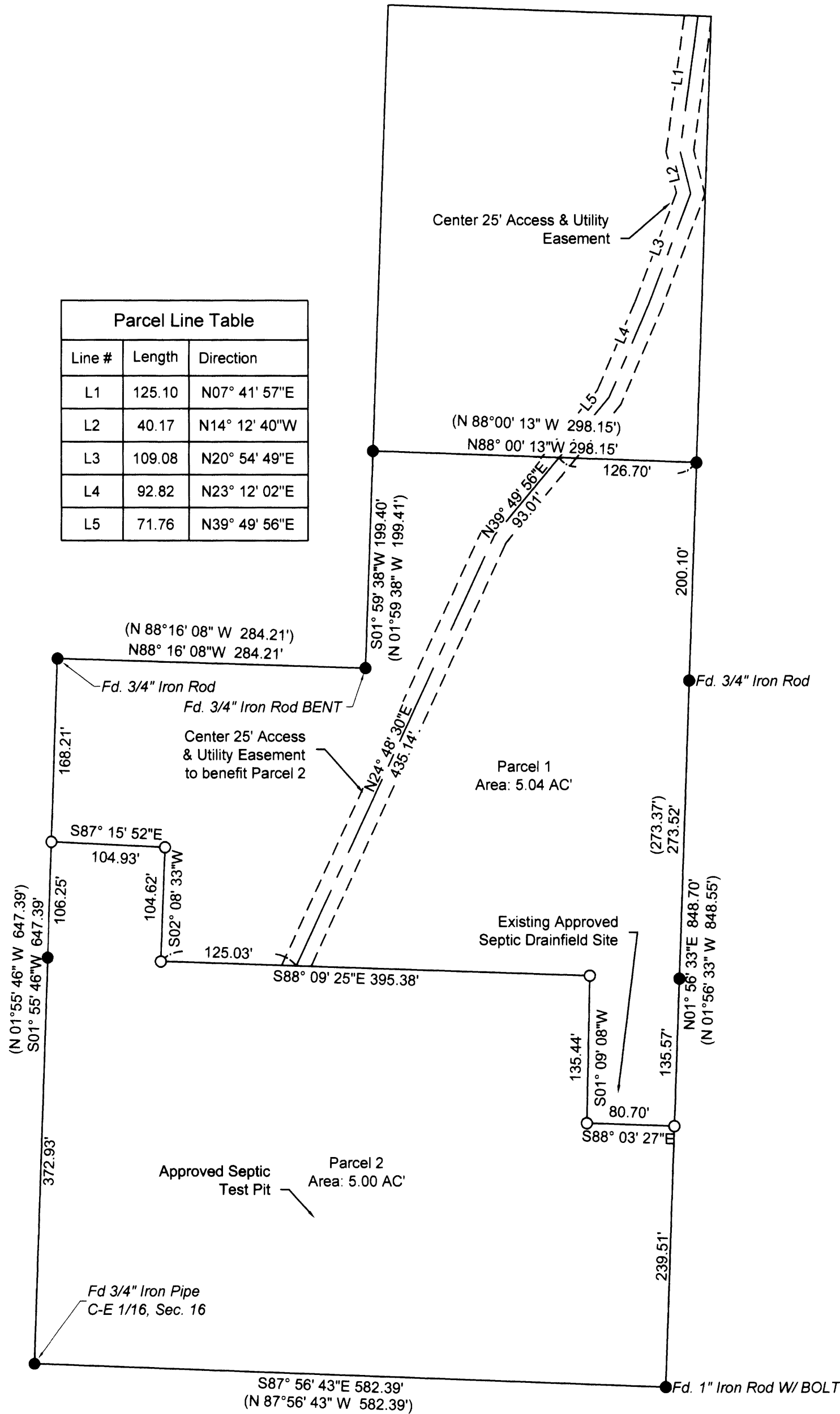


Douglas County Official Records
 Patricia K. Hitt, County Clerk
 2013-004554
 NO FEE
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 03/05/2013 8:46:27 AM
 PLAT-PAR Cnt=1 Stn=12 HEDI
 This is a no fee document

WHISTLERS LANE Co. Rd No. 223
 RW VARIES

Parcel Line Table		
Line #	Length	Direction
L1	125.10	N07° 41' 57"E
L2	40.17	N14° 12' 40"W
L3	109.08	N20° 54' 49"E
L4	92.82	N23° 12' 02"E
L5	71.76	N39° 49' 56"E



NARRATIVE

The purpose of the survey is to partition the parcel describe in Deed Reference Numbers 2012-12641 of the Official Deed Records of Douglas County, Oregon in accordance with the Tentative Approval and Preliminary Partition Plat per Douglas County file number 12-0049.

Monuments per M164-6 were found and held as shown. The division line was monumented in accordance with the Preliminary.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, that Richard D. Bunnell and Donna Bunnell, the owners 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. They have caused this partition plat to be prepared and the property to be partitioned into parcels as shown.

Refer to Affidavit of Consent, Instrument Number 2013-4553 Date 3-5-13

SURVEYOR'S CERTIFICATE

I, Mark A. Heimbürger do hereby certify that I have correctly surveyed and monumented with proper monuments, the lands so indicated on the annexed plat and that the boundary which is described in Deed Reference Number 2012-12641 of the Deed Records of Douglas County, Oregon and is more particularly described as follows:

Beginning at a 3/4 inch iron pipe at the Center-East 1/16th Corner, Section 16, Township 26 South, Range 4 West of the Willamette Meridian, Douglas County, Oregon; thence North 01° 55' 46" East 647.39 feet to a 3/4 inch iron rod; thence South 88° 16' 08" East 284.21 feet to a 3/4 inch iron rod; thence North 1° 59' 38" East 199.41 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 88° 00' 13" East 298.15 feet to a 5/8 inch iron rod with a plastic cap marked "LAND MARK PLS 2287"; thence South 01° 56' 33" West 200.10 feet to a 3/4 inch iron rod; thence South 01° 56' 33" West 648.45 feet to a 1" iron rod with a bolt; thence North 87° 56' 43" West 582.39 feet to the POINT OF BEGINNING, all situated in the Northeast 1/4 of Section 16, Township 26 South, Range 4 West, Willamette Meridian, containing 10.04 acres more or less.

ACCESS & UTILITY EASEMENT

A strip of land being a portion of that property described in Deed Reference Number 2012-12640 and 2012-12641 of the Deed Records of Douglas County being 12.5 feet either side of the following described centerline:

Beginning at a point on the Southerly Right of Way of Whistlers Lane from which the Center East 1/16 Corner, Section 16, Township 26 South, Range 4 West of the Willamette Meridian bears North 88° 00' 13" West 582.67 feet and South 01° 55' 46" West 1257.56 feet; thence along the center of the traveled way of an existing roadway the following courses:

South 07° 41' 57" West 125.10 feet; South 14° 12' 40" East 40.17 feet; South 20° 54' 49" West 109.08 feet; South 23° 12' 02" West 92.82 feet and South 39° 49' 56" West 71.46 feet to a point on the South line of said property described in Deed Reference Number 2012-12640, said line being the North boundary of said property described in Deed Reference Number 2012-12641; thence continuing South 39° 49' 56" West 93.01 feet; thence South 24° 48' 30" West 435.14 feet to the POINT OF TERMINUS on the South boundary of Parcel 1 of this Partition from which the Southwest corner thereof bears North 88° 09' 25" West 125.03 feet.

The side lines of said 25.00 foot wide easement to be extended or shortened to end on each terminal line.



BEARINGS ARE BASED ON OREGON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE UTILIZING DCSO CORRS INFORMATION AND NGS MONUMENT 'DAWNA'.

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

Legend:

- Fd. 5/8" iron rod per M164-6 unless noted.
- Set 5/8" X 30" Iron Rod with yellow plastic cap inscribed "LANDMARK PLS 2287"
- Calculated point Not Set

Record Information:

() M 164-6

PLANNING DEPARTMENT FILE NO. 12-0049
 ZONING: 5R
 PLAN: COMMITTED RESIDENTIAL - 5 ACRES
 WATER SUPPLY: RIVER - EASEMENT
 SANITATION: SEPTIC SYSTEM

APPROVALS:

Keith L. Cubic 3/1/13
 Douglas County Planning Director Date
Nancy Smith 3-5-13
 Douglas County Surveyor Date
 I hereby certify that all taxes and special assessments or other charges required by law have been paid.
Johnnie Ann Grier Deputy 3/1/13
 Douglas County Tax Collector Date

Filed this 5th day of MARCH 2013.
8:46 Am
Patricia K Hitt 3/5/13
 Douglas County Clerk



Sheet 1 of 1

PARTITION PLAT

In the NE 1/4, Section 16
 Township 26 South, Range 4 West, W.M.
 Douglas County, Oregon
 Nov. 27, 2012

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Mark A. Heimbürger
 OREGON
 JULY 16, 1987
 MARK A. HEIMBURGER
 2287

RENEWS JUNE 30, 2013

FOR: Richard Bunnell
 1271 Whistlers Lane
 Roseburg, OR 97470

LM Land Mark
 Surveying, Inc.

3317 N.E. Stephens St. • Roseburg, Oregon 97470
 Office (541) 677-9400 • Fax (541) 677-9401

LM Proj. No. 2012-0019