

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2009-011934  
 NO FEE  
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 06/30/2009 03:45:14 PM  
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
 This is a no fee document

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 30<sup>th</sup> 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 28<sup>th</sup> 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

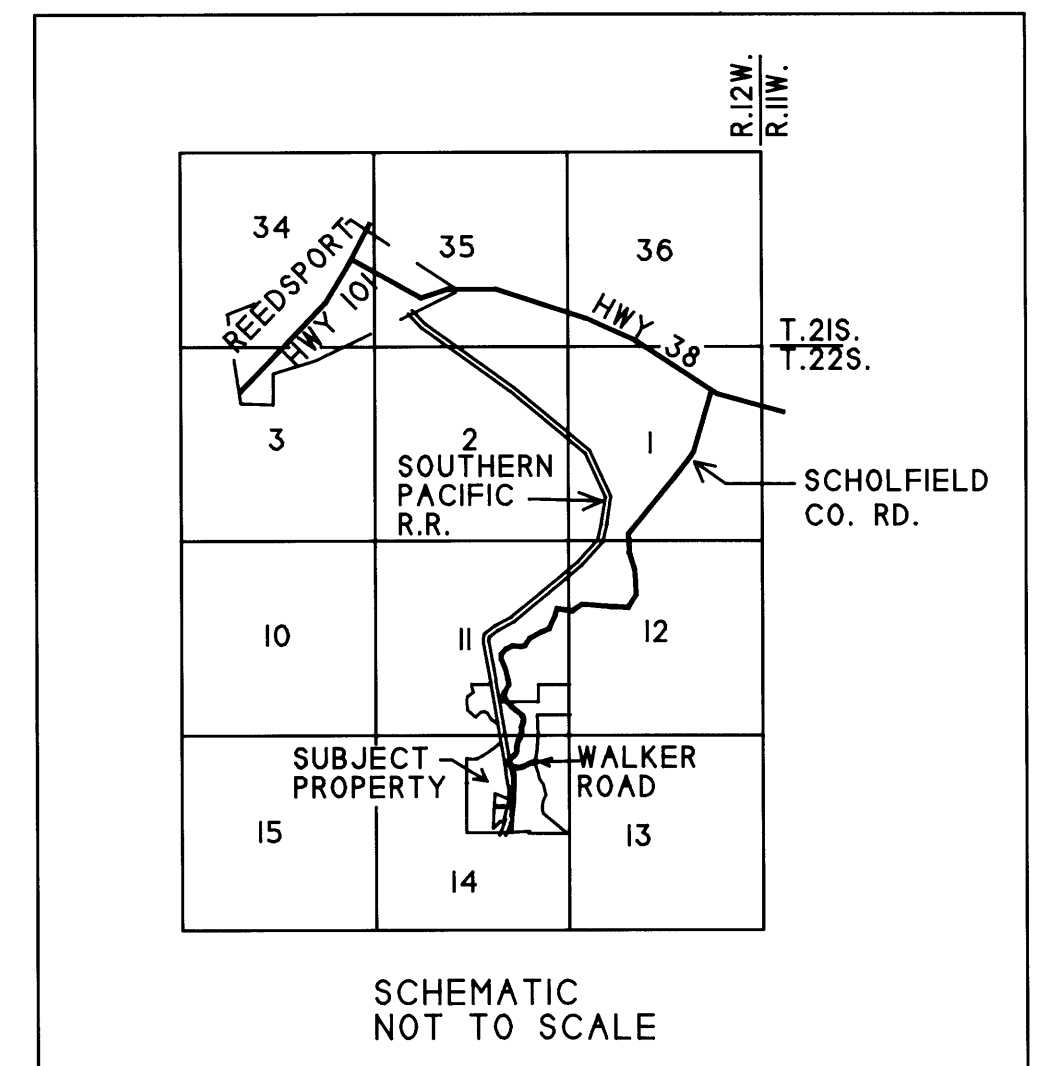
PREPARED BY:

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

2009-0038A