

FINAL PARTITION

LOCATED IN THE E1/2 OF THE SE1/4 SECTION 20. AND THE SW1/4 SECTION 21, T.21S., R.11W., W.M. DOUGLAS COUNTY, OREGON

SURVEYORS CERTIFICATE:

I, TROY J. RAMBO, PROFESSIONAL LAND SURVEYOR OF OREGON #2865, STATE THAT I HAVE CORRECTLY SURVEYED PARCELS 1 & 2 AND MAKE NO REPRESENTATION OF THE ACCURACY OF THE BOUNDARIES OF PARCEL 3 OF THAT LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A DESCRIPTION BASED ON THIS SURVEY, RECORD SURVEYS AND RECORD DEEDS:

BEGINNING AT A 5/8" REBAR AT THE 1/4 CORNER BETWEEN SECTIONS 20 AND 21, TOWNSHIP 21 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N89°14'34"E A DISTANCE OF 338.56 FT. TO A 5/8" REBAR; THENCE N89°14'34"E A DISTANCE OF 2211.49 FT., MORE OR LESS, TO THE CENTER OF SAID SECTION 21; THENCE S18°29'E A DISTANCE OF 2593.76 FT., MORE OR LESS, TO THE 1/4 CORNER BETWEEN SECTIONS 21 AND 28; THENCE S88°45'39"W A DISTANCE OF 2597.38 FT., MORE OR LESS, TO THE CORNER OF SECTIONS 20, 21, 28, & 29; THENCE N0°16'08"W BETWEEN SECTIONS 20 AND 21 A DISTANCE OF 625 FT., MORE OR LESS (DISTANCE SCALED FROM ASSESSMENT MAP) TO AN IRON PIPE CALLED FOR IN BOOK 537 PG. 559 DOUGLAS COUNTY DEED RECORDS; THENCE N45°W ALONG FOOT OF HILL 74 FT. TO A LOW WATER MARK; THENCE ALONG SAID LOW WATER MARK TO A POINT ON THE SECTION LINE THAT BEARS N0°16'08"W FROM THE SAID IRON PIPE; THENCE N0°16'08"W ALONG SAID SECTION LINE A DISTANCE OF 204.72 FEET, MORE OR LESS, TO A 5/8" REBAR ON THE NORTHERLY BOUNDARY OF OTTER SLOUGH COUNTY ROAD NO. 119; THENCE ALONG SAID ROAD BOUNDARY N74°00'36"W A DISTANCE OF 189.67 FT. TO A POINT; THENCE ALONG A 105.00 FT. RADIUS CURVE RIGHT THROUGH A CENTRAL ANGLE OF 82°01'43" AN ARC LENGTH OF 150.33 FT. TO A POINT OF TANGENT; THENCE N8°01'07"E A DISTANCE OF 73.97 FT. TO A POINT; THENCE ALONG A 480.00 FT. RADIUS CURVE LEFT THROUGH A CENTRAL ANGLE OF 15°14'11" AN ARC DISTANCE OF 127.64 FT. TO A POINT OF TANGENT; THENCE N7°13'04"W A DISTANCE OF 41.05 FT. TO A POINT; THENCE ALONG A 130.00 FT. RADIUS CURVE RIGHT THROUGH A CENTRAL ANGLE OF 61°52'25" AN ARC DISTANCE OF 140.39 FT. TO A POINT OF TANGENT; THENCE N54°39'21"E A DISTANCE OF 26.97 FT. TO A POINT; THENCE ALONG A 210.00 FT. RADIUS CURVE LEFT THROUGH A CENTRAL ANGLE OF 56°04'04" AN ARC DISTANCE OF 205.50 FT. TO A POINT OF TANGENT; THENCE N1°24'43"W A DISTANCE OF 56.10 FT. TO A POINT FROM WHICH A 5/8" REBAR BEARS N56°38'33"W A DISTANCE OF 3.15 FT.; THENCE ALONG A 210.00 FT. RADIUS CURVE LEFT THROUGH A CENTRAL ANGLE OF 92°53'35" AN ARC DISTANCE OF 340.47 FT. TO A 5/8" REBAR; THENCE LEAVING SAID ROAD BOUNDARY N58°46'02"E A DISTANCE OF 226.35 FT. TO 5/8" REBAR; THENCE ALONG A 200.00 FT. RADIUS CURVE RIGHT THROUGH A CENTRAL ANGLE OF 34°29'20" AN ARC DISTANCE OF 120.39 FT. TO A 5/8" REBAR; THENCE N0°16'08"W A DISTANCE OF 247.20 FT. TO THE POINT OF BEGINNING WHICH IS THE INITIAL POINT. SAID PARCEL CONTAINS 166.77 ACRES, MORE OR LESS.

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENT NANCY A. LEE IS THE OWNER OF THE LAND HEREON SHOWN AND REPRESENTED ON THE ATTACHED PAGE OF THIS PLAT AND HAVE CAUSED THE SAME TO BE AND DIVIDED INTO PARCELS AS HEREON SHOWN IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND 11; HEREBY CREATE A 25 FT. EASEMENT FOR INGRESS AND EGRESS ACROSS PARCEL 1 IN FAVOR OF PARCEL 3. 2) CREATE A 60.00 FT. EASEMENT FOR INGRESS, EGRESS, & UTILITIES ACROSS PARCEL 3 IN FAVOR OF PARCEL 2.

Nancy A. Lee 7/28/09 DATE
NANCY A. LEE

STATE OF OREGON
COUNTY OF DOUGLAS SS

THIS IS TO CERTIFY THAT NANCY A. LEE PERSONALLY APPEARED BEFORE ME ON THIS 28th DAY OF JULY, 2009, WHO, HAS ACKNOWLEDGED THAT SHE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS HER VOLUNTARY ACT AND DEED.

Troy Jon Rambo
NOTARY SIGNATURE

Troy Jon Rambo
NOTARY PUBLIC - OREGON

COMMISSION NO. 438578

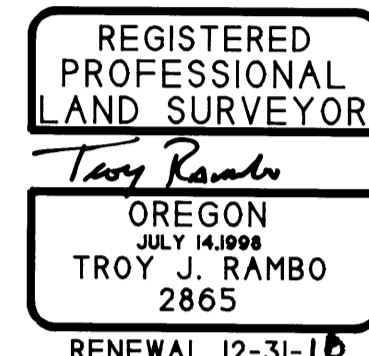
MY COMMISSION EXPIRES APRIL 25, 2013



DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2009-014871
NO FEE
08/18/2009 08:58:57 AM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

PREPARED FOR:
NANCY A. LEE
P.O. BOX 123
GARDINER, OR 97441

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



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PARCEL OF LAND DESCRIBED IN BOOK 1444 PAGE 958 OF THE DOUGLAS COUNTY DEED RECORDS. CONTROL FOR THIS SURVEY WAS BASED ON M66 - 48, M158-9, RECORD DEEDS BK. 537 PG. 559, AND BK. 1279 PG. 880, AND THE EXISTING CENTERLINE OF OTTER SLOUGH COUNTY ROAD. THE REMAINING BOUNDARIES OF PARCEL 3 WERE NOT SURVEYED BECAUSE THE PARCEL EXCEEDS THE 10 ACRES MINIMUM. THE FIELD WORK WAS PERFORMED BETWEEN JANUARY 15 AND FEBRUARY 23, 2004 WITH THE ASSISTANCE OF JOSH WALLMAN.

ZONED: FF (FARM FOREST), CS (CONSERVATION SHORELANDS)
COMP PLAN: FFT (FARM FOREST TRANSITIONAL) AND SRC (RESOURCE CONSERVATION SHORELANDS)
WATER: ON-SITE WELLS
SEPTIC: BOTH PARCELS HAVE EXISTING SYSTEMS
PLANNING DEPT. FILE NO. 03 - 056

APPROVALS:

Randy Smith 8-14-2009
DOUGLAS COUNTY SURVEYOR Deputy DATE

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

Josh Wallman 8/17/09
DOUGLAS COUNTY TAX COLLECTOR Chief Deputy DATE

FILED THIS 18 DAY OF August, 2009, 8:58 O'CLOCK AM PM

BARBARA E. NIELSEN 8-18-2009
DOUGLAS COUNTY CLERK, Deputy DATE

Keith L. Cubic AUGUST 14, 2009
DOUGLAS COUNTY PLANNING DEPARTMENT DATE
PLANNING DIRECTOR

2009-0048 A

2009-0048 A

FINAL PARTITION

LOCATED IN THE E1/2 OF THE SE1/4 SECTION 20. AND THE SW1/4 SECTION 21. T.21S., R.11W., W.M., DOUGLAS COUNTY, OREGON

RECORD COUNTY ROAD R/W CURVE DATA PER M158-19

	D	R	Δ	L	LC BRG.	DIST.
C#1	54°34'03"	105.00	82°01'43"	150.33	N32°59'44"W	137.81
C#2	11°56'12"	480.00	15°14'11"	127.64	N0°24'01"E	127.27
C#3	44°04'25"	130.00	61°52'25"	140.39	N23°43'08"E	133.66
C#4	27°17'01"	210.00	56°04'04"	205.50	N26°37'19"E	197.40
C#5	27°17'01"	210.00	92°53'35"	340.47	N47°51'30"W	304.39

RECORD CENTERLINE OF 25' EASEMENT CURVE DATA PER M158-19

E#1	63°39'43"	90.00	54°28'56"	85.58	S78°11'45"E	82.39
E#2	49°49'21"	115.00	22°39'28"	45.48	N85°53'31"E	45.18

PROPERTY LINE (PARCEL 1)

C#6	28°38'52"	200.00	34°29'20"	120.39	N76°36'35"E	118.58
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NORTH BEND, OR 97459

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Troy Rambo
OREGON
JULY 14, 1998
TROY J. RAMBO
2865
EXPIRES 12-31-10

JULY 23, 2009

LEGEND

- FD. 5/8" REBAR PER M158-19 UNLESS OTHERWISE NOTED
- CALCULATED POSITION
- ⊙ INITIAL POINT - 5/8" REBAR PER M 66 - 48
- () RECORD BEARING/DIST.

--- APPROX. 100 YEAR FLOOD LINE

--- CENTERLINE OF A 25' EASEMENT

