

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2007-017191
 NO FEE
 08/08/2007 02:23:06 PM
 PLAT-PAR Cnt=1 Stn=3 MARRIAGECOUNTER
 This is a no fee document

LAND PARTITION

NW 1/4 SEC. 24, T28S, R6W, W.M.
 DOUGLAS COUNTY

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY DESCRIBED IN DEED INSTRUMENT 2005-24393, DOUGLAS COUNTY DEED RECORDS, INTO THE TWO PARCELS AS SHOWN.

MONUMENTS FOUND PER THOMPSON'S SUBDIVISION, VOLUME 13, PAGE 4, AND SHEET 4 OF GLENGARY LOOP ROAD NO. 121, DOUGLAS COUNTY RECORDS, CONTROLLED THIS SURVEY. THE SUBJECT PROPERTY RUNS ALONG THE WESTERLY RIGHT OF WAY OF SMALLER STREET (NUGGET STREET), WHICH WAS USED AS A BASIS TO ESTABLISH SUBJECT PROPERTY BOUNDARIES PER DEED RECORD. COUNTY ROAD NO. 121 WAS REALIGNED IN 1975 AND OVERLAPS THE NORTHERN BOUNDARY OF SUBJECT PROPERTY AS DESCRIBED BY DEED. THE DEED EXCEPTS ALL THAT PORTION OF PROPERTY LYING WITHIN THE LIMITS OF CO. ROAD NO. 121, THEREFORE MONUMENTS WERE SET ALONG THE SOUTHERLY RIGHT OF WAY AT THE INTERSECTING POINTS OF OVERLAP.

THE SOUTHERLY FENCE LINE DOES NOT CORRESPOND WITH THE DEED LINE AS SHOWN.

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

SURVEYOR'S CERTIFICATE:

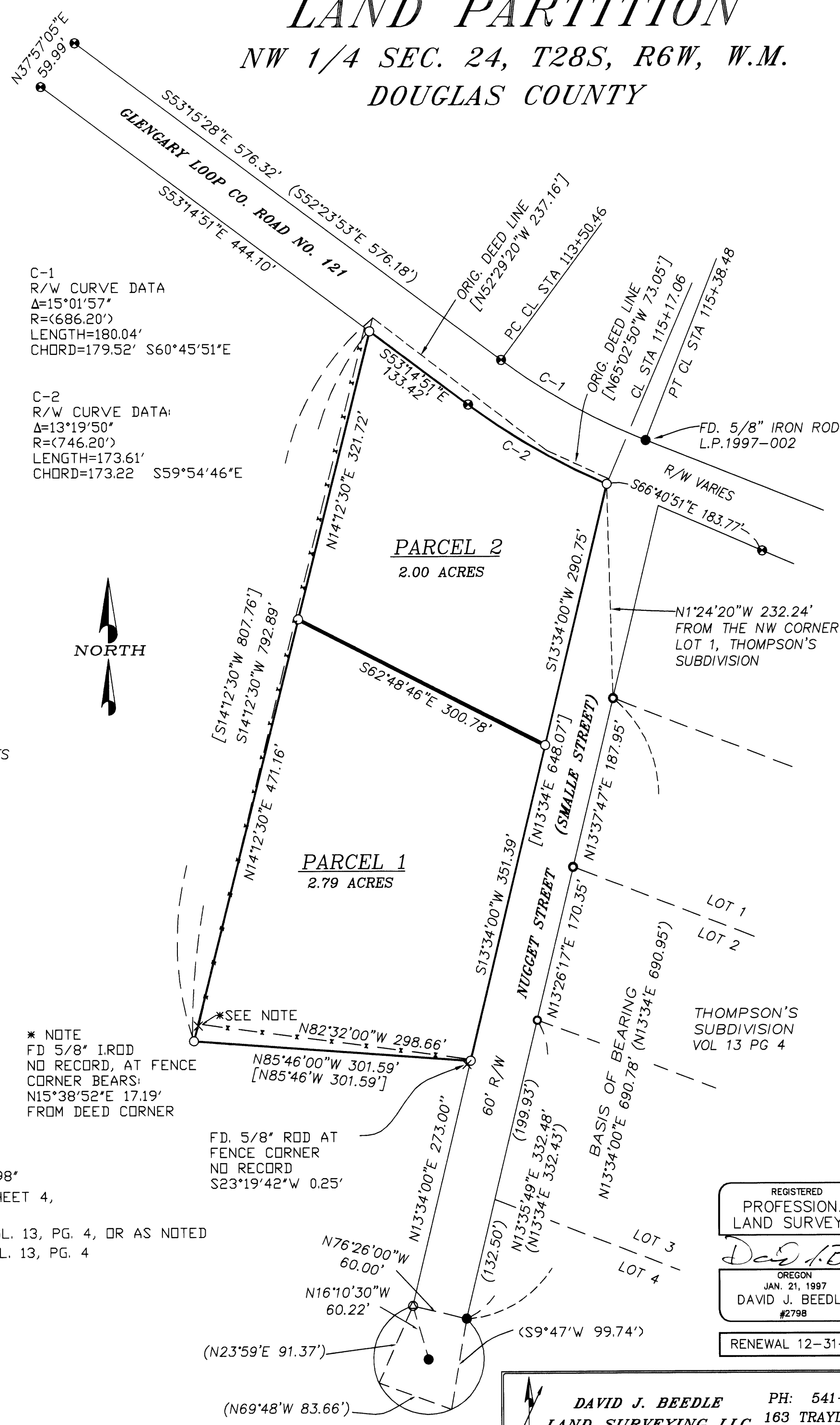
I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE LAND PARTITION SHOWN HEREON AND DESCRIBED IN DEED INSTRUMENT 2005-24393, DOUGLAS COUNTY DEED RECORDS, SUBJECT TO THE FOLLOWING RECORDED EASEMENTS:

- 1) RIGHT OF WAY TO PACIFIC TELEPHONE & TELEGRAPH CO. BOOK 136. PAGES 606 & 607.
- 2) RIGHT OF WAY TO CALIFORNIA OREGON POWER CO. BOOK 230, INST. NO. 173301.
- 3) RIGHT OF WAY TO PACIFIC POWER & LIGHT CO. BOOK 336, PAGE 118, INST. NO. 341164.

DOUGLAS COUNTY PLAN FILE NO. 05-311
 WATER: ROBERTS CREEK WATER DISTRICT
 SANITARY SEWER: SEPTIC SYSTEM EACH PARCEL
 ZONING: RR
 DESIGNATION: RC2

LEGEND

- SET 5/8"X30" IRON ROD W/PC MARKED *BEEDLE LS #2798*
- FOUND 5/8" IRON ROD ALONG R/W, CO. ROAD NO. 121, SHEET 4, MAP NO. 00000055
- FOUND 5/8" IRON ROD PER THOMPSON'S SUBDIVISION VOL. 13, PG. 4, OR AS NOTED
- FOUND 3/4" O.D. PIPE PER THOMPSON'S SUBDIVISION VOL. 13, PG. 4
- × FOUND 5/8" IRON ROD - NO RECORD
- ⊙ CALCULATED POSITION
- () RECORD MAP DATA
- [] RECORD DEED DATA, INST. 2005-24393
- x - EXISTING FENCE LINE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KATHLEEN M. LANE IS THE OWNER 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, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

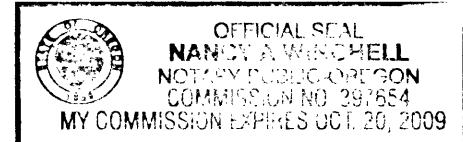
Kathleen M. Lane
 KATHLEEN M. LANE

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8 DAY OF August, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KATHLEEN M. LANE, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Nancy A. Winchell
 NOTARY PUBLIC, STATE OF OREGON



Randy Wan
 DOUGLAS COUNTY SURVEYOR

8-06-07
 DATE

Cheryl A. Goodhue Sr. P.L.C.
 DOUGLAS COUNTY PLANNING DIRECTOR

8/02/07
 DATE

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

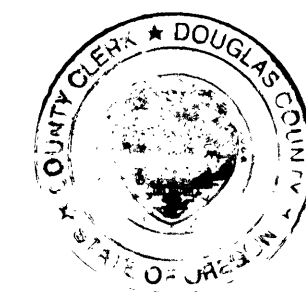
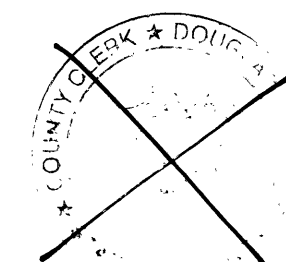
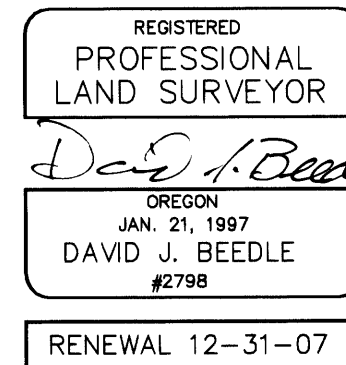
Sandra L. Cooree
 DOUGLAS COUNTY TAX COLLECTOR

8/8/07
 DATE

FILED THIS 8th DAY OF August, 2007, 2:23 O'CLOCK AM (PM)

BARBARA E. NIELSEN
 DOUGLAS COUNTY CLERK

By Heidi Johnston
 Deputy



DAVID J. BEEDLE
 LAND SURVEYING LLC
 PH: 541-874-3258
 163 TRAYLOR ROAD
 RIDDLER, OREGON 97469

SCALE: 1"=100'
 DATE: JULY 12, 2007

SURVEYED FOR:
 KATHLEEN M. LANE
 PO BOX 491
 ROSEBURG, OR 97470

2007-0104

2007-0104