LAND PARTITION

NE 1/4 OF SEC. 23, & SE 1/4 OF SEC. 14, T30S, R6W, W.M.
CITY OF RIDDLE

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2007-011894
NO FEE
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05/24/2007 08:41:35 AM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
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2007-0069

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY SHOWN ON MAP 150-61 AND DESCRIBED IN DEED 2002-08055, DOUGLAS COUNTY DEED RECORDS, INTO THREE PARCELS AS SHOWN. MONUMENTS FOUND PER COPPER PENNY SUBDIVISION, VOLUME 16, PAGE 17, AND COUNTY ROAD MAP 01560209, CONTROLLED THIS SURVEY.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

SURVEYOR'S CERTIFICATE:

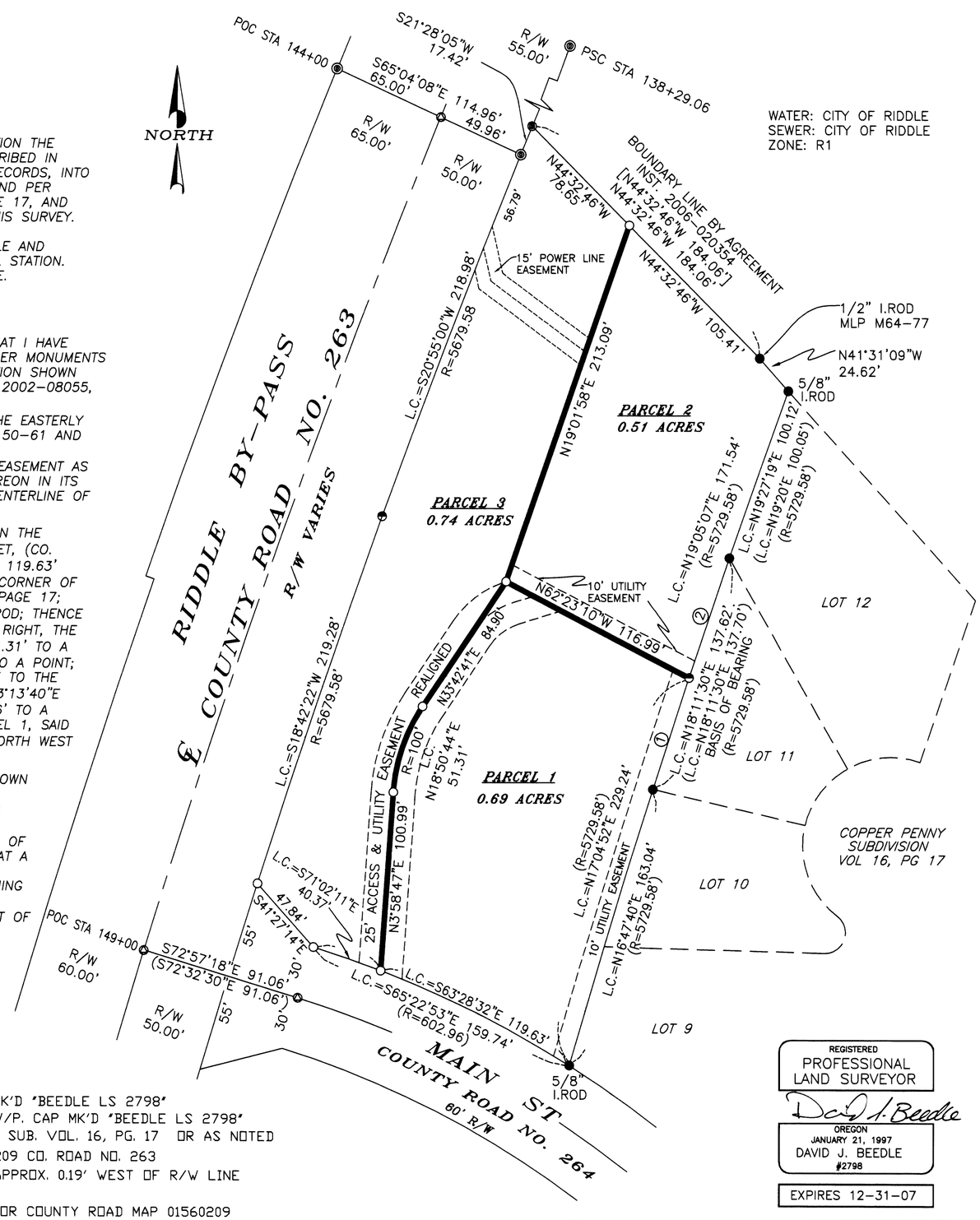
I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE LAND PARTITION SHOWN HEREON AND DESCRIBED IN DEED INSTRUMENT 2002-08055, DOUGLAS COUNTY DEED RECORDS.

SUBJECT TO A 10' UTILITY EASEMENT ALONG THE EASTERLY BOUNDARY OF PARCEL 1, CREATED ON MAP M150-61 AND SHOWN HEREON.

ALSO SUBJECT TO A 25' ACCESS AND UTILITY EASEMENT AS DESCRIBED ON MAP M150-61 AND SHOWN HEREON IN ITS ENTIRETY AS CORRECTED IN ALIGNMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH LIES ON THE NORTH EASTERLY RIGHT OF WAY OF MAIN STREET, (CO. ROAD NO. 264), SAID ROD BEARS N63°28'32"W 119.63' FROM A 5/8" IRON ROD AT THE SOUTH WEST CORNER OF LOT 9, COPPER PENNY SUBDIVISION, VOL. 16, PAGE 17; THENCE N3°58'47"E 100.99' TO A 5/8" IRON ROD; THENCE 51.89' AROUND A 100' RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N18°50'44"E 51.31' TO A 5/8" IRON ROD; THENCE N33°42'41"E 49.64' TO A POINT; THENCE 29.63' AROUND A 43.5' RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N53°13'40"E 29.06' TO A POINT; THENCE N72°44'39"E 12.56' TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 1, SAID POINT BEARS S62°23'10"E 17.72' FROM THE NORTH WEST CORNER THEREOF.

TOGETHER WITH THE FOLLOWING EASEMENTS SHOWN HEREON AND DESCRIBED AS FOLLOWS:
A 10' UTILITY EASEMENT ALONG THE SOUTHERN BOUNDARY OF PARCEL 2.
A 15' POWER LINE EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE EASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 263, SAID POINT OF BEGINNING BEARS S21°44'06"W 56.79' FROM A 3/4" IRON ROD AT CO. ROAD STA. 144+00 ON SAID RIGHT OF WAY; THENCE S12°37'53"E 19.16' TO A POINT; THENCE S53°16'07"E 66.97' TO THE WESTERLY BOUNDARY OF PARCEL 2.



LEGEND

- ○ SET 5/8" x 30" IRON ROD W/P. CAP MK'D "BEEDLE LS 2798"
- ◓ FOUND 5/8" IRON ROD PER M150-61 W/P. CAP MK'D "BEEDLE LS 2798"
- ● FD. 1/2" IRON ROD PER COPPER PENNY SUB. VOL. 16, PG. 17 OR AS NOTED
- ◉ FOUND 3/4" IRON ROD PER MAP 01560209 CO. ROAD NO. 263
- ◉ FOUND 3/4" IRON PIPE, BENT, LYING APPROX. 0.19' WEST OF R/W LINE
- ⊗ CALCULATED POSITION
- ( ) RECORD PLAT DATA, VOL. 16, PG. 17, OR COUNTY ROAD MAP 01560209
- [ ] RECORD DATA AS SHOWN
- ① L.C.= N17°47'15"E 66.20', R=5729.58'
- ② L.C.= N18°33'59"E 71.42', R=5729.58'

REGISTERED PROFESSIONAL LAND SURVEYOR
David J. Beedle
OREGON JANUARY 21, 1997 DAVID J. BEEDLE #2798
EXPIRES 12-31-07

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LAVONNE G. AVIS AND DANIEL H. DICK ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

LaVonne G. Avis
LAVONNE G. AVIS

Daniel H. Dick
DANIEL H. DICK

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF MAY, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LAVONNE G. AVIS AND DANIEL H. DICK, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Nancy A. Winchell
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
NANCY A WINCHELL
NOTARY PUBLIC-OREGON
COMMISSION NO 397654
MY COMMISSION EXPIRES OCT. 20, 2009

Blake T. Kim — 5-14-07
RIDDLE PLANNING COMMISSION CHAIR — DATE

Darlene Weakley — 5-14-07
RIDDLE PLANNING COMMISSION SECRETARY — DATE

Randy Smith — 5-21-07
DOUGLAS COUNTY SURVEYOR DEPUTY — DATE

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

Sandra K. Cornell — 5/23/07
DOUGLAS COUNTY TAX COLLECTOR — DATE

BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK G. Reardon, Deputy 2007-011894
FILED THIS 24 DAY OF May, 2007, 8:41 O'CLOCK AM/PM

COUNTY CLERK DOUGLAS COUNTY STATE OF OREGON

DAVID J. BEEDLE PROFESSIONAL LAND SURVEYING, LLC
TEL 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469

SCALE: 1"=50'
DATE: 5-2-07

SURVEYED FOR: LAVONNE AVIS
DANIEL DICK
PO BOX 752
RIDDLE, OR 97469

2007-0069