

Ed's Farm

A SUBDIVISION

OF PARCEL 2 OF LAND PARTITION 2000-0006
 IN THE NW 1/4 SECTION 27, TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M.

ACKNOWLEDGMENT:

STATE OF OREGON }
 COUNTY OF DOUGLAS } SS

PERSONALLY APPEARED BEFORE ME ON THIS 22nd DAY OF February, 2006, IN SAID STATE AND COUNTY, PAUL KNEELAND WHO ACKNOWLEDGED THE ANNEXED INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



Carolyn D Shields NOTARY PUBLIC

DECLARATION AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS PAUL KNEELAND, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREIN BY THE NAME OF "ED'S FARM", AND DOES HEREBY DEDICATE WOODY COURT, THE NORTHERLY 7 FEET OF PARCEL 2 OF LAND PARTITION 2000-0006, AND THE PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN ON THE ANNEXED PLAT, TO THE PUBLIC FOREVER.

Paul Kneeland 2-22-06
 PAUL KNEELAND DATE

PACIFICORP SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE ITS ELECTRIC UTILITIES AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF PACIFICORP.

SURVEY NARRATIVE:

BOUNDARY CONTROL: THE BOUNDARY IS BASED ON LAND PARTITION 2000-0006
 SURVEY, CALCULATIONS AND DRAFTING: WILLIAM J. RUPPERT
 INSTRUMENT: NIKON DTM 430

APPROVALS:

Pat Jones 3/1/06
 MYRTLE CREEK PLANNING COMMISSION DATE

John J. Kelly Mayor 3/21/06
 MYRTLE CREEK CITY COUNCIL DATE

Ann V. Cuthbert 03-21-06
 MYRTLE CREEK CITY ADMINISTRATOR-RECORDER DATE

Randy Wilson 3-22-06
 DOUGLAS COUNTY SURVEYOR DATE

William J. Ruppert 3-27-06
 DOUGLAS COUNTY ASSESSOR DATE

Donna K. Stiles 3-27-06
 DOUGLAS COUNTY COMMISSIONER DATE

Barbara E. Nielsen 3-22-06
 DOUGLAS COUNTY COMMISSIONER DATE

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

Sandra K. Cooney 3/27/06
 DOUGLAS COUNTY TAX COLLECTOR DATE

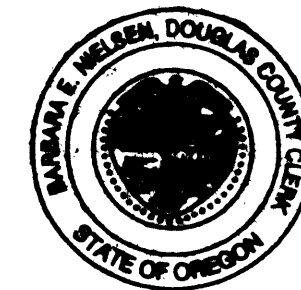
SURVEYOR'S CERTIFICATE:

I, WILLIAM J. RUPPERT, SAY THAT THE LAND DEPICTED ON THE ACCOMPANYING SUBDIVISION MAP HAS BEEN SURVEYED AND MARKED WITH THE PROPER MONUMENTS, AND THAT THE DESCRIPTION OF THE LAND DEPICTED ON THE ACCOMPANYING "ED'S FARM" SUBDIVISION IS AS FOLLOWS:

PARCEL 2 OF LAND PARTITION 2000-0006 LOCATED IN SECTION 27, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

William J. Ruppert
 WILLIAM J. RUPPERT

2006-008006
 FILED THIS 29th DAY OF MARCH 2006, AT 8:58 A.M.
 BARBARA E. NIELSEN William J. Ruppert 3-29-06
 DOUGLAS COUNTY CLERK By: DEPUTY DATE



OWNER: PAUL KNEELAND 170 FIR STREET MYRTLE CREEK, OR 97457	
REGISTERED OREGON LAND SURVEYOR <u>William J. Ruppert</u> JULY 12, 1968 WILLIAM J. RUPPERT 866 MY REGISTRATION EXPIRES 12/31/2006	Surveyed by: WILLIAM J. RUPPERT P.O. BOX 1564 MYRTLE CREEK, OR 97457 SCALE 1"=50' JANUARY 2006 SHEET 1 OF 2

Ed's Farm

A SUBDIVISION

OF PARCEL 2 OF LAND PARTITION 2000-0006
IN THE NW 1/4 SECTION 27, TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M.

REFER TO THE CITY OF MYRTLE CREEK FOR DEVELOPMENT STANDARDS, CONDITIONS, AND ELEVATION CERTIFICATES. CITY FILE, SUB-04-1

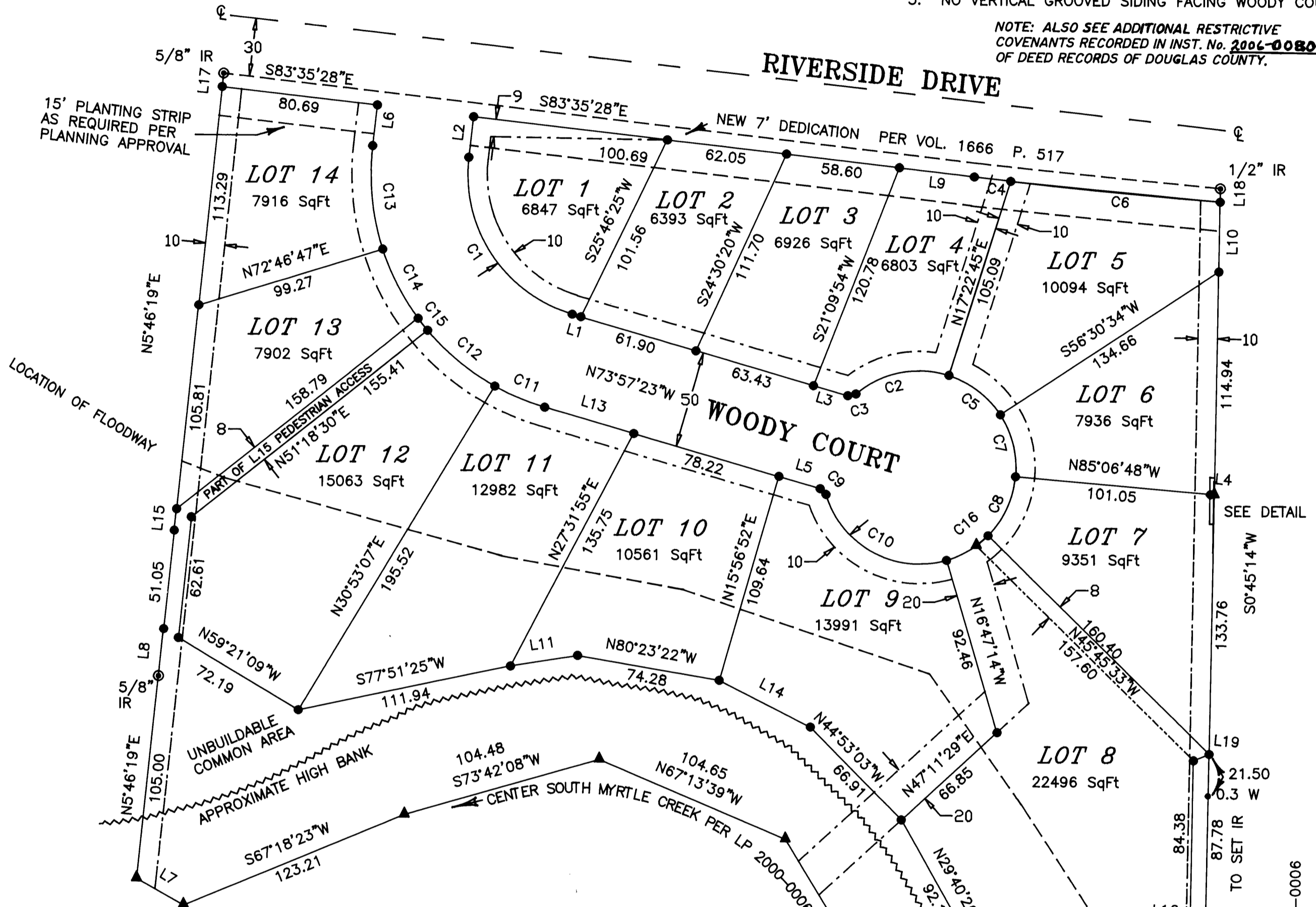
THE OWNERS OF LOTS 1 TO 14 SHALL EACH BE DEEDED AN UNDIVIDED 1/14 INTEREST OF LOT 15.

LOTS SUBJECT TO IRREVOCABLE PETITION FOR IMPROVEMENTS PER INSTRUMENT NO. 2006-002881.

RESTRICTIVE COVENANTS

1. THE LIVING AREA OF ALL HOUSES SHALL BE A MINIMUM OF 1500 SQUARE FEET.
2. NO MANUFACTURED HOUSES ARE TO BE PLACED.
3. NO VERTICAL GROOVED SIDING FACING WOODY COURT.

NOTE: ALSO SEE ADDITIONAL RESTRICTIVE COVENANTS RECORDED IN INST. No. 2006-008005 OF DEED RECORDS OF DOUGLAS COUNTY.



LEGEND:

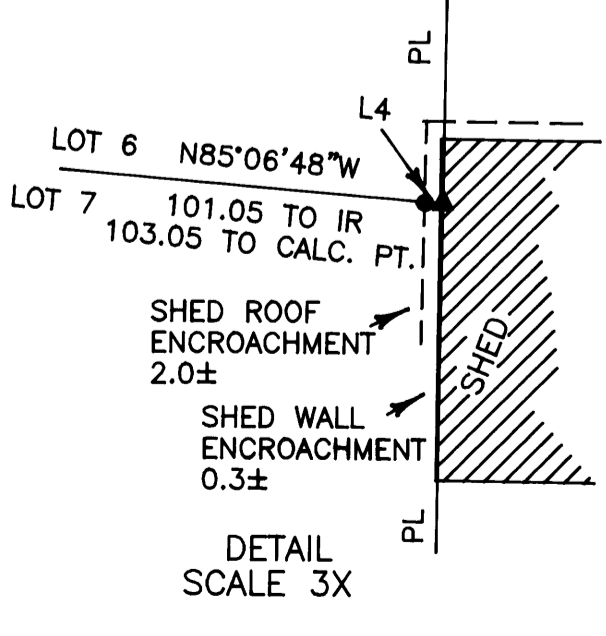
- SET 5/8"X30" IRON ROD
- 1.5" PLASTIC CAP MARKED LS 866
- ⊙ FOUND PER LP 2000-0006
- ▲ COMPUTED POINT
- FOUND 5/8" IRON ROD

NEW EASEMENTS

- FOR THE BENEFIT OF ALL LOTS PEDESTRIAN ACCESS EASEMENT WIDTH AS SHOWN
- PUBLIC UTILITY EASEMENT WIDTH AS SHOWN
- FOR THE BENEFIT OF LOTS AS SHOWN DRAINAGE EASEMENT WIDTH AS SHOWN

CURVE	CD. BEARING	CD. DIST	RADIUS	ARC
C1	N33°46'26"W	96.78	75.00	105.20
C2	S78°05'50"W	48.91	50.00	51.11
C3	S77°25'44"W	4.31	4.50	4.49
C4	S83°46'41"E	18.93	2901.79	18.93
C5	N53°03'21"W	33.49	50.00	34.15
C6	S84°38'45"E	108.63	2901.79	108.64
C7	N14°18'11"W	32.87	50.00	33.49
C8	N24°33'55"E	33.67	50.00	34.34
C9	S45°20'35"E	4.31	4.50	4.49
C10	S61°45'57"E	70.76	50.00	78.61
C11	S67°33'38"E	27.85	125.00	27.91
C12	S50°47'38"E	45.01	125.00	45.25
C13	S5°59'07"E	53.65	125.00	54.07
C14	S27°33'39"E	39.93	125.00	40.10
C15	S38°35'28"E	8.00	125.00	8.00
C16	N58°42'35"E	25.00	50.00	25.27

LINE	BEARING	HORIZ DIST
L1	N73°57'23"W	4.63
L2	N6°24'32"E	21.10
L3	N73°57'23"W	18.41
L4	N85°06'48"W	2.00
L5	S73°57'23"E	22.21
L6	S6°24'32"W	21.10
L7	N60°30'09"W	27.87
L8	N5°46'19"E	24.34
L9	S83°35'28"E	38.96
L10	S0°45'14"W	35.98
L11	S80°34'45"W	35.03
L12	N31°21'43"W	48.02
L13	S73°57'23"E	47.94
L14	N63°20'14"W	52.95
L15	N5°46'19"E	11.21
L16	N89°33'32"W	17.00
L17	S5°46'19"W	7.00
L18	S0°45'14"W	7.01
L19	S67°29'47"W	8.71



OWNER:
PAUL KNEELAND
170 FIR STREET
MYRTLE CREEK, OR 97457

REGISTERED OREGON LAND SURVEYOR
William J. Ruppert
JULY 12, 1968
WILLIAM J. RUPPERT
866
MY REGISTRATION EXPIRES 12/31/2006

Surveyed by:
WILLIAM J. RUPPERT
P.O. BOX 1564
MYRTLE CREEK, OR 97457
SCALE 1"=50'
JANUARY 2006
SHEET 2 OF 2