LAND PARTITION

LOCATED IN TH SE1/4 OF SECTION 36, T27S, R6W, W.M. AND IN THE SW1/4 OF SECTION 31, T27S, R5W, W.M. AND IN THE NW1/4 OF SECTION 6, T28S, R5W, W.M. AND IN THE N1/2 OF SECTION 1, T28S. R6W, W.M.
IN DOUGLAS COUNTY, OREGON

2022-0035 B

SURVEYOR'S CERTIFICATE:

I, JERRY LEE ESTABROOK, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE NEWLY CREATED LINES BETWEEN PARCELS 1, 2 AND 3 AS SHOWN ON SHEET 1 OF 2. THE EXTERIOR CORNERS OF THE PARCELS WERE TIED WHERE THEY EXIST BUT PORTIONS OF ALL 3 PARCELS WERE UNSURVEYED AND ACREAGE WAS DETERMINED BY TYING EXISTING FENCE CORNERS.
THE PARENT PARCEL IS "PARCEL 3 OF PARTITION 2021-0015

JERRY LEE ESTABROOK PLS 2703

SURVEY FOR: HARVEY WILCOX AND JOSEPH LEININGER
69968 HIGHWAY 101
NORTH BEND, OREGON 97459

SURVEY BY: ESTABROOK LAND SURVEYING, INC.
PO BOX 574, LAKESIDE, OR 97449

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENT THAT B. JOSEPH LEININGER AND ANDREW W. CODE, TRUSTEE AWC DESIGNATED BENEFICIARIES TRUST FUND 1, GENERAL PARTNER OF THE CODE FAMILY PARTNERSHIP, L.P., ARE THE OWNERS OF THE LANDS REPRESENTED HEREON ON SHEET 1 AND THAT THEY HAVE CAUSED THE SAME TO BE PARTITIONED INTO 3 PARCELS AS SHOWN ON SAID SHEET 1 AND DO HEREBY CREATE THE 35 FOOT WIDE ACCESS AND UTILITY EASEMENT ALONG THE EXISTING GRAVEL ROAD TO SERVE PARCELS 1, 2 AND 3 AS SHOWN ON SHEET 1.

MAINTENANCE AGREEMENT:

THE OWNERS OF PARCELS 1, 2 AND 3 SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE ABOVE ACCESS EASEMENT FROM THE BEGINNING TO THE NORTHWEST CORNER OF PARCEL 2. PARCELS 1 AND 3 SHALL SHARE EQUALLY IN THE MAINTENANCE FROM SAID NORTHWEST CORNER TO THE END OF THE EASEMENT. ANY PARCEL OWNER THAT IS SOLELY RESPONSIBLE FOR DAMAGE TO THE EASEMENT SHALL BE SOLELY RESPONSIBLE TO FIX THEIR DAMAGE. SEE RECORDED AGREEMENT TO PARTICIPATE IN ROADWAY MAINTENANCE, INST. NO. 2022-13001.

FOR AFFIDAVIT OF B. JOSEPH LEININGER CONSENTING TO THIS LAND PARTITION AND EASEMENT SEE DOCUMENT NUMBER 2022-013542
OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

FOR AFFIDAVIT OF ANDREW W. CODE CONSENTING TO THIS LAND PARTITION AND EASEMENT SEE DOCUMENT NUMBER 2022-013542
OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON.

APPROVALS:

Jeff Leahy for JMS — 8-18-22
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

8-18-22
DOUGLAS COUNTY SURVEYOR — DATE

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

Tina Steel, Deputy — 8-18-22
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 18th DAY OF August, 2022

Heidi Johnston, Deputy
DOUGLAS COUNTY CLERK

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 3 OF PARTITION 2021-0015 INTO 3 SEPARATE PARCELS AND TO CREATE THE NEW 35 FOOT WIDE ACCESS AND UTILITY EASEMENT TO SERVE THE NEW PARCELS 1, 2 AND 3 AS SHOWN ON SHEET 1. THE NEW EASEMENT AND PROPERTY LINE FOLLOWS THE CENTERLINE OF THE EXISTING GRAVEL ROAD. NEW PARCELS 1, 2 AND 3 WERE NOT FULLY SURVEYED AS SECTION 36, T27S, R6W AND SECTION 6, T28S, R5W HAVE NEVER BEEN SUBDIVIDED AND SEVERAL OF THE CORNERS NECESSARY TO SUBDIVIDE THEM ARE LOST. I USED OLD FENCE CORNERS TO SHOW THE LINES OF OCCUPATION AND TO CALCULATE ACREAGES. I TIED CORNERS (M) AND (K) FOR MY BASIS OF BEARINGS AND TO CALCULATE CORNERS (L) (J) AND (I). I TIED CORNERS (H) AND (F) TO DETERMINE THE SOUTH LINE BUT DID NOT ACCEPT (F) AS THE SE CORNER. I EXTENDED THE LINE FROM (H) AND (F) TO INTERSECT THE EXTENSION OF THE FENCE GOING NORTH ALONG THE EAST LINE FOR MY CALCULATION OF ACREAGE. USING MY TIES AND RECORD SURVEYS THE N/S CENTERLINE OF SEC. 6 APPEARS TO FALL BETWEEN CORNERS (F) AND (G). I TIED THE S1/4 AND W1/4 OF SEC. 31 AND USED SURVEY M112-19 TO CALCULATE THE N1/4 OF SEC. 6 AND THE C1/4 OF SEC. 31. I TIED THE FENCE CORNER NEAR THE NE CORNER OF GOVT LOT 8 SEC. 36 TO SHOW THE LINES OF OCCUPATION AND TO CALCULATE ACREAGES. I TIED THE N1/4 OF SECTION 1 AND THE S1/4 OF SECTION 36 AND USED THIS LINE TO GO WEST 2.18 CHAINS AS PER DEED. I THEN TIED THE FENCE CORNER TO THE NE TO SHOW THE LINES OF OCCUPATION AND TO CALCULATE ACREAGE. THIS FENCE CORNER MATCHES THE DEED RECORD BEARING OF N35°E WELL BUT THE DEED CALLS IT ENDING AT THE NE CORNER OF GOVT LOT 7. USING MY TIES AND RECORD SURVEYS IT APPEARS THE FENCE CORNER IS NEAR THE EAST LINE OF GOVT LOT 7 BUT WELL SOUTH OF THE NE CORNER. THE DEED CALL TO THE NE CORNER GOVT LOT 7 WOULD NORMALLY HOLD BUT THE DEED BEARING AND FENCE LINE MAY OVER RULE THIS CALL AS A MATTER OF POSSESSION. I WAS NOT REQUIRED TO DETERMINE ALL THE CORNERS AS THE PARCELS ARE ALL OVER 10 ACRES. I HAVE SHOWN THE PARCELS AS UNSURVEYED.

EQUIPMENT: TOPCON GTS 603 TOTAL STATION FIELD CREW: HARVEY WILCOX, RETIRED PLS

(A) TIED OLD FENCE CORNER AT APPROXIMATE NE CORNER GOVT LOT 8, SEC. 36 USED THIS FOR CALCULATION OF ACREAGE

(B) 1/4 SEC. 36 / SEC. 31, FOUND DCSO BRASS CAP

(C) CALCULATED CENTER 1/4 COR SEC. 31 USING DISTANCE DISTANCE INTERSECTION FROM W1/4 AND S1/4 PER M112-19

(D) S1/4 SEC. 31 ONLY, FOUND 3/4" IRON BOLT

(E) CALCULATED N1/4 SEC. 6 ONLY, USING BEARING AND DISTANCE FROM S1/4 SEC. 31 PER M112-19

(F) FOUND 3/4" IRON ROD SET IN SURVEY M50-55. I ACCEPTED THIS AS THE NORTH LINE OF BOGGS ORCHARD TRACTS BUT NOT AS THE NORTH/SOUTH CENTERLINE OF SEC. 6

(G) TIED FENCE CORNER AT APPROXIMATE NORTH/SOUTH CENTERLINE SEC. 6. I USED THIS FOR THE CALCULATION OF ACREAGE (SEE NARRATIVE)

(H) FOUND 3/4" IRON ROD SET IN SURVEY M50-55

(I) CALCULATED POSITION FROM PARTITION 2021-0015

(J) CALCULATED POSITION FROM PARTITION 2021-0015

(K) FOUND 5/8" REBAR WITH RED PLASTIC CAP SET IN PARTITION 2021-0015

(L) CALCULATED POSITION FROM PARTITION 2021-0015

(M) FOUND 5/8" REBAR WITH RED PLASTIC CAP SET IN PARTITION 2021-0015

(N) FOUND IRON PIPE SET IN SURVEY M28-48

(O) S1/4 SEC. 36 ONLY, FOUND DCSO BRASS CAP

(P) N1/4 SEC. 1 ONLY, FOUND DCSO BRASS CAP

(Q) FENCE CORNER NEAR EAST LINE OF GOVT LOT 7 USED TO CALCULATE ACREAGE (SEE NARRATIVE)

(R) SECTION CORNER SEC. 36 / SEC. 31 ONLY, FOUND DCSO BRASS CAP

(S) SECTION CORNER SEC. 1 / SEC. 6 ONLY, FOUND DCSO BRASS CAP

WATER: GREEN AREA WATER & SANITARY AUTHORITY AND/ OR PRIVATE WELL ALL 3 PARCELS

SEWER: ON SITE DISPOSAL ALL 3 PARCELS

COMP. PLAN: AGG AND FFT

ZONING: FG AND FF

PLANNING DEPT. FILE: 22-034

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703
EXPIRES 12/31/23

DRAWN BY: HAW	DATE: 7/18/2022
CHECKED BY: JLE	DRAWING NO. SPEED2
JOB NO. 2022-35	SHEET 2 OF 2

2022-0035 B