

**SURVEYOR'S CERTIFICATE**

I, Mark A. Heimbarger do hereby certify that I have correctly surveyed and monumented with proper monuments, the lands so indicated on the annexed plat and that the boundaries are properly described in Deed Reference Number 2001-05582, Douglas County, Oregon and being more particularly described as follows:

The South half of the Northeast quarter and the North half of the Southeast quarter of Section 13, Township 26 South, Range 2 West W.M., Douglas County, Oregon.

**EXCEPTING THEREFROM** that portion of Section 13, Township 26 South, Range 2 West W.M., described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Southeast quarter of said section; thence Easterly along the South line of the Northwest quarter of the Southeast quarter of said section; thence Easterly along the South line of the Northwest quarter of the Southeast quarter, 600.0 feet; thence Northerly parallel to the North-South centerline of said section. 1452.0 feet; thence Westerly parallel to the South line of said Northwest quarter of the Southeast quarter, 600.0 feet to the North-South centerline or said section: thence Southerly along said line 1452.0 feet to the point of beginning

**ALSO**, that portion of Section 13, Township 26 South, Range 2 West W.M., described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Southeast quarter of said section; thence Easterly along the South line of the Northwest quarter of the Southeast quarter of said section; thence Easterly along the South line of the Northwest quarter of the Southeast quarter, 600.0 feet; thence Northerly parallel to the North-South centerline of said section. 1452.0 feet; thence Westerly parallel to the South line of said Northwest quarter of the Southeast quarter, 600.0 feet to the North-South centerline or said section: thence Southerly along said line 1452.0 feet to the point of beginning.

**25' ACCESS EASEMENT No. 1 to Benefit Both Parcels**

**Beginning** at a point in the center of the traveled way of Forest Road 4710-021 from which the East 1/4 Corner of Section 13, Township 26 South, Range 2 West bears North 2°35'01" 335.51 feet; thence 70.11 feet along a curve turning to the left through an angle of 22° 36' 57", having a radius of 177.62 feet, and whose long chord bears North 78° 45' 15" West 69.66 feet to a point; thence South 89° 56' 17" West 63.98 feet to a point; thence 145.94 feet along a curve turning to the right through an angle of 41° 02' 56", having a radius of 203.70 feet, and whose long chord bears North 69° 32' 15" West 142.83 feet to a point; thence North 49° 00' 47" West 256.86 feet; thence 222.42 feet along a curve turning to the right through 22° 57' 36", having a radius of 322.95 feet, and whose long chord bears North 38° 16' 30" West 218.30 feet; thence North 15°20'54" West 220.37 feet; thence North 15°20'54" West 67.54 feet; thence 87.62 feet along a curve turning to the left through an angle of 66°58'49" having a radius of 74.95 feet; thence North 82°19'43" West 104.62 feet; thence North 74°20'52" West 9.73 feet to the **Point of Terminus**.

**25' Access Easement No. 2 to Benefit Both Parcels**

**Beginning** at a point from which the 1/4 Corner common to Section 13 and Section 24, Township 26 South, Range 2 West, Willamette Meridian bears South 0°27'41" West 2034.00 feet; thence South 70°34'27" East 66.68 feet; thence South 84°38'46" East 46.35 feet; thence North 89°22'41" East 61.63 feet; thence South 22°34'16" East 114.02 feet; thence South 7° 13' 35" West 152.28 feet; thence South 75° 53' 17" East 96.01 feet; thence North 85° 27' 01" East 117.27 feet; thence 73.25 feet along a curve turning to the left through an angle of 75° 32' 16", having a radius of 55.56 feet, and whose long chord bears North 47° 40' 54" East 68.06 feet; thence North 09° 54' 46" East 76.51 feet; thence 181.62 feet along a curve turning to the right through an angle of 45° 44' 23", having a radius of 227.50 feet, and whose long chord bears North 32° 46' 58" East 176.83 feet; thence North 55° 39' 10" East 140.70 feet; thence 51.77 feet along a curve turning to the right through an angle of 24° 32' 37", having a radius of 120.86 feet, and whose long chord bears North 67° 55' 28" East 51.38 feet; thence North 80° 11' 46" East 936.39 feet; thence 58.31 feet along a curve turning to the left through an angle of 34° 48' 07", having a radius of 95.99 feet, and whose long chord bears North 62° 47' 42" East 57.42 feet; thence North 45° 23' 39" East 209.40 feet; thence 100.93 feet along a curve turning to the right through an angle of 13° 19' 14", having a radius of 434.12 feet, and whose long chord bears North 52° 03' 17" East 100.70 feet; thence North 58° 42' 54" East 62.23 feet; thence North 49° 28' 16" East 102.70 feet; thence North 49° 27' 15" East 201.44 feet; thence North 58° 48' 40" East 42.68 feet to the **Point of Terminus**.

**25' Access Easement No. 3 to Benefit Parcel 2**

**Beginning** at a point from which the 1/4 Corner common to Section 13 and Section 24, Township 26 South, Range 2 West, Willamette Meridian bears North 74°49'33" West 162.28 feet and South 0°27'41" West 2083.44 feet; thence South 22°34'16" East 148.54 feet; thence South 7°13'35" West 152.28 feet to the **Point of Terminus**.

**15' Utility Easement to Benefit Parcel 2**

**Beginning** at an existing Power Pole with a Transformer within the Soda Springs - Dixonville Transmission Line Right of Way from which the computed South 1/16 Corner on the East Section Line of Section 13, Township 26 South, Range 2 West, W.M. bears South 38°31'58" East 316.39 feet; thence North 07° 22' 42" East 478.73 feet; thence North 12° 58' 20" West 412.35; thence North 49° 33' 20" West 390.78 feet to the **Point of Terminus**.

**Waterline Easement No. 1 to Benefit Parcel 1**

**Beginning** at a point from which the Center North 1/16 Corner, Section 13, Township 26 South, Range 2 West, Willamette Meridian bears South 85°46'54" West 216.98 feet, North 0°13'17" East 983.26 and South 88°11'14" West 1869.14 feet; thence South 13°50'05" East 102.82 feet; thence South 32°29'12" East 318.81 feet; thence North 13°57'08" West 284.89 feet to the **POINT OF BEGINNING**.

**Waterline/Utility Easement No. 2 to Benefit Parcel 2**

**Beginning** at a point from which the Center North 1/16 Corner bears North 0°13'17" East 807.95 feet and South 88°11'14" West 1869.14 feet; thence South 00° 13' 17" West 175.31 feet; thence North 85° 46' 54" East 20.05 feet; thence North 00° 13' 17" East 153.75 feet; thence South 89° 46' 43" East 25.43 feet; thence North 00° 13' 17" East 20.00 feet; thence North 89° 46' 43" West 45.43 feet to the **POINT OF BEGINNING**.

**15' Waterline Easement No. 3 to Benefit Parcel 2**

**Beginning** at a point from which the Center North 1/16 Corner, Section 13, Township 26 South, Range 2 West, Willamette Meridian bears North 0°13'17" East 453.41 and South 88°11'14" West 1869.14 feet; thence North 65°48'25" East 20.64 feet, South 15°48'25" West 219.41 feet, South 24°20'06" East 59.50 feet and South 48°13'58" East 151.19 feet to a point on an existing gravel road and a 25 foot wide access and utility easement.

**Septic Drainfield Easement to Benefit Parcel 2**

**Beginning** at a point from which the computed Center South 1/16 Corner, Section 13, Township 26 South, Range 2 West, Willamette Meridian bears South 62°01'05" West 2289.80 feet; . thence North 15° 22' 29" West 124.20 feet; thence North 63° 30' 29" East 105.24 feet; thence South 14° 24' 11" East 125.34 feet; thence South 63° 53' 41" West 102.94 feet; thence North 15° 22' 29" West 113.49 feet to the **Point of Beginning**.

**The Septic Drainfield Easement shown hereon is for the construction, maintenance, use, and repair of an individual onsite wastewater treatment system (hereinafter called the "system") appurtenant to "Parcel 2" and shown hereon.**

**Grantors, for themselves and their heirs, successors and assigns, covenant and agree that the above-referenced "Parcel 2" individual onsite wastewater treatment easement shall not be used for any conflicting use or purpose detrimental to said system or contrary to laws and rules of governmental agencies applicable or related to said system.**

**25' Equestrian/Pedestrian Easement No. 1**

**Beginning** at a point on the South boundary of the property described in Deed Reference Number 2001-5582 of the Deed Records of Douglas County, Oregon from which the South 1/16 Corner on the East line of Section 13, Township 26 South Range 6 West bears North 87°40'24" West 253.59 feet; thence North 02° 51' 51" East 27.36 feet; thence North 32° 45' 07" West 42.14 feet; thence North 01° 21' 43" West 51.96 feet; thence North 42° 17' 08" West 81.28 feet; thence North 22° 54' 20" West 190.79 feet; thence 36.87 feet along a curve turning to the right through 21° 07' 14", having a radius of 100.01 feet, and whose long chord bears North 12° 20' 43" West 36.66 feet; thence 73.82 feet along a curve turning to the left through an angle of 34° 39' 40", having a radius of 122.03 feet, and whose long chord bears North 20° 20' 32" West 72.70 feet; thence North 38° 14' 45" West 92.16 feet; thence 59.85 feet along a curve turning to the right through an angle of 34° 17' 23", having a radius of 100.00 feet, and whose long chord bears North 21° 06' 03" West 58.96 feet; thence North 03° 57' 22" West 85.48 feet; thence 76.00 feet along a curve turning to the right through an angle of 13° 44' 19", having a radius of 316.96 feet, and whose long chord bears North 02° 54' 48" East 75.82 feet; thence North 09° 46' 57" East 151.49 feet; thence 233.62 feet along a curve turning to the left through an angle of 18° 28' 19", having a radius of 724.62 feet, and whose long chord bears North 00° 32' 48" East 232.61 feet; thence North 08° 41' 22" West 68.14 feet to **POINT 'A'** on the South boundary of Parcel 1; thence 127.11 feet along a curve turning to the right through an angle of 139°40'35", having a radius of 52.14 feet , and whose long chord bears North 61°08'55" East 97.98 feet to the **Point of Terminus**.

**25' Equestrian/Pedestrian Easement No. 2**

**Beginning** at **POINT 'A'** as depicted on the annexed Partition Plat, from which the South 1/16 Corner on the East line of Section 13, Township 26 South Range 6 West bears South 22°57'43" East 1283.61 feet; thence North 08° 41' 22" West 120.71 feet; thence 157.53 feet along a curve turning to the left through an angle of 06° 47' 09", having a radius of 1330.07 feet, and whose long chord bears North 11° 50' 12" West 157.44 feet; thence North 15° 20' 54" West 183.47 feet to a point on the Northerly boundary of Parcel 1, thence leaving Parcel 1, North 15° 20' 54" West 36.90 feet to **POINT 'B'**; thence North 15° 20' 54" West 67.54 feet; thence 87.62 feet along a curve turning to the left through an angle of 66° 58' 49", having a radius of 74.95 feet, and whose long chord bears North 48° 50' 18" West 82.72 feet; thence North 82° 19' 43" West 104.62 feet; thence North 74° 20' 52" West 68.09 feet; thence North 64° 05' 53" West 68.90 feet; thence North 51° 48' 04" West 93.53 feet; thence North 64° 58' 48" West 52.64 feet; thence North 80° 58' 18" West 35.05 feet; thence North 86° 14' 47" West 64.72 feet; thence North 79° 24' 59" West 63.48 feet; thence North 85° 52' 38" West 342.57 feet; thence South 84° 56' 25" West 150.45 feet; thence South 89° 23' 47" West 127.27 feet to **POINT 'C'**; thence North 78° 12' 02" West 85.92 feet; thence North 81° 24' 49" West 88.08 feet; thence North 84° 23' 55" West 69.93 feet; thence North 79° 35' 24" West 162.32 feet; thence North 84° 10' 10" West 134.71 feet; thence North 71° 24' 23" West 285.60 feet; thence North 23° 40' 57" West 106.31 feet to the **Point of Terminus** on the North-South Centerline of Section 13, Township 26 South, Range 2 West, Willamette Meridian from which the Center North 1/16 Corner bears North 0°27'41" East 311.03 feet.

**25' Equestrian/Pedestrian Easement No. 3**

**Beginning** at a point on the Easterly Section Line of Section 13, Township 26 South, Range 2 West, Willamette Meridian from which the North 1/16 Corner common only to said Section 13 bears North 1°37'28" West 375.42 feet; thence South 69° 12' 10" West 16.59 feet; thence South 37° 09' 23" West 122.30 feet; thence South 68° 37' 20" West 122.82 feet; thence South 49° 05' 49" West 36.38 feet; thence South 37° 28' 55" West 59.44 feet; thence South 63° 09' 58" West 44.77 feet; thence South 35° 09' 36" West 89.34 feet; thence South 43° 43' 28" West 235.39 feet; thence South 47° 04' 11" West 53.47 feet; thence South 51° 29' 03" West 103.52 feet to **Point of Terminus** at **POINT 'B'** as depicted on the annexed Partition Plat.

**25' Equestrian/Pedestrian Easement No. 4**



**Beginning** at a point on the North-South Centerline of Section 13, Township 26 South, Range 2 West, Willamette Meridian from which the Center North 1/16 Corner bears North 0°27'41" East 1274.89 feet; thence North 20° 49' 01" East 89.72 feet; thence North 47° 47' 07" East 92.35 feet; thence North 68° 25' 57" East 150.60 feet; thence North 49° 35' 52" East 86.53 feet; thence North 27° 00' 05" East 71.13 feet; thence North 21° 07' 49" East 63.25 feet; thence North 39° 23' 51" East 285.04 feet; thence North 58° 13' 31" East 73.65 feet; thence North 77° 05' 52" East 54.99 feet; thence North 82° 57' 39" East 84.13 feet; thence North 73° 34' 47" East 118.48 feet to the **Point of Terminus** at **Point 'C'** as depicted on the annexed Partition Plat.

**AFFIDAVIT OF CORRECTION RECORDED  
AUG. 14, 2009 AS CO. CLERK INSTR.  
No. 2009-014660; CS. FILE 65/68-9**

**NOTICE: COVENANTS AND RESTRICTIONS REGARDING EASEMENTS AND RESOURCE MANAGEMENT RESTRICTIONS TO BE RECORDED UNDER SEPARATE DOCUMENT.**

Sheet 4 of 4

**PARTITION**  
In the SE 1/4 and NE 1/4, Section 13  
Township 26 South, Range 2 West, W.M.  
Douglas County, Oregon  
June 22, 2009

REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JULY 16, 1987 MARK A. HEIMBURGER 2287 RENEWS JUNE 30, 2011	FOR: Anne Dorsey P.O. Box 216 Idleld Park, Oregon 97447   <b>LM</b> LAND MARK SURVEYING, INC. 3329 N.E. STEPHENS ST. ROSEBURG, OREGON 97470 TEL. (541) 877-9400 FAX (541) 877-9401
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LM Proj. No. 2009-0013