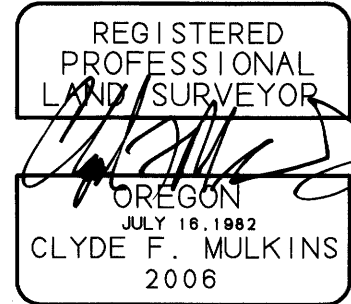


FINAL LAND PARTITION PLAT OF THE S1/2 NE1/4 NE1/4,  
SE1/4 NE1/4, SECTION 22, AND THE S1/2 NW1/4 NW1/4,  
SW1/4 NW1/4 SECTION 23, TWP 24 S, RNG 6 W, WM,  
DOUGLAS CO, OR

SHEET 1 OF 2

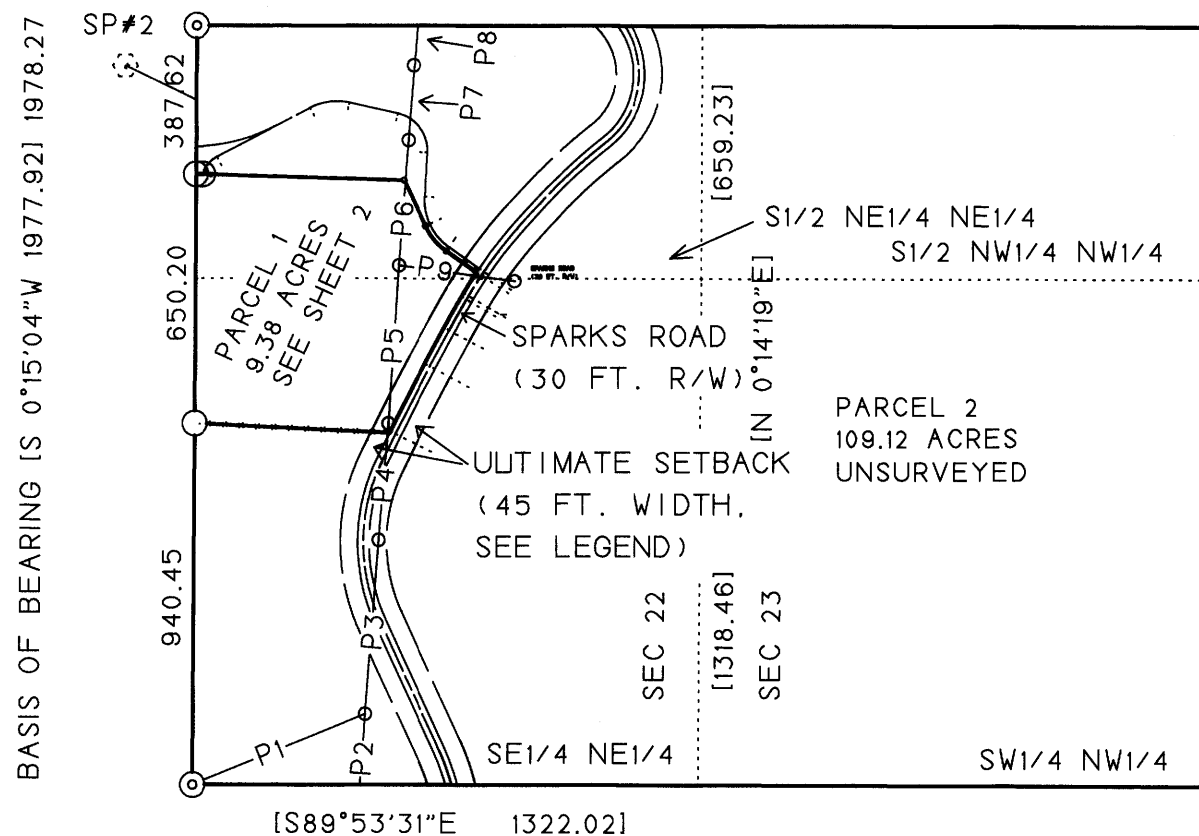
SURVEY FOR:  
AARON EUBANK &  
AUTUMN SCHULZE  
4458 SHOESTRING ROAD  
RIDDLE, OR 97469

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



RENEWAL 12/31/2026

5/8" IRON ROD & CAP  
FOUND PER M184-46A&B  
C-N-NE 1/64 COR. SEC. 22  
[S89°52'56"E 1321.59]



OVERHEAD POWER LINE TABLE

|      |                 |          |
|------|-----------------|----------|
| * P1 | N67°48'00"E     | 487.13   |
| P2   | N04°07'00"E     | 185.4+/- |
| P3   | N04°22'00"E     | 452.24   |
| P4   | N04°44'00"E     | 305.06   |
| P5   | N03°44'00"E     | 413.94   |
| P6   | N04°19'00"E     | 327.40   |
| P7   | N04°37'00"E     | 194.47   |
| P8   | N04°38'00"E     | 104.9+/- |
| P9   | S82°11'00"E     | 304.79   |
| * P1 | IS A CORNER TIE |          |

INITIAL POINT 5/8"  
IRON ROD & CAP FOUND  
PER M184-46A&B  
C-E 1/16 COR. SEC. 22

WATER: PARCEL 1 INDIVIDUAL SPRING  
PARCEL 2 INDIVIDUAL SPRING

SEWER: PARCEL 1 SUBSURFACE  
PARCEL 2 SUBSURFACE

COMP. PLAN: AGRICULTURE (AGG)

ZONING: EXCLUSIVE FARM USE-GRAZING (FG)

PLANNING FILE: NO. 24-021

BASIS OF BEARING FROM M184-46 A&B  
OREGON COORDINATE REFERENCE SYSTEM

JUNE 6, 2025

SCALE 1" = 500'

SURVEYOR'S CERTIFICATE

I, CLYDE F. MULKINS CERTIFY I HAVE CORRECTLY  
SURVEYED AND SET PROPER MONUMENTS FOR PARCEL 1  
ONLY, AND THAT THE FOLLOWING IS AN ACCURATE  
DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED.

THE S1/2 NE1/4 NE1/4, AND THE SE1/4 NE1/4,  
SECTION 22, AND THE S1/2 NW1/4 NW1/4, AND THE  
SW1/4 NW1/4, SECTION 23, ALL OF TOWNSHIP 24 SOUTH,  
RANGE 6 WEST OF THE WILLAMETTE MERIDIAN,  
DOUGLAS COUNTY, OREGON

OWNER'S DECLARATION

KNOW ALL PERSONS THAT NANCY AUSTIN, MICHAEL PAUL SCHULZE AND MOLLY SCHULZE KELLY ARE THE  
OWNERS OF THE LANDS REPRESENTED HEREON SHEETS 1 AND 2 AND THAT THEY HAVE CAUSED THE SAME  
TO BE PARTITIONED INTO TWO SEPARATE PARCELS AND DO HEREBY CREATE A 25 FOOT WIDE ACCESS  
EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON SHEETS 1 AND 2.

OWNER'S

NANCY AUSTIN  
MICHAEL PAUL SCHULZE  
MOLLY SCHULZE KELLY  
839 SPARKS ROAD  
OAKLAND, OR 97462

SEE PARTITION PLAT CONSENT AFFIDAVIT

INST. NO. 2025 - 1099  
DOUGLAS COUNTY CLERK'S OFFICE

APPROVALS

*[Signature]*  
DOUGLAS COUNTY PLANNING DIRECTOR

6/25/25  
DATE

*[Signature]*  
DOUGLAS COUNTY SURVEYOR

6-25-25  
DATE

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

*[Signature]* (Chief Deputy Tax Collector)  
DOUGLAS COUNTY TAX COLLECTOR

6/25/25  
DATE

FILED THIS 25<sup>th</sup> DAY OF June, 2025

*[Signature]*, Deputy  
DOUGLAS COUNTY CLERK



LEGEND

- [ ] RECORD MEASURE PER M184-46A&B
- ⊙ FOUND CORNER AS SHOWN PER M184-46A&B
- SET 5/8" X 30" IRON ROD W/ PLASTIC CAP MARKED "LS2006"
- \_\_\_\_\_ PARCEL 1 & 2 BOUNDARY
- CENTER LINE SPARKS ROAD, A 25 FOOT ACCESS ROAD EASEMENT FBO PARCEL 1 PER OWNERS DECLARATION, AND A 30 FOOT ROAD EASEMENT PER BOOK 1071 PAGE 68, DOUGLAS COUNTY DEED RECORDS.
- ULTIMATE SETBACK BOUNDARY WHERE NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 45 FEET FROM THE RIGHT OF WAY OF SPARKS ROAD FOR PARCELS 1 AND 2.
- OVERHEAD POWER LINE AND POLE PER BOOK 1346 PAGE 153 FBO WEST DOUGLAS ELECTRIC COOPERATIVE, INC. UNDESCRIBED.
- ..... FENCE
- FBO FOR BENEFIT OF
- SP#2 SPRING AND WATER LINE EASEMENT FBO PARCEL 2, PER BOOK 1071 PAGE 68

Douglas County Official Records 2025-007100  
Daniel J. Loomis, County Clerk  
00624426202500071000020022 NO FEE  
06/25/2025 01:02:14 PM  
PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN  
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2025-0019 A

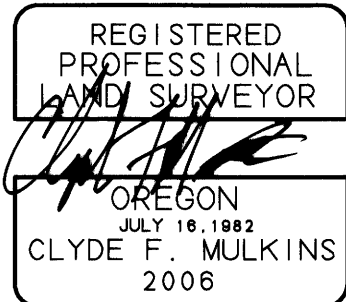
2025-0019 A

FINAL LAND PARTITION PLAT OF THE S1/2 NE1/4 NE1/4, SE1/4 NE1/4, SECTION 22, AND THE S1/2 NW1/4 NW1/4, SW1/4 NW1/4, SECTION 23, TWP 24 S, RNG 6 W, WM, DOUGLAS CO, OR

SHEET 2 OF 2

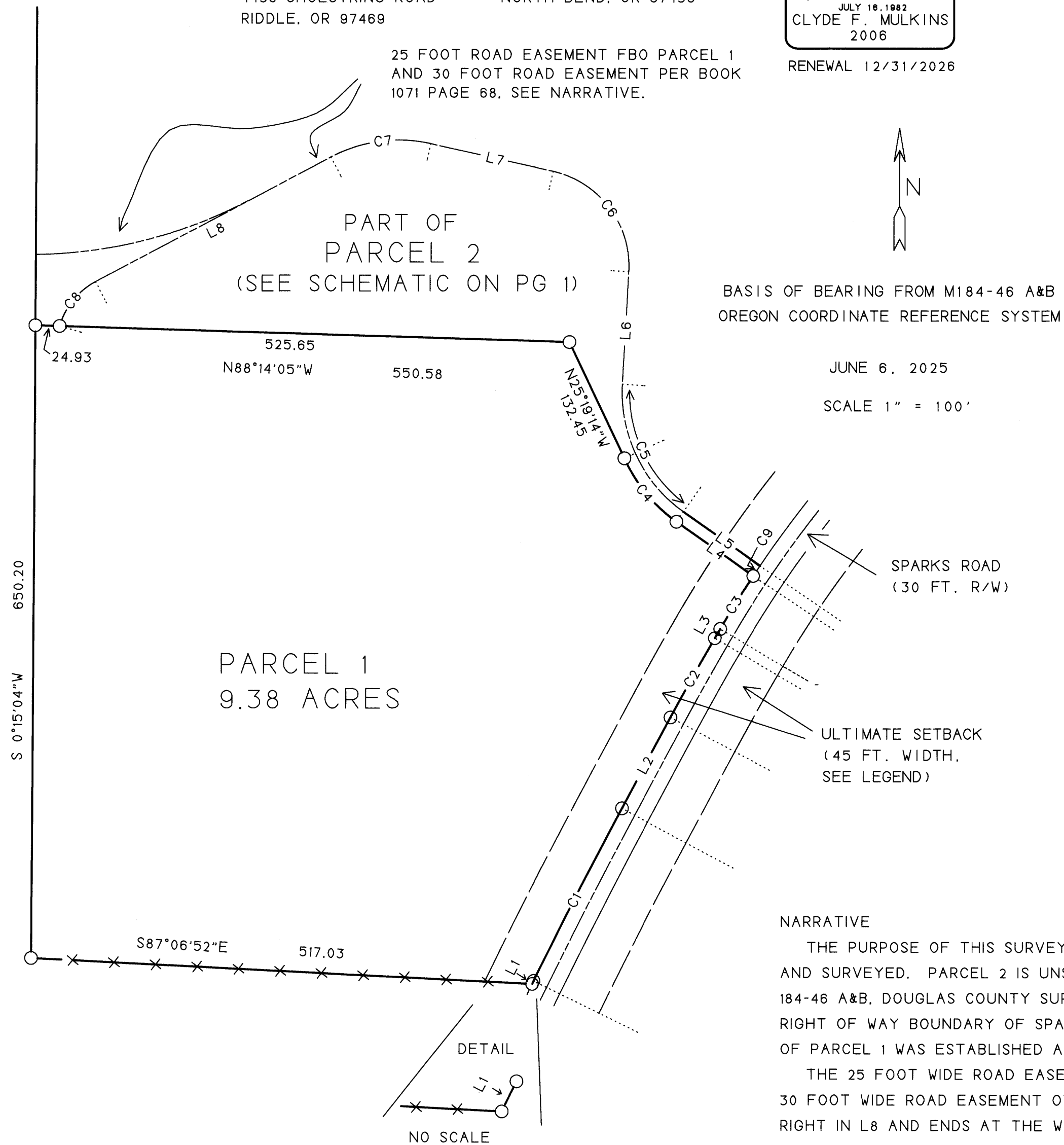
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NORTH BEND, OR 97459



RENEWAL 12/31/2026

25 FOOT ROAD EASEMENT FBO PARCEL 1 AND 30 FOOT ROAD EASEMENT PER BOOK 1071 PAGE 68, SEE NARRATIVE.



JUNE 6, 2025

SCALE 1" = 100'

SPARKS ROAD LEFT RIGHT OF WAY

| CURVE | Δ        | R       | T     | L      | C      | C BEARING   |
|-------|----------|---------|-------|--------|--------|-------------|
| C1    | 1°59'00" | 5744.58 | 99.44 | 198.85 | 198.84 | N27°02'18"E |
| C2    | 2°18'57" | 2307.01 | 46.63 | 93.25  | 93.24  | N29°11'16"E |
| C3    | 3°09'23" | 1161.28 | 32.00 | 63.97  | 63.97  | N31°55'27"E |

LINE TABLE

| LINE | BEARING     | DIST   | LINE | BEARING     | DIST   |
|------|-------------|--------|------|-------------|--------|
| L1   | N26°02'48"E | 3.42   | L5   | N54°51'03"W | 96.48  |
| L2   | N28°01'48"E | 106.23 | L6   | N03°09'21"E | 115.45 |
| L3   | N30°20'45"E | 10.83  | L7   | N77°18'16"E | 129.02 |
| L4   | N54°51'03"W | 96.77  | L8   | S62°08'45"W | 274.25 |

ROAD EASEMENT OVER PARCEL 2 FBO PARCEL 1

| CURVE | Δ         | R       | T     | L      | C      | C BEARING   |
|-------|-----------|---------|-------|--------|--------|-------------|
| C4    | 30°05'53" | 162.50  | 43.69 | 85.36  | 84.38  | N39°48'06"W |
| C5    | 58°00'24" | 150.00  | 83.16 | 151.86 | 145.46 | N25°50'51"W |
| C6    | 80°27'37" | 100.00  | 84.60 | 140.43 | 129.17 | N37°04'28"W |
| C7    | 40°32'59" | 150.00  | 55.41 | 106.16 | 103.96 | N82°25'14"W |
| C8    | 45°49'12" | 75.00   | 31.70 | 59.98  | 58.39  | S39°14'09"W |
| C9    | 0°37'01"  | 1161.28 | 6.25  | 12.50  | 12.50  | N33°48'38"E |

LEGEND

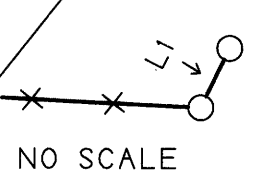
- SET 5/8" X 30" IRON ROD W/ PLASTIC CAP MARKED "LS2006"
- PARCEL 1 & 2 BOUNDARY
- CENTER LINE SPARKS ROAD, A 25 FOOT ACCESS ROAD EASEMENT FBO PARCEL 1 PER OWNERS DECLARATION, AND A 30 FOOT ROAD EASEMENT PER BOOK 1071 PAGE 68, DOUGLAS COUNTY DEED RECORDS.
- ULTIMATE SETBACK BOUNDARY WHERE NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 45 FEET FROM THE RIGHT OF WAY OF SPARKS ROAD FOR PARCELS 1 AND 2.
- FENCE
- FOR BENEFIT OF

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SHOWN PROPERTY PER PLANNING FILE NO. 24-021. PARCEL 1 IS UNDER 10 ACRES AND SURVEYED. PARCEL 2 IS UNSURVEYED. THE WEST BOUNDARY OF PARCEL 1 WAS ESTABLISHED BETWEEN MONUMENTS SET PER MAP 184-46 A&B, DOUGLAS COUNTY SURVEY RECORDS. THE SOUTH BOUNDARY FALLS ALONG A FENCE. THE EAST BOUNDARY IS THE WESTERLY RIGHT OF WAY BOUNDARY OF SPARKS ROAD. SAID ROAD WAS MEASURED USING THE CONSTRUCTED CENTERLINE. THE NORTH BOUNDARY OF PARCEL 1 WAS ESTABLISHED AS DIRECTED BY OWNERS.

THE 25 FOOT WIDE ROAD EASEMENT OVER PARCEL 2 FBO OF PARCEL 1 FOLLOWS THE PATH L5, C5, L6, C6, L7, C7, L8, AND C8. THE 30 FOOT WIDE ROAD EASEMENT OVER PARCELS 1 AND 2 PER BOOK 1071 PAGE 68 FOLLOWS THE SAME PATH EXCEPT IT DIVERTS TO THE RIGHT IN L8 AND ENDS AT THE WEST BOUNDARY OF PARCEL 2.

DETAIL



NO SCALE