

FINAL PARTITION PLAT
 LOCATED IN GOV'T LOTS 4 AND 5 OF SECTION 33, T.21S., R.12., W.M.,
 DOUGLAS COUNTY, OREGON

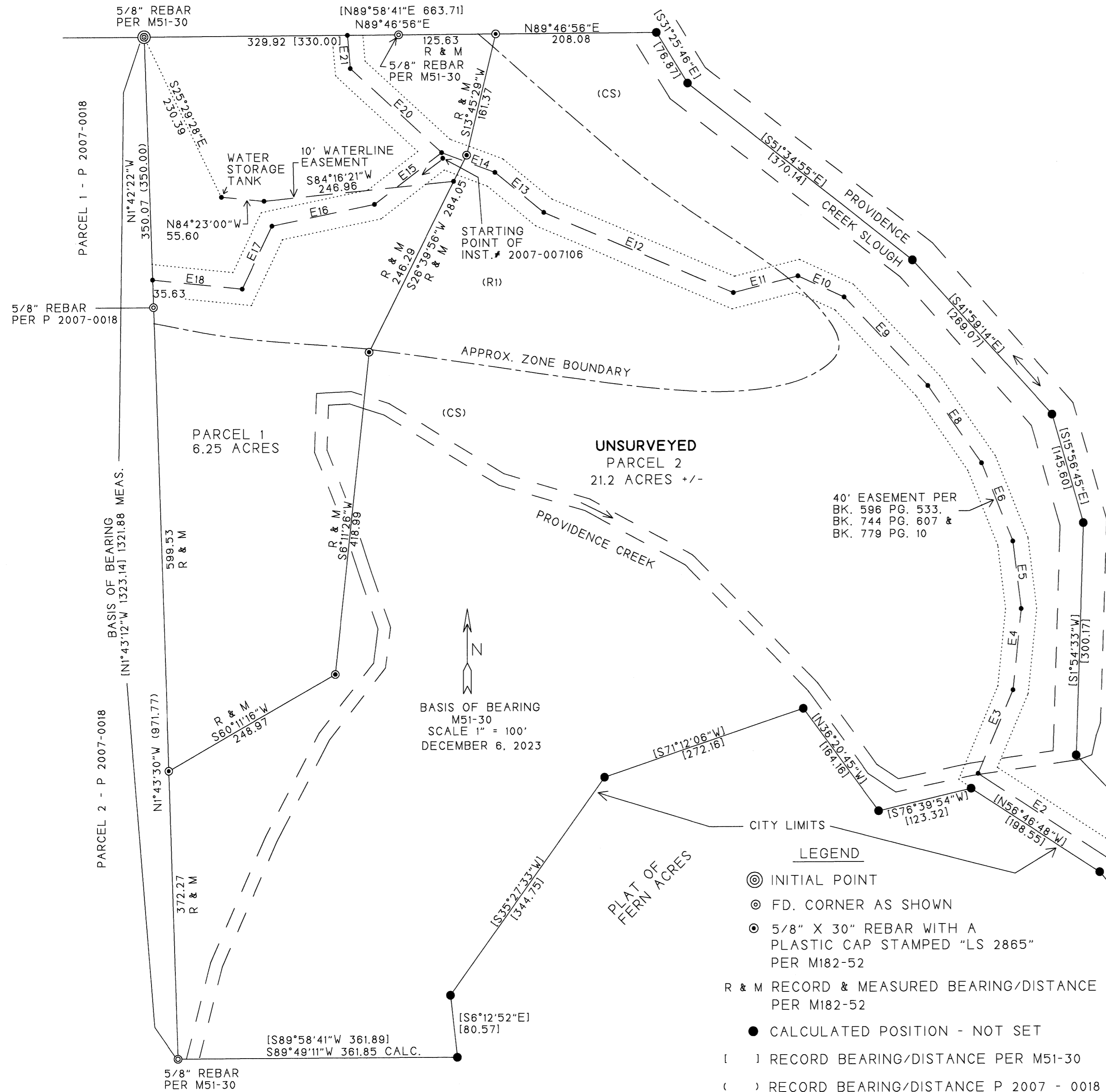
Douglas County Official Records
 Daniel J. Loomis, County Clerk 2023-013546



NO FEE

PLAT-PAR Cnt=1 Str=40 HCMEYER 12/18/2023 09:49:09 AM
 This is a no fee document

2023-0040 A



PREPARED FOR:
 FELICIA VITEK, LYDIA SHIPLEY
 & JENNY HOWLAND
 1710 RANCH ROAD
 REEDSPORT, OR 97467

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Troy Rambo
 OREGON
 JULY 14, 1988
 TROY J. RAMBO
 2865
 RENEWAL 12-31-2024

PROPERTY SUBJECT TO

SETBACKS - 35 FT. FROM CENTERLINE OR 5 FT. FROM THE RIGHT OF WAY, WHICHEVER IS GREATER
 BK. 247 PG. 820 - UNDESCRIBED ACCESS EASEMENT FOR POWER LINES & MAINTENANCE
 BK. 316 PG. 1 - SALE OF MINERAL RIGHTS & ACCESS FOR MINING, DRILLING, ECT.
 BK. 516 PG. 40 - EASEMENT FOR NOW WHAT IS RANCH ROAD
 BK. 596 PG. 533 - 40' ACCESS EASEMENT
 BK. 744 PG. 607 - WARRANTY DEED - SUBJECT TO EASEMENTS LISTED ABOVE
 BK. 778 PG. 819 - 25' EASEMENT
 BK. 779 PG. 10 - SAME EASEMENTS DESCRIBD IN BK. 744 PG.607
 INST.# 2007-000135 - 40' EASEMENT
 INST.# 2007-007106 - UNDERGROUND POWER LINE EASEMENT FALLS WITHIN THE BOUNDARIES OF THE 40' EASEMENT DESCRIBED BK. 596 PG. 533

RECORD EASEMENT CENTERLINE

- E1 - N39°45'01"W - 320.66
- E2 - N56°46'49"W - 201.54
- E3 - N22°54'44"E - 116.47
- E4 - N05°54'27"E - 105.51
- E5 - N06°51'54"W - 87.96
- E6 - N21°43'26"W - 108.60
- E7 - N34°39'53"W - 121.79
- E8 - N43°08'19"W - 157.78
- E9 - N65°12'05"W - 65.59
- E10 - S75°51'28"W - 88.51
- E11 - N66°56'23"W - 266.23
- E12 - N50°24'30"W - 81.70
- E13 - N69°15'36"W - 73.59
- E14 - S52°36'27"W - 109.88
- E15 - S78°19'51"W - 135.68
- E16 - S25°46'49"W - 89.73
- E17 - N84°01'57"W - 116.90 +/-
- E20 - N47°01'6"W - 160.76
- E21 - N04°41'16"W - 43.10' +/-

- LEGEND
- ⊙ INITIAL POINT
 - ⊙ FD. CORNER AS SHOWN
 - ⊙ 5/8" X 30" REBAR WITH A PLASTIC CAP STAMPED "LS 2865" PER M182-52
 - R & M RECORD & MEASURED BEARING/DISTANCE PER M182-52
 - CALCULATED POSITION - NOT SET
 - () RECORD BEARING/DISTANCE PER M51-30
 - () RECORD BEARING/DISTANCE P 2007 - 0018

2023-0040 A

FINAL PARTITION PLAT
LOCATED IN GOV'T LOTS 4 AND 5 OF SECTION 33, T.21S., R.12., W.M.,
DOUGLAS COUNTY, OREGON

SURVEYOR'S CERTIFICATE:

I, TROY RAMBO, PROFESSIONAL LAND SURVEYOR OF OREGON #2865,
STATE THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER
MONUMENTS PARCEL I REPRESENTED ON THE ATTACHED PARTITION PLAT
IN ACCORDANCE WITH ORS 92.060(I) AND THE BOUNDARIES OF SAID PLAT
ARE AS FOLLOWS:

BEGINNING AT A 5/8" REBAR AT THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION 2007-0018 LOCATED IN GOV'T
LOTS 4 AND 5 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY,
OREGON, THENCE N89°46'56"E, 329.92 FEET TO A 5/8" REBAR; THENCE N89°46'56"E, 125.63 FEET TO A 5/8" REBAR; THENCE
N89°46'56"E, 208.08 FEET TO A POINT IN PROVIDENCE CREEK SLOUGH; THENCE UPSTREAM ALONG THE CENTER OF SAID
SLOUGH S31°25'46"E, 76.87 FEET; THENCE S51°34'55"E, 370.14 FEET; THENCE S41°59'14"E, 269.07 FEET; THENCE S15°56'45"E,
145.60 FEET; THENCE S1°54'33"W, 300.17 FEET; THENCE LEAVING SAID SLOUGH S43°37'19"E, 411.66 FEET; THENCE
S24°32'19"W, 112.23 FEET; THENCE N39°45'01"W ALONG THE NORTHERLY BOUNDARY OF THE PLAT OF FERN ACRES
N39°45'01"W, 324.24 FEET; THENCE N56°46'48"W, 198.55 FEET; THENCE S76°39'54"W, 123.32 FEET; THENCE
N36°20'45"W, 164.16 FEET; THENCE S71°12'06"W, 272.16 FEET; THENCE S35°27'33"W, 344.75 FEET; THENCE S6°12'52"E,
80.57 FEET; THENCE LEAVING SAID PLAT BOUNDARY S89°49'11"W, 361.85 FEET TO A 5/8" REBAR; THENCE
N1°43'30"W, 971.80 FEET TO A 5/8" REBAR; THENCE N1°42'22"W, 350.07 FEET TO THE POINT OF BEGINNING
WHICH IS THE INITIAL POINT. SAID PARCEL CONTAINS 27.45 ACRES, MORE OR LESS.

SURVEYED FOR:

FELICIA VITEK, LYDIA SHIPLEY
& JENNY HOWLAND
1710 RANCH ROAD
REEDSPORT, OR 97467

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Troy Rambo
OREGON
JULY 14, 1998
TROY J. RAMBO
2865
RENEWAL 12-31-2024

SURVEY BY:

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

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENT THAT FELICIA VITEK, LYDIA SHIPLEY AND
JENNY HOWLAND ARE THE OWNER'S OF RECORD OF THE LAND HEREON
AND REPRESENTED ON THE ATTACHED PLAT AND HAVE CAUSED THE SAME
TO BE SURVEYED AND DIVIDED INTO PARCELS AS HEREON SHOWN IN
ACCORDANCE WITH O.R.S. CHAPTER 92.

APPROVALS:

[Signature] 12/12/2023
PLANNING DIRECTOR DATE
CITY OF REEDSPORT

[Signature] 12-14-23
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 12-18-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 18th DAY OF December, 2023 AT 9:45 AM PM

[Signature] 12/18/23
DOUGLAS COUNTY CLERK DATE



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT PROPERTY AS SHOWN.
CONTROL FOR THIS SURVEY IS BASED ON M51-30, P 2007 - 0018 & M182-52.
THE FOUND CORNERS PER SAID SURVEYS AND PARTITION WERE HELD AS SHOWN FOR
THIS PARTITION.

[Signature] 12/11/23
FELICIA VITEK DATE
[Signature] 12-11-23
LYDIA SHIPLEY DATE
[Signature] 12/11/23
JENNY HOWLAND DATE

STATE OF OREGON)
COUNTY OF DOUGLAS)

THIS IS TO CERTIFY THAT FELICIA VITEK, LYDIA SHIPLEY AND
JENNY HOWLAND PERSONALLY APPEARED BEFORE ME ON THIS
11th DAY OF December, 2023, WHO HAVE ACKNOWLEDGED THAT
THEY HAVE SIGNED THE ABOVE OWNER'S DECLARATION AS THEIR
VOLUNTARY ACT AND DEED.

[Signature]
NOTARY SIGNATURE

Kendall D Dominguez
NOTARY PUBLIC - OREGON

COMMISSION NO. 1033204

MY COMMISSION EXPIRES February 13, 2027