

LAND PARTITION
 IN THE CITY OF ELKTON
 SE 1/4 SEC. 19, TWP. 22 S., R. 7 W., W.M.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY DESCRIBED IN THE DEED RECORDED IN VOLUME 90, PAGE 519, DOUGLAS COUNTY DEED RECORDS, INTO TWO PARCELS AS SHOWN. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER SURVEYS M12-39, VOLUME 9 PAGE 40, AND OREGON DEPARTMENT OF TRANSPORTATION MAP 38-018F. THE DEED DESCRIPTION OF THE NORTHERLY BOUNDARY OF THE SCHOOL PROPERTY GENERALLY FOLLOWS, BUT DOES NOT ALIGN PRECISELY WITH THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 38. THE DEED WAS RECORDED IN 1928. HIGHWAY 38 WAS CREATED IN 1927, SHOWN ON O.D.O.T. MAP 1B-23-9. IT IS APPARENT BY ALL LATER SURVEY MAPS OF RECORD, (RM1-6, M7-46, M8-22, 1B-22-23, AND 2B-26-14), THAT THE SCHOOL PROPERTY LINE AND HIGHWAY 38 RIGHT-OF-WAY, WERE INTENDED TO BE, AND ARE ADJOINING AS SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

NOTE:
 A 15' WIDE WATER LINE EASEMENT WAS GRANTED BY THE SCHOOL DISTRICT PER INSTRUMENT 69-13905 ALONG ITS WESTERLY BOUNDARY IN 1969. THE EASEMENT, AS DESCRIBED, PLOTS OUTSIDE THE SCHOOL PROPERTY ON THE ADJOINING PROPERTY TO THE WEST. DATA FROM MAP M12-39 USED TO CREATE THE EASEMENT WAS CORRECTED IN 1970, LEAVING THE EASEMENT DESCRIPTION IN QUESTION.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT ELKTON SCHOOL DISTRICT NO. 34 IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Mike Hughes
 MIKE HUGHES SUPERINTENDENT

STATE OF OREGON)
 COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14th DAY OF April, 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MIKE HUGHES, A REPRESENTATIVE FOR ELKTON SCHOOL DISTRICT NO. 34, OWNER OF THE PROPERTY DESCRIBED, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Betty J. Senters
 NOTARY PUBLIC, STATE OF OREGON



Randy Smith
 DOUGLAS COUNTY SURVEYOR

4-22-11
 DATE

Rebecca Cunningham
 CITY OF ELKTON, MAYOR

April 14th 2011
 DATE

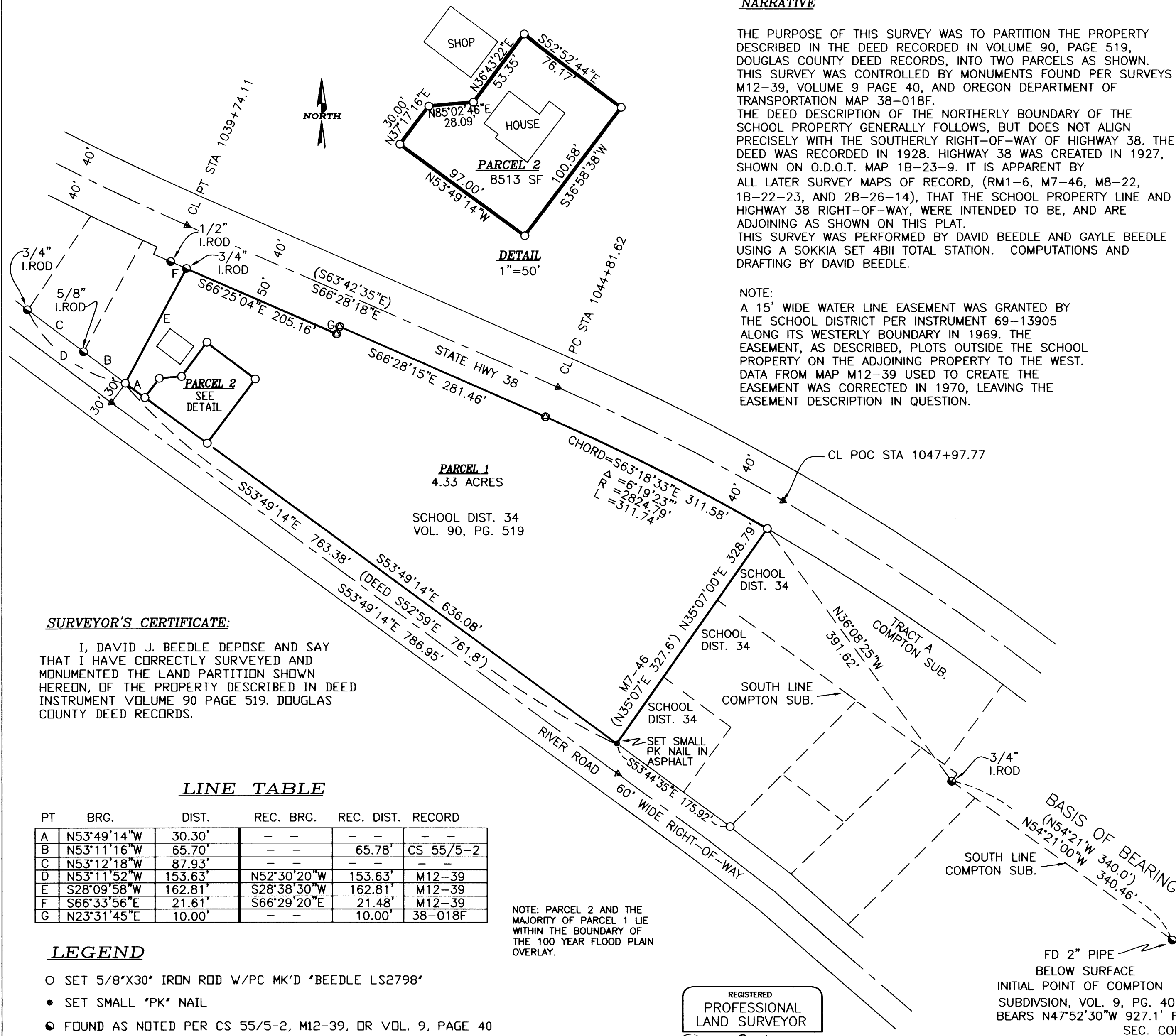
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Sandra K. Correll
 DOUGLAS COUNTY TAX COLLECTOR

4/22/11
 DATE

FILED THIS 25th DAY OF April, 2011, 10:01 O'CLOCK

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



SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LAND PARTITION SHOWN HEREON, OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT VOLUME 90 PAGE 519, DOUGLAS COUNTY DEED RECORDS.

LINE TABLE

PT	BRG.	DIST.	REC. BRG.	REC. DIST.	RECORD
A	N53°49'14"W	30.30'	-	-	-
B	N53°11'16"W	65.70'	-	65.78'	CS 55/5-2
C	N53°12'18"W	87.93'	-	-	-
D	N53°11'52"W	153.63'	N52°30'20"W	153.63'	M12-39
E	S28°09'58"W	162.81'	S28°38'30"W	162.81'	M12-39
F	S66°33'56"E	21.61'	S66°29'20"E	21.48'	M12-39
G	N23°31'45"E	10.00'	-	10.00'	38-018F

LEGEND

- SET 5/8"X30" IRON ROD W/PC MK'D 'BEEDLE LS2798'
- SET SMALL 'PK' NAIL
- FOUND AS NOTED PER CS 55/5-2, M12-39, OR VOL. 9, PAGE 40
- CALCULATED POSITION
- () RECORD DATA M7-46; VOL. 9, PG. 40 COMPTON'S SUBDIVISION; OR AS NOTED
- ▲ ROAD CENTER LINE POINT

NOTE: PARCEL 2 AND THE MAJORITY OF PARCEL 1 LIE WITHIN THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN OVERLAY.

REGISTERED PROFESSIONAL LAND SURVEYOR
David J. Beedle

OREGON
 JANUARY 21, 1997
 DAVID J. BEEDLE
 #2798

RENEWAL: 12-31-11

BEEDLE
 LAND SURVEYING, LLC
 PHONE 541-874-3258
 163 TRAYLOR ROAD
 RIDGLE, OREGON 97469

SCALE: 1"=100'
 DATE: 3-31-11

SURVEYED FOR:
 ELKTON SCHOOL DISTRICT
 PO BOX 390
 ELKTON, OR 97436

2100-1102

2011-0012