

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

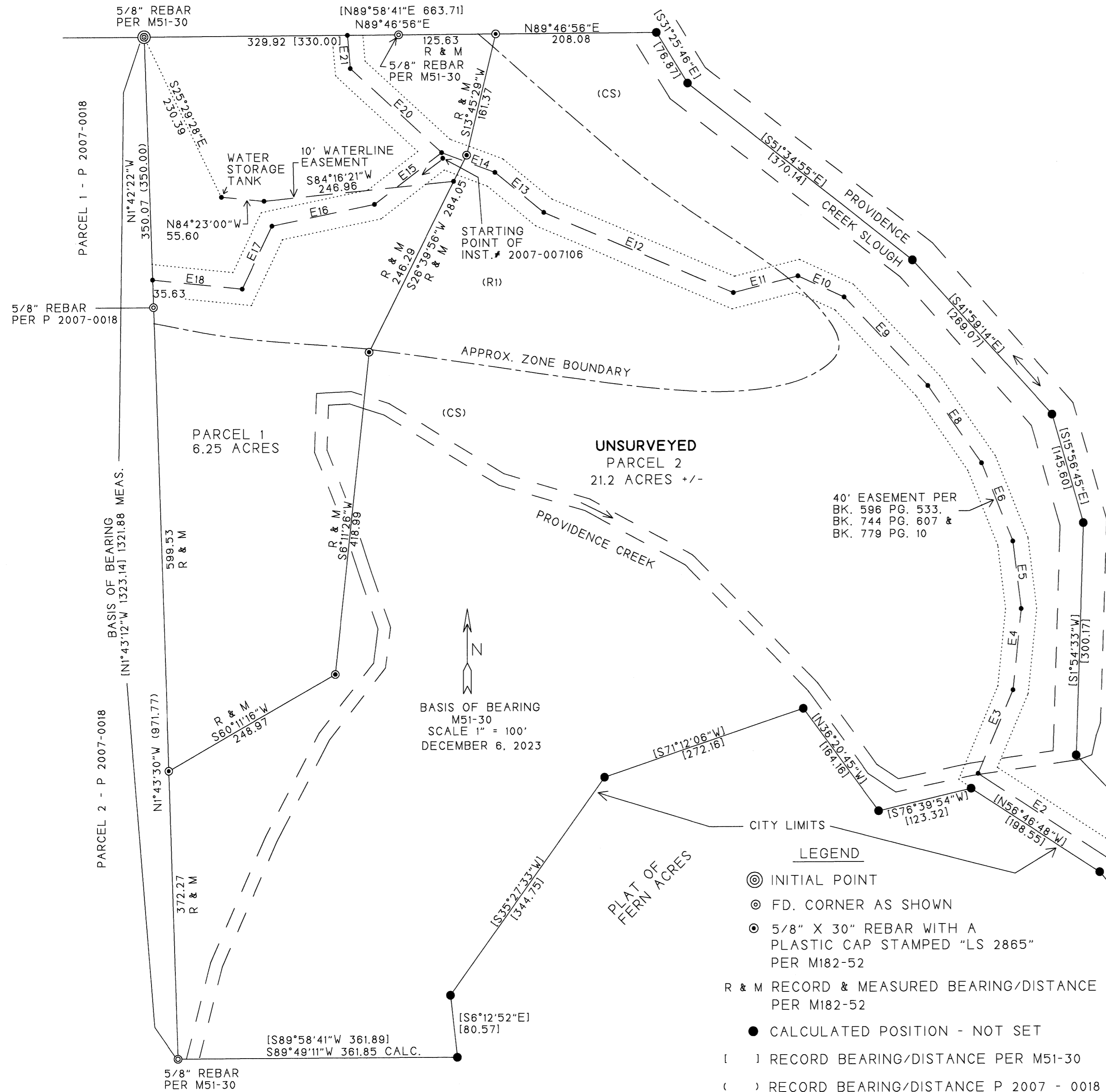
Douglas County Official Records
 Daniel J. Loomis, County Clerk 2023-013546



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

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