTY ASSESSOR'S MAPS.
THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

(1) TOGETHER WITH A NEW ACCESS AND UTILITY EASEMENT, 25' IN WIDTH, TO BENEFIT PARCELS 1 AND 2,OF THIS LAND PARTITION, OVER A PORTION OF THE PROPERTY DESCRIBED AS PARCEL 1 IN DEED 2008-020269, SITUATED IN THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, T29S,R9W, W.M., BEGINNING AT THE NORTHERLY RIGHT-OF-WAY OF DENN ROAD NO. 210, NEAR ROAD STATION PC40+96.18, RUNNING WESTERLY OVER THE EXISTING TRAVEL WAY TO THE EASTERLY BOUNDARY OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT 93-25386, DOUGLAS COUNTY DEED RECORDS.
(2) ALSO TOGETHER WITH AN EXISTING ACCESS AND UTILITY EASEMENT, 35' IN WIDTH, RECORDED IN INSTRUMENT NO. 2008-013907, OVER THE PROPERTY DESCRIBED IN DEED INSTRUMENT 93-25386, FOR BENEFIT AND USE BY BOTH PARCELS 1 AND 2 OF THIS LAND PARTITION.
(3) ALSO TOGETHER WITH A NEW ACCESS AND UTILITY EASEMENT, 25' IN WIDTH, IN THE SE 1/4 OF SECTION 26, T.29S., R9W., W.M., OVER PARCEL 1, TO BENEFIT PARCEL 2, AND TO BE USED BY BOTH PARCELS 1 AND 2 OF THIS LAND PARTITION, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CENTERLINE OF THE EXISTING TRAVEL WAY OF EASEMENT NO. (2), INSTRUMENT NO. 2008-013907, SAID POINT BEARS N0°00'30"E 1349.88' ALONG THE EAST LINE OF SECTION 26 FROM THE SOUTH EAST CORNER THEREOF; THENCE N89°31'38"W 404.30' TO A POINT; THENCE 70.60' AROUND A 50' RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S50°01'09"W 64.88'; THENCE S9°33'57"W 209.34' MORE OR LESS TO THE NORTHERLY BOUNDARY OF PARCEL 2.
(4) ALSO TOGETHER WITH AN EASEMENT FOR AN EXISTING WATER LINE, 6' IN WIDTH, OVER PARCEL 1, TO BENEFIT PARCEL 2, AND TO INCLUDE USE OF WELL AND WATER, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ALONG THE EAST BOUNDARY OF PARCEL 2, SAID POINT BEARS S1°38'32"E 18.60' FROM THE NORTH EAST CORNER THEREOF, THENCE S78°21'59"E 188.50' TO THE WELL HOUSE.
(5) ALSO TOGETHER WITH AN UNDERGROUND POWER LINE EASEMENT, 15' IN WIDTH, OVER PARCEL 1, TO BENEFIT PARCEL 2, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POWER POLE ON PARCEL 1, WHICH BEARS N60°06'39"W 106.50' FROM THE NORTH EAST CORNER OF PARCEL 2; THENCE S42°28'37"E 73.60' TO A POINT ON THE NORTHERLY BOUNDARY OF PARCEL 2.

ALSO SUBJECT TO FOLLOWING EXISTING EASEMENTS AFFECTING PARCEL 1 OF THIS LAND PARTITION:
(6) A POWER LINE EASEMENT, 30' WIDE OVERHEAD AND 15' WIDE UNDERGROUND, TO DOUGLAS ELECTRIC COOPERATIVE INC., RECORDED ON AUGUST 20, 2008.
(7) AN ACCESS EASEMENT, 60' IN WIDTH, FOR INGRESS AND EGRESS, TO ROBERT CUMMINGS, RECORDED ON INSTRUMENT NO.1999-18916, IN THE SW 1/4 OF THE SW 1/4 SEC. 26.

ALSO OTHER EASEMENTS OF RECORD PER DEED 2008-020269.

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 99-8618 AND A PORTION OF THE PROPERTY DESCRIBED AS PARCEL 1 OF DEED INSTRUMENT NO. 2008-020269, AND HAVE PROPERLY MONUMENTED PARCEL 2 OF THIS LAND PARTITION. I HAVE NOT SURVEYED PARCEL 1, AND MAKE NO REPRESENTATION OF THE ACCURACY OF THE BOUNDARIES OR THE ACREAGE THEROF.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MANFORD W. AMOS AND VALINA T. AMOS, ARE THE OWNERS 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, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Manford W. Amos
MANFORD W. AMOS

Valina T. Amos
VALINA T. AMOS

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF Nov., 2008, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MANFORD W. AMOS AND VALINA T. AMOS, OWNERS OF THE PROPERTY DESCRIBED, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Nancy A. Winchell
NOTARY PUBLIC, STATE OF OREGON

Randy Smith — 12-1-08
DOUGLAS COUNTY SURVEYOR Deputy — DATE

Keith L. Cubic — 12/1/08
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

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

Sandra K. Correll — 12/2/08
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 2nd DAY OF December 2008, 11:04 O'CLOCK AM PM

BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK
By Heidi Johnston
Deputy

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

BEEDLE LAND SURVEYING, LLC
PHONE 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469

SCALE: 1"=100'
DATE: OCTOBER 24, 2008

SURVEYED FOR:
MANFORD & VALINA AMOS
941 DENN ROAD
CAMAS VALLEY, OR 97416

2008-0089

2008-0089