LAND PARTITION

FOR TOM L. SAWYER
LOCATED IN THE SW 1/4 OF SEC. 24, THE NW 1/4 OF SEC. 25, AND THE NE 1/4 OF SEC. 26, T.26S., R.04W., W.M.
DOUGLAS COUNTY, OREGON
APRIL 2009

2009-0039 B

ACCESS AND UTILITY EASEMENT FOR PARCEL 1 AND 2

A 30-FOOT EASEMENT BEING 15.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF AN EXISTING ROAD AND THE NORTH LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT #2005-028631, RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH THE INTERIOR "L" CORNER OF REAZON D. FOSTER DLC 43 BEARS N00°24'40"W, 4809.51 FEET; THENCE FOLLOWING THE CENTERLINE OF SAID EXISTING ROAD, S12°56'39"E, 31.93 FEET TO A POINT; THENCE ALONG A 300.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S11°55'16"W, 252.29 FEET) A DISTANCE OF 260.39 FEET TO A POINT; THENCE S36°47'11"W, 110.85 FEET TO A POINT; THENCE S40°41'50"W, 418.67 FEET TO A POINT; THENCE S29°33'18"W, 260.65 FEET TO A POINT; THENCE ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S16°04'49"E, 142.98 FEET) A DISTANCE OF 159.30 FEET TO A POINT; THENCE S61°42'56"E, 107.57 FEET TO A "T" INTERSECTION OF SAID EXISTING ROAD AND A SPUR ROAD BEARING IN THE SOUTHWESTERLY DIRECTION. SAID INTERIOR "L" CORNER OF REAZON D. FOSTER DLC 43 BEARS N03°20'01"E, 5918.52 FEET FROM SAID "T" INTERSECTION.

ACCESS AND UTILITY EASEMENT FOR PARCEL 1

A 30-FOOT EASEMENT BEING 15.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT AT A "T" INTERSECTION OF AN EXISTING ROAD AND A SPUR ROAD BEARING IN THE SOUTHWESTERLY DIRECTION FROM WHICH THE INTERIOR "L" CORNER OF REAZON D. FOSTER DLC 43 BEARS N03°20'01"E, 5918.52 FEET; THENCE FOLLOWING THE CENTERLINE OF SAID EXISTING ROAD, S61°42'56"E, 143.32 FEET TO A POINT; THENCE ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S75°06'54"E, 46.35 FEET) A DISTANCE OF 46.77 FEET TO A POINT; THENCE S88°30'52"E, 157.22 FEET TO A POINT; THENCE ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N79°53'03"E, 40.22 FEET) A DISTANCE OF 40.50 FEET TO A POINT; THENCE N68°16'58"E, 184.36 FEET TO A POINT; THENCE ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N47°28'15"E, 71.06 FEET) A DISTANCE OF 72.65 FEET TO A POINT; THENCE N26°39'33"E, 65.54 FEET TO A POINT FROM WHICH THE INTERIOR "L" CORNER OF REAZON D. FOSTER DLC 43 BEARS N02°43'35"W, 5817.06 FEET.

ACCESS AND UTILITY EASEMENT FOR PARCEL 2

A 30-FOOT EASEMENT BEING 15.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT AT A "T" INTERSECTION OF AN EXISTING ROAD AND A SPUR ROAD BEARING IN THE SOUTHWESTERLY DIRECTION FROM WHICH THE INTERIOR "L" CORNER OF REAZON D. FOSTER DLC 43 BEARS N03°20'01"E, 5918.52 FEET; THENCE FOLLOWING THE CENTERLINE OF SAID SPUR ROAD, S36°04'32"W, 384.21 FEET TO A POINT; THENCE ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S24°39'46"W, 39.84 FEET) A DISTANCE OF 39.84 FEET TO A POINT; THENCE S13°15'00"W, 48.73 FEET TO A POINT; THENCE S89°02'08"W, 79.28 FEET TO A POINT FROM WHICH THE INTERIOR "L" CORNER OF REAZON D. FOSTER DLC 43 BEARS N06°07'57"E, 6340.02 FEET.

2009-0039 B

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS: THAT ON THIS 12th DAY OF MAY, 2009, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DID PERSONALLY APPEAR TOM SAWYER, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Nancy K. Pieske
NOTARY PUBLIC, STATE OF OREGON

COMMISSION NUMBER: 427995

MY COMMISSION EXPIRES ON: MAY 03, 2012

OFFICIAL SEAL
NANCY K PIESKE
NOTARY PUBLIC - OREGON
COMMISSION NO. 427995
MY COMMISSION EXPIRES MAY 3, 2012

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: THAT TOM SAWYER, TRUSTEE OF THE TOM SAWYER LIVING TRUST, OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY AND THAT THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY TO BE PARTITIONED INTO PARCELS WITH EASEMENTS AS SHOWN HEREON.

Tom Sawyer
TOM SAWYER, TRUSTEE

SURVEYOR'S CERTIFICATE:

I, MICHAEL P. SCHULZE, BEING DULY SWORN, DEPOSE AND SAY THAT THE BOUNDARIES OF THE PROPERTY ON THE ANNEXED PLAT ARE PROPERLY DESCRIBED AS:

INSTRUMENT NUMBER 2009-5612, RECORDS OF DOUGLAS COUNTY, OREGON.

Michael P. Schulze
MICHAEL P. SCHULZE

COUNTY CLERK DOUGLAS COUNTY STATE OF OREGON

LEGAL OWNERS: TOM SAWYER LIVING TRUST, TOM SAWYER, TRUSTEE
PARTITIONER: 17165 NORTH UMPQUA HIGHWAY ROSEBURG, OR 97470
WATER: WELL
SEWER: SEPTIC
ZONING: FG (EXCLUSIVE FARM USE GRAZING)
NUMBER OF PARCELS: 3
COMP. PLAN: AGG (AGRICULTURE)
PLANNING DEPT FILE NO.: 08-011

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT PROPERTY SHOWN HEREON.

ALL FOUND MONUMENTS WERE HELD. THE PARCELS WERE CREATED SO THAT THE SEPTIC SYSTEMS AND THE WATER SOURCE ARE WITHIN THE BOUNDARIES OF THE CREATED PARCELS PER COUNTY REQUIREMENTS.

THE INTENT OF THE NEWLY CREATED EASEMENTS ARE TO FOLLOW THE EXISTING ROADWAYS.

APPROVALS:

Keith L. Cubic — JUNE 26, 2009
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Barry Ulen — 6-29-09
DOUGLAS COUNTY SURVEYOR — DATE

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

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

FILED THIS 30th DAY OF JUNE, 2009. 3:48 PM

BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK — Deputy

SHEET 2 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael P. Schulze
OREGON
NOVEMBER 30, 2007
MICHAEL P. SCHULZE
71827
EXP. DATE: 6-30-10

A&A
SURVEYING & ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING
3076 NE DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541)672-2096
FAX (541)672-0611