

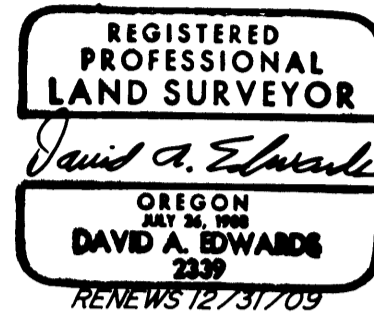
DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2010-017020
NO FEE
10/21/2010 08:47:53 AM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

LAND PARTITION

LOCATED in Sections 12 and 13, T. 29 S., R. 8 W., W.M. in
Douglas County, Oregon.

January 25, 2008

SURVEYED FOR: KEETON-YATES I LLC
P.O. BOX 1323
WINSTON, OREGON 97496



SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

APPROVALS

Keith L. Cubie 10/21/10
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 10-20-10
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 21st DAY OF OCTOBER, 2008
AT 8:47 O'CLOCK A.M.

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



Barbara E. Nielsen, C.C.C.
DOUGLAS COUNTY CLERK

Sandra K. Coures 10/21/10
DOUGLAS COUNTY TAX COLLECTOR DATE

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH
PROPER MONUMENTS ONLY PARCEL 1 AND PARCEL 2 OF THE LANDS REPRESENTED HEREON ON
SHEET TWO AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE ENTIRE PARENT
TRACT:

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2005-022070, OFFICIAL RECORDS
FOR DOUGLAS COUNTY, OREGON.

David A. Edwards
DAVID A. EDWARDS-P.L.S. 2339

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT KEETON-YATES I LLC IS THE OWNER OF THE LANDS REPRESENTED HEREON
AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND EASEMENTS AS SHOWN
HEREON ON SHEET TWO.

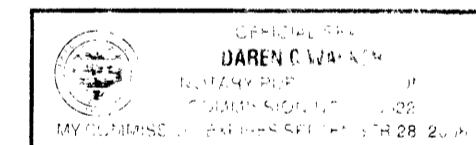
Valerie Keeton
VALERIE KEETON, MEMBER

ACKNOWLEDGEMENT

STATE OF OREGON) SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 31st DAY OF January, 2008, THE ABOVE
NAMED VALERIE KEETON, MEMBER OF KEETON-YATES I LLC, WHO DID ACKNOWLEDGE THE FOREGOING
INSTRUMENT ON BEHALF OF SAID KEETON-YATES I LLC.

Daren C. Walker
NOTARY PUBLIC FOR OREGON



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE ABOVE NOTED PARENT TRACT
INTO THREE SEPARATE PARCELS AND TO CREATE CERTAIN EASEMENTS AS SHOWN ON SHEET TWO.
TIES TO MONUMENTS FOUND PER RM 3-30 WERE USED TO CONTROL THE SOUTHERLY BOUNDARY.
ONLY THE BOUNDARIES OF PARCEL 1 AND PARCEL TWO WERE SURVEYED. THE CENTERLINE OF
THE B.L.M. ROAD WAS PHYSICALLY LOCATED WITH IT'S COURSES BEING AS SHOWN ON SHEET TWO.
DOUGLAS COUNTY ASSESSOR DATA WAS USED TO COMPUTE THE ACREAGE OF PARCEL 3.

FIELD CREW : BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT : NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING : DAVID EDWARDS.

NOTES REGARDING DRAINFIELD EASEMENT CREATED HEREON
TO SERVE PARCEL 1:

FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF THE
DRAINFIELD, AS SHOWN ON SHEET TWO, BEING APPURTENANT TO
PARCEL 1 CREATED BY THIS PLAT; SAID EASEMENT

SHALL NOT BE USED FOR ANY CONFLICTING
USE OR PURPOSE DETRIMENTAL TO SAID DRAINFIELD OR CONTRARY TO
LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR
RELATED TO SAID DRAINFIELD.

WATER : WELL OR WELL EASEMENT

SEWER : SUB-SURFACE

COMP. PLAN : FFT

ZONING : FF

PLANNING FILE NUMBER : 07-165

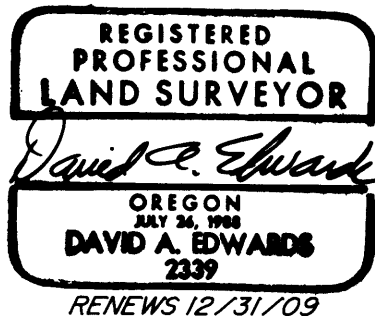
2010-0035 A

2010-0035 A

LAND PARTITION

LOCATED in Sections 12 and 13, T. 29 S., R. 8 W., W.M. in Douglas County, Oregon.

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
 P.O. BOX 361
 OAKLAND, OREGON 97462
 PHONE: (541) 459-0512



January 25, 2008

SURVEYED FOR: KEETON-YATES I LLC
 P.O. BOX 1323
 WINSTON, OREGON 97496

LINE	TABLE
NO.	BEARING DISTANCE
①	N.44°40'33"E. 108.97'
②	N.59°43'58"E. 218.28'
③	N.40°58'07"E. 129.32'
④	N.25°02'05"E. 173.32'
⑤	N.51°01'19"E. 379.86'
⑥	N.19°59'04"E. 258.99'
⑦	N.33°21'44"E. 191.40'
⑧	N.17°15'05"E. 164.25'
⑨	N.25°35'26"E. 588.63'
⑩	N.4°09'08"W. 107.18'
⑪	N.29°07'56"W. 370.86'
⑫	N.42°39'13"E. 99.06'
⑬	N.65°32'31"E. 224.55'
⑭	N.20°32'58"E. 346.63'
⑮	N.44°30'11"E. 216.37'
⑯	N.47°20'00"E. 280'± TO W'LY R/W LINE CO. RD. NO. 365
⑰	N.44°40'33"E. 113.04'
⑱	N.59°43'58"E. 218.94'
⑲	N.40°58'07"E. 135.37'
⑳	N.25°02'05"E. 132.09'
㉑	N.80°23'21"W. 160.00'
㉒	S.9°36'39"W. 90.00'
㉓	S.80°23'21"E. 289.14'

LEGEND

- ⊙ INDICATES B.L.M. BRASS CAP FOUND AT THE 1/4 CORNER COMMON TO SECTIONS 12 AND 13.
- INDICATES 5/8" DIAM. IRON ROD WITH CAP FOUND PER RM 3-30.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- () DENOTES RECORD DATA PER RM 3-30.

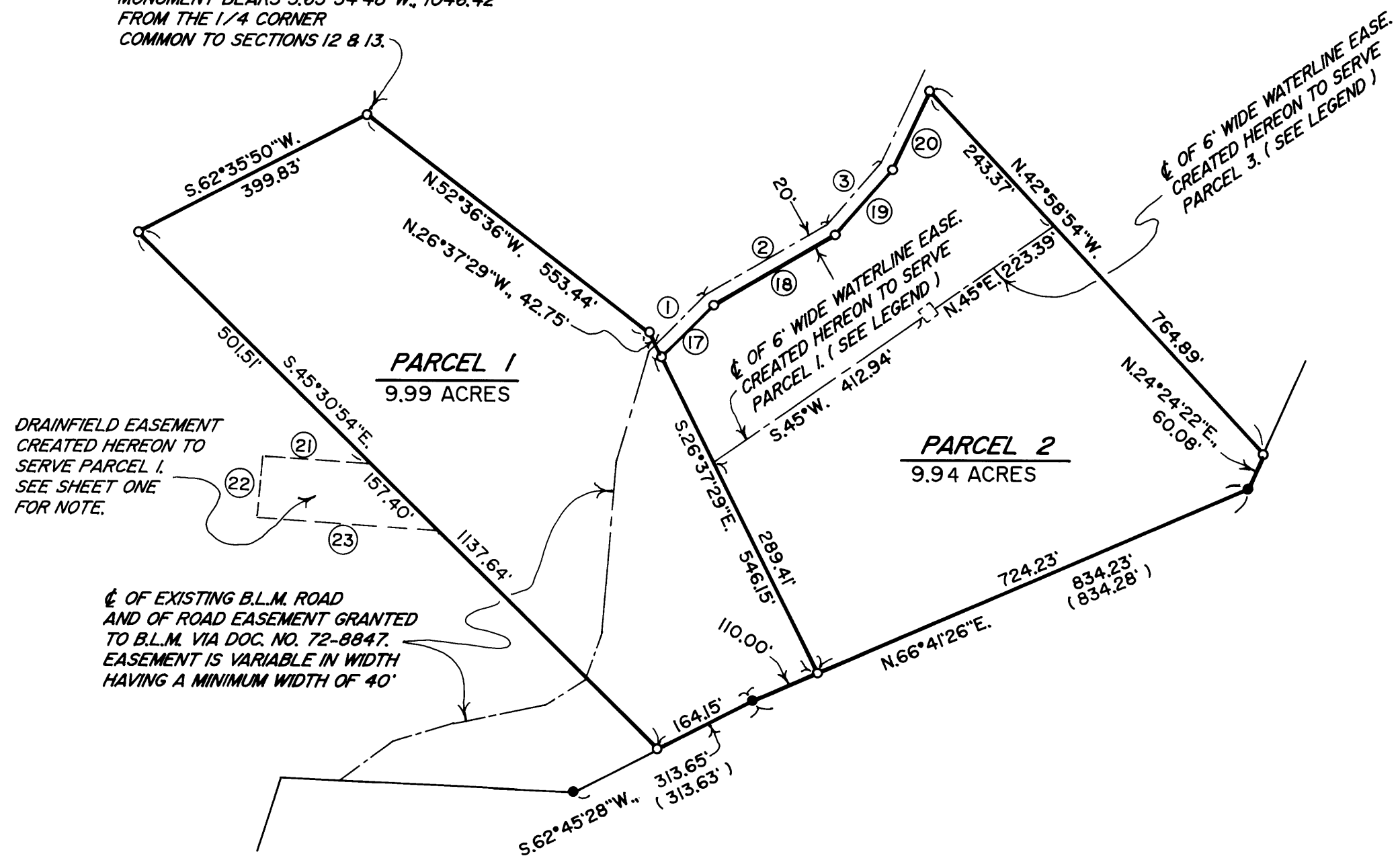
SCALE: 1" = 400'

BASIS OF BEARINGS: EXISTING CONTROL PER MY SURVEY M 141-55.

INDICATES 20' SQUARE WELL EASEMENT CREATED HEREON TO SERVE PARCELS 1 AND 3, CENTERED ON EXISTING WELL, THE SIDES OF WHICH BEAR N.45°W. AND N.45°E. THE MOST NORTHERLY CORNER OF SAID WELL EASEMENT BEARS S.4°54'05"W., 758.10' FROM THE 1/4 CORNER COMMON TO SECTIONS 12 AND 13. THE CENTERLINES OF THE 6' WIDE WATERLINE EASEMENTS SHOWN HEREON EMANATE FROM THE MID-POINT OF THE SW'LY AND NE'LY SIDES OF THE WELL EASEMENT DESCRIBED ABOVE.

⊙ OF EXISTING B.L.M. ROAD AND VARIABLE WIDTH B.L.M. ROAD EASEMENT (MINIMUM WIDTH 40'), PER DOC. NO. 72-8847, AND ⊙ OF 40' WIDE ACCESS AND UTILITY EASEMENT CREATED HEREON ACROSS PARCEL 3 TO SERVE PARCEL 1 AND PARCEL 2.

MONUMENT BEARS S.63°34'48"W., 1046.42' FROM THE 1/4 CORNER COMMON TO SECTIONS 12 & 13.



DETAIL SCALE: 1" = 200'

