

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2009-011934
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 06/30/2009 03:45:14 PM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
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LAND PARTITION - LOCATED IN THE S1/2 SE1/4 OF SECTION II. AND THE NE1/4 OF SECTION 14. T.22S.. R.12W.. W.M.. DOUGLAS COUNTY, OREGON

APPROVALS:

Keith L. Cubic JUNE 30, 2009
 DOUGLAS COUNTY PLANNING DIRECTOR DATE
Randy Wan 6-30-09
 DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Conree 6/30/09
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30th DAY OF JUNE 2009. 3:45 O'CLOCK AM/PM

BARBARA E. NIELSEN 6/30/09
 DOUGLAS COUNTY CLERK DATE
Hedi Johnson
 Deputy



PARCEL 3 SUBJECT TO:

- VOL. 247 PG. 824 - RIGHT-OF-WAY EASEMENT FOR POWERLINE CONSTRUCTION & MAINTENCE - UNDESCRIBED
 - VOL. 247 PG. 826 - RIGHT-OF-WAY EASEMENT FOR POWERLINE CONSTRUCTION & MAINTENCE - UNDESCRIBED
 - VOL. 247 PG. 828 - RIGHT-OF-WAY EASEMENT FOR POWERLINE CONSTRUCTION & MAINTENCE - UNDESCRIBED
 - VOL. 250 PG. 198 - WEST COAST TELEPHONE - UNDESCRIBED R/W AGREEMENT
 - VOL. 292 PG. 101 - EASEMENT TO USE "WALKER CR. RD."
 - VOL. 301 PG. 108 - ROAD EASEMENT ALONG SOUTH LINE OF PARCEL 3 - EAST OF SCHOLFIELD CO. RD.
 - BK. 378 PG. 192 - 50 FT. EASEMENT - "WALKER CR. RD."
 - BK. 410 PG. 321 - 20 FT. ACCESS EASEMENT
 - BK. 410 PG. 364 - UNDESCRIBED 20 FT. EASEMENT
 - BK. 609 PG. 461 - 25' ACCESS EASEMENT ALONG SOUTH LINE OF PARCEL 3 - EAST OF SCHOLFIELD CO. RD.
 - BK. 496 PG. 757 - 20 FT. ACCESS EASEMENT
 - BK. 1460 PG. 100 - GTE NORTHWEST RIGHT-OF-WAY EASEMENT
 - BK. 1360 PG. 866 - GTE NORTHWEST EASEMENT
 - BK. 937 PG. 452 - 40 FT. ACCESS EASEMENT - AS SHOWN TO PARCEL 1.
 - BK. 892 PG. 458 - 35 FT. ACCESS EASEMENT ALONG THE SOUTH LINE OF PARCEL 3 - EAST OF SCHOLFIELD CO. RD.
 - BK. 892 PG. 456 - 10 FT. WATERLINE EASEMENT ALONG SOUTH LINE OF PARCEL 3.
 - BK. 803 PG. 43 - GTE EASEMENT TO USE EXISTING POWERE POLES
 - BK. 718 PG. 894 - 25 FT. ACCESS EASEMENT - SOUTH LINE OF PARCEL 3
 - BK. 713 PG. 287 - EASEMENT TO USE "WALKER CR. RD."
 - VOL. 721 PG. 555 - 25 FT. ROAD EASEMENT - ALONG SOUTH LINE OF PARCEL 3 - EAST OF SCHOLFIELD CO. RD.
 - BK. 635 PG. 447 - A 60 FT. ROAD EASEMENT ALONG THE SOUTH LINE OF T.L. 1400
- NOTE: SOME OF THE ABOVE EASEMENTS MAY NOT AFFECT PARCEL 3. A SURVEY WOULD BE REQUIRED TO DETERMINE THIS PARTICULARLY ALONG THE SOUTH LINE OF SAID PARCEL.

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENT THAT RAYMOND E. MANICKE, JANE K. MANICKE, JON J. HATHAWAY AND SHEILA A. MANICKE ARE THE OWNER'S OF THE LAND HEREON SHOWN AND REPRESENTED ON THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO PARCELS AS HEREON SHOWN IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND AS A CONDITION OF APPROVAL OF THIS PLAT:

- 1). THE UNDERSIGNED HEREBY ADDS 10 FEET TO "WALKER CR. RD."
- 2). THE UNDERSIGNED HEREBY CREATES A 40 FT. EASEMENT ACROSS PARCEL 3 IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS AND UTILITIES. SAID EASEMENT HAS THE SAME CENTERLINE OF THAT EASEMENT DESCRIBED IN BK. 937 PG. 636 - 638.
- 3). THE UNDERSIGNED HEREBY CREATES A 15 FT. WATERLINE EASEMENT ACROSS PARCEL 3 IN FAVOR OF PARCEL 1.
- 4). ALL EASEMENTS CREATED ON THE ATTACHED PLAT SHALL BE PRIVATELY MAINTAINED.

OWNER'S:

Ray E Manicke 5/28/09
 RAYMOND E. MANICKE DATE
Jane K. Manicke 5/28/09
 JANE K. MANICKE DATE
J. Hathaway 5-28-09
 JON J. HATHAWAY DATE
Sheila A Manicke 5-28-09
 SHEILA A. MANICKE DATE

STATE OF OREGON)
 COUNTY OF DOUGLAS)SS

THIS IS TO CERTIFY THAT RAYMOND E. MANICKE, JANE K. MANICKE, JON J. HATHAWAY AND SHEILA A. MANICKE PERSONALLY APPEARED BEFORE ME ON THIS 28th DAY OF MAY 2009, WHO, HAVE ACKNOWLEDGED THAT THEY HAVE SIGNED THE ABOVE OWNER'S DECLARATION AS THEIR VOLUNTARY ACT AND DEED.

Troy Jon Rambo
 NOTARY SIGNATURE

Troy Jon Rambo
 NOTARY PUBLIC - OREGON

COMMISSION NO. 438578

MY COMMISSION EXPIRES APRIL 25, 2013

SURVEYOR'S CERTIFICATE:

I, TROY RAMBO, PROFESSIONAL LAND SURVEYOR OF OREGON #2865, STATE THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS ONLY PARCELS 1 AND 2 REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH ORS 92.060(I) AND THE BOUNDARIES OF SAID PARENT TRACT ARE AS FOLLOWS:

ALL THAT PORTION OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2006 - 501, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON, WHICH LIES IN THE S1/2 OF THE SE1/4 OF SECTION II AND THE NE1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, IN SAID COUNTY AND STATE.

- WATER - PARCEL 1 - SPRING WITH EASEMENT
- PARCEL 2- EXISTING WELL
- PARCEL 3 - ONSITE SPRING
- SEWER - INDIVIDUAL SEPTIC SYSTEMS
- COMP. PLAN - FFT
- ZONING - AW, FG, & FF
- PLANNING FILE NO. 07-288

MAY 28, 2009
 SHEET 1 OF 2

PREPARED FOR:

RAYMOND E. MANICKE
 JANE K. MANICKE
 JON J. HATHAWAY
 SHEILA A. MANICKE
 2567 SCHOLFIELD ROAD
 REEDSPORT, OR 97467

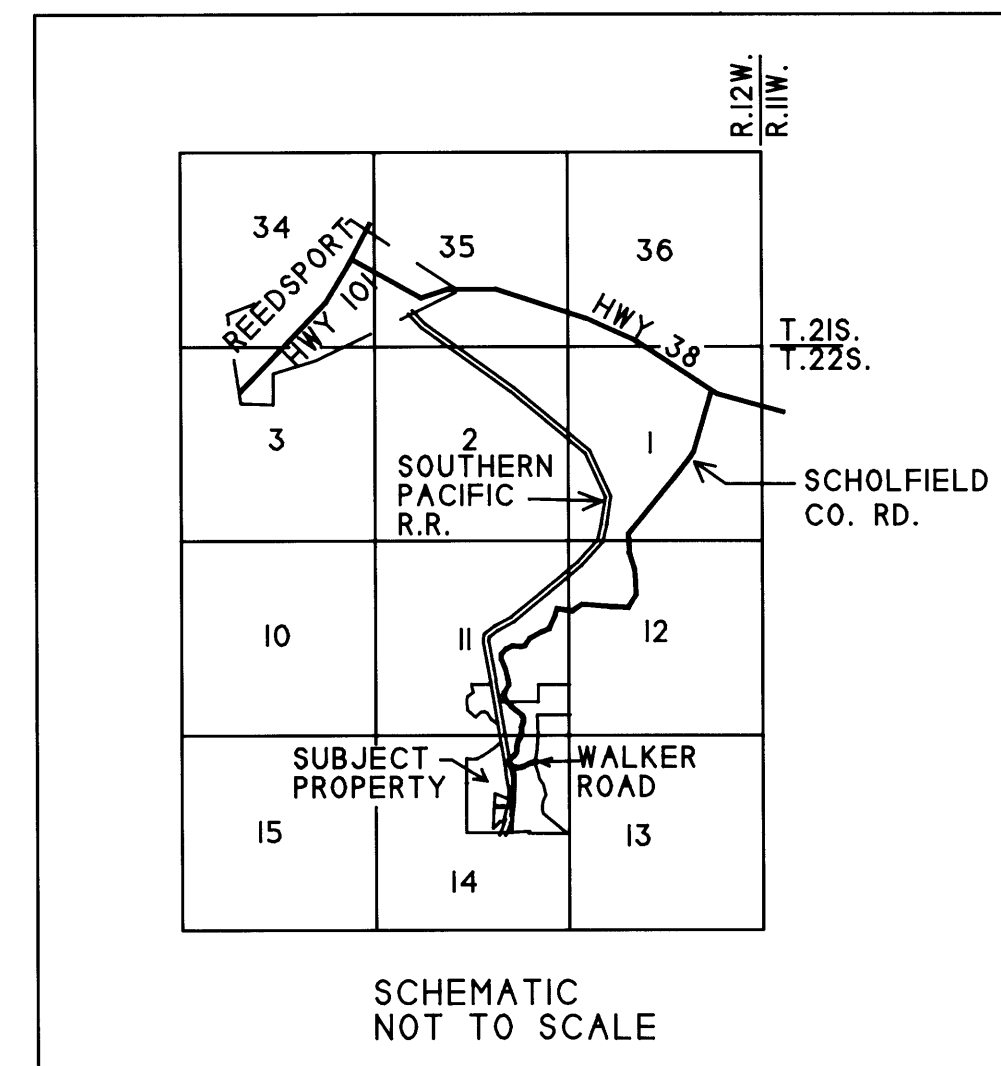
PREPARED BY:

MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Troy Rambo
 OREGON
 JULY 14, 1998
 TROY J. RAMBO
 2865

EXPIRES 12-31-10



2009-0038A

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LAND PARTITION - LOCATED IN THE S1/2 SE1/4 OF SECTION II, AND THE NE1/4 OF SECTION 14, T.22S., R.12W., W.M., DOUGLAS COUNTY, OREGON

PREPARED FOR:
 RAYMOND E. MANICKE
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Leary Rambo
 OREGON
 JULY 14, 1998
 TROY J. RAMBO
 2865
 EXPIRES 12-31-10

LINE TABLE
 R/W BOUNDARY
 L10 - S78°20'15"W - 98.61
 L11 - S63°23'04"W - 155.05
 L12 - S83°55'12"W - 124.74
 L13 - N61°26'23"W - 108.83
 L14 - N31°22'15"W - 6.82
 L15 - N49°07'25"E - 113.57
 L16 - N4°15'22"E - 117.60

EASEMENT CENTERLINE CURVE DATA
 (EXISTING ROAD CENTERLINE TO PARCEL 1)

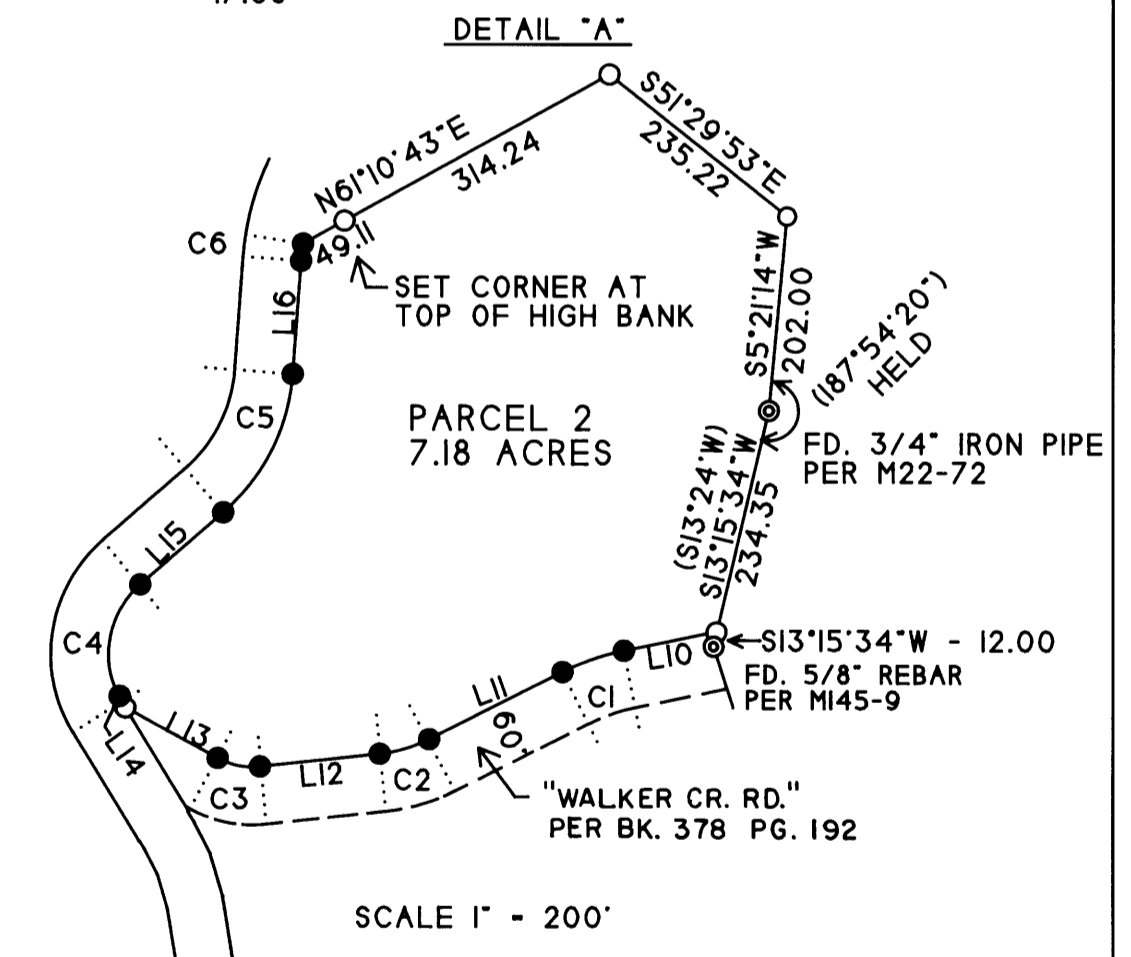
| | | | |
|----|--|--|--|
| E1 | R = 35.00 D = 163°42'08" Δ = 129°26'38" L = 79.07 LC = N73°30'05"W 63.30 | E7 | R = 225.00 D = 25°27'53" Δ = 21°29'06" L = 84.37 LC = N55°15'13"W 83.88 |
| E2 | R = 370.00 D = 15°29'07" Δ = 15°05'02" L = 97.41 LC = N0°47'49"E 97.13 | E8 | R = 130.00 D = 44°04'25" Δ = 36°17'48" L = 82.36 LC = N26°21'46"W 80.99 |
| E3 | R = 760.00 D = 7°32'20" Δ = 7°11'45" L = 95.45 LC = N13°51'33"E 95.39 | E9 | R = 125.00 D = 45°50'12" Δ = 24°47'09" L = 54.07 LC = N20°36'27"W 53.65 |
| E4 | R = 240.00 D = 23°52'24" Δ = 14°37'34" L = 61.26 LC = N10°08'39"E 61.10 | E10 | R = 125.00 D = 45°50'12" Δ = 73°49'15" L = 161.05 LC = N69°54'39"W 150.14 |
| E5 | R = 160.00 D = 35°48'36" Δ = 27°57'23" L = 78.07 LC = N11°08'50"W 77.30 | L20 - S30°30'29"W - 137.20 L21 - N10°15'41"E - 70.78 L22 - N17°27'26"E - 48.00 L23 - N2°49'52"E - 93.67 L24 - N25°07'31"W - 4.65 L25 - N65°59'46"W - 112.69 L26 - N44°30'40"W - 226.23 L27 - N8°12'52"W - 111.07 L28 - N33°00'01"W - 37.55 L29 - S73°10'44"W - 215.88 | |
| E6 | R = 180.00 D = 31°49'52" Δ = 40°52'15" L = 128.40 LC = N45°33'39"W 125.69 | | |

LINE TABLE
 PARCEL 1

L1 - S80°51'38"E - 189.35 (S81°07'E - 189.33)
 L2 - N78°59'52"E - 106.10 (N78°44'30"E - 106.10)
 L3 - N61°25'22"E - 127.99 (N61°10"E - 127.99)
 L4 - N56°33'22"E - 189.20 - (N56°18"E - 189.20)
 L5 - N55°33'22"E - 184.30 - (N55°18"E - 184.30)
 L6 - N50°16'52"E - 55.00 - TO REF. MON.
 L7 - N49°29'25"E - 33.59 - TO REF. MON.
 L8 - S2°25'04"E - 175.05

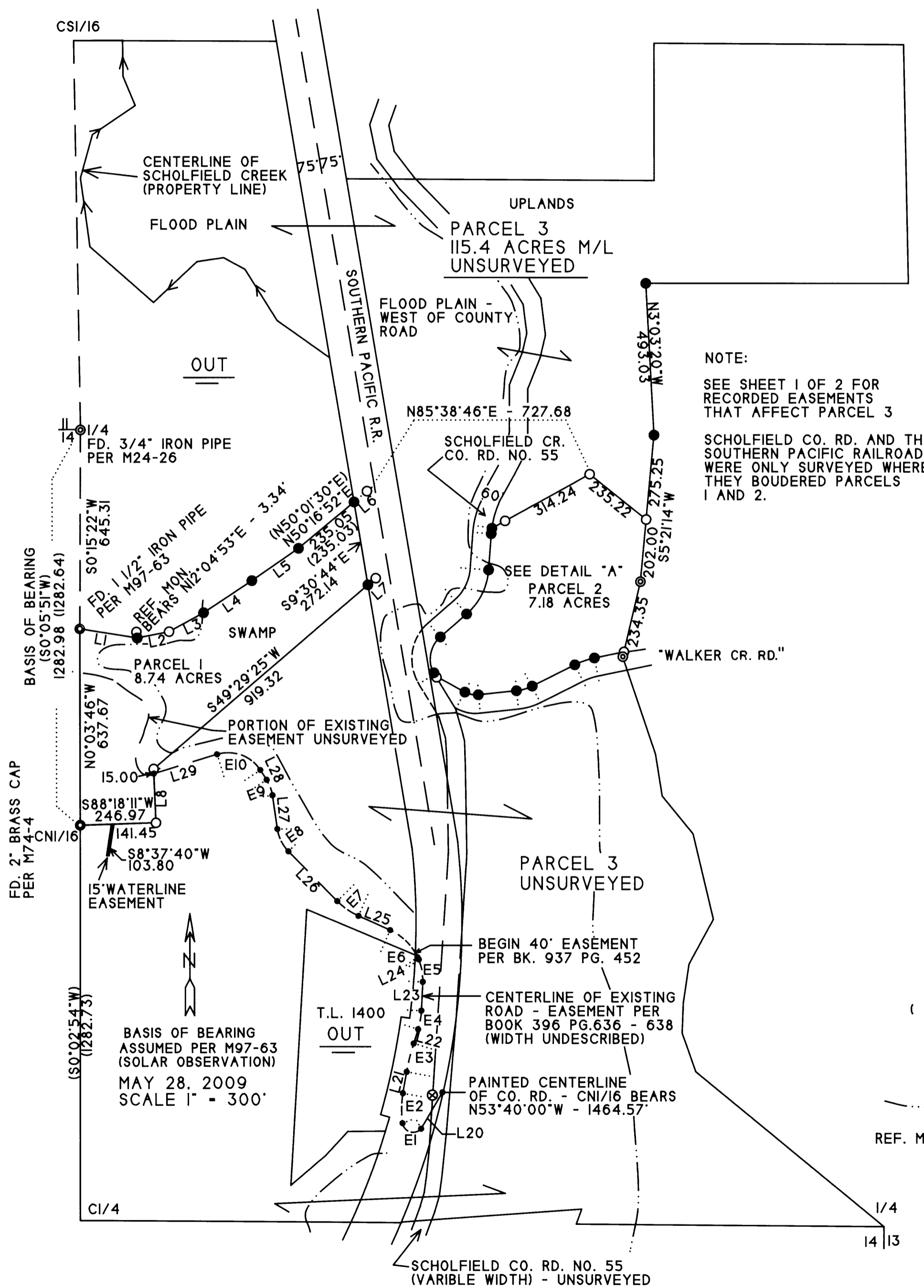
LEGEND

- ⊙ FD. CORNER AS SHOWN
- SET 5/8" X 30" REBAR WITH A PLASTIC CAP MKD. "LS 2865"
- CALCULATED POSITION - NOT SET
- () RECORD BEARING / DISTANCE
- ⊙ BENCHMARK - STA. SC-10 RESET
CSI/16 BEARS N52°46'04"W - 1447.62'
ELEVATION - 19.839' - NAD 83 DATUM
- APPROXIMATE 100 YEAR FLOOD BOUNDARY
- REF. MON. REFERENCE MONUMENT - SET 5/8" X 30" REBAR WITH PLASTIC CAP MKD. "LS 2865"



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY AS SHOWN. CONTROL FOR THIS SURVEY IS BASED ON M22-72, M74-4, M97-63 & M145-9.
 PARCEL 1 - THE RECORD ANGLES/DISTANCES PER M24-26 WERE HELD ALONG THE NORTHERLY BOUNDARY AS SHOWN. SEVERAL OF THESE CORNERS COULD NOT BE SET DUE TO HIGH WATER CONDITIONS.
 PARCEL 2 - THE RECORD ANGLE PER M22-72 WAS HELD, AS SHOWN, TO ESTABLISH THE NORTHEAST CORNER OF PARCEL 2. THE REMAINING BOUNDARIES WERE CALCULATED/ESTABLISHED BY TYING THE EXISTING CENTERLINES OF SCHOLFIELD COUNTY ROAD AND WALKER ROAD.
 THE FIELD WORK WAS PERFORMED BETWEEN APRIL 27 AND MAY 15, 2009 WITH THE ASSISTANCE OF CLYDE F. MULKINS.



NOTE:
 SEE SHEET 1 OF 2 FOR RECORDED EASEMENTS THAT AFFECT PARCEL 3
 SCHOLFIELD CO. RD. AND THE SOUTHERN PACIFIC RAILROAD WERE ONLY SURVEYED WHERE THEY BOUNDERED PARCELS 1 AND 2.

BASIS OF BEARING ASSUMED PER M97-63 (SOLAR OBSERVATION)
 MAY 28, 2009
 SCALE 1" = 300'

2009-0038B

2009-0038B