

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2010-008806
NO FEE
0027251520100088060020020
05/27/2010 11:27:55 AM
PLAT-PAR Cnt=1 Stn=3 MARRIAGECOUNTER
This is a no fee document

LAND PARTITION

LOCATED in Section 31, T. 28 S., R. 7 W., W.M.
and in Sections 5 and 6, T. 29 S., R. 7 W., W.M. in
Douglas County, Oregon.

May 5, 2010

SURVEYED FOR: NICHOLS BROS. INC.
700 OLD BROCKWAY RD.
WINSTON, OREGON 97496

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DAVID A. EDWARDS
RENEWS 12/31/11

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541)459-0512

APPROVALS

Keith L. Cubic 5/20/10
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Paul J. ... 5-20-10
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 27 DAY OF May

2010, AT 11:27 O'CLOCK A.M.

Barbara E. Nielsen, C.C.

Barbara E. Nielsen, C.C.

DOUGLAS COUNTY CLERK

Ana L. ... Deputy

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

Jessie ... 5/27/10
DOUGLAS COUNTY TAX COLLECTOR DATE



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT NICHOLS BROS., INC. IS THE OWNER OF THE
LANDS REPRESENTED HEREON ON SHEET TWO AND THAT IT HAS CAUSED THE SAME TO BE
PARTITIONED INTO PARCELS AND EASEMENTS AS SHOWN ON SAID SHEET TWO.

Marvin Papst
MARVIN PAPT, PRESIDENT

Richard Nichols
RICHARD NICHOLS, SECRETARY

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE NOT ACCURATELY SURVEYED NOR MARKED WITH
PROPER MONUMENTS, EXCEPT AS SHOWN ON SHEET TWO OF THIS LAND PARTITION, THE LANDS
REPRESENTED ON SAID SHEET TWO, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF
THE LANDS BEING PARTITIONED:

THE NW 1/4 OF THE NW 1/4 OF SECTION 5, T. 29 S., R. 7 W., W.M. IN DOUGLAS COUNTY, OREGON; AND
THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 80-10281, OFFICIAL RECORDS FOR SAID
COUNTY AND STATE; AND THAT PORTION OF PARCEL V OF INSTRUMENT NUMBER 322621, DEED
RECORDS FOR SAID COUNTY AND STATE, WHICH LIES EASTERLY OF OREGON STATE
HIGHWAY NUMBER 42; AND THE NE 1/4 OF THE NE 1/4 OF SECTION 6, SAID T. 29 S., R. 7 W., W.M.,
GOVERNMENT LOTS 1 AND 3 IN SAID SECTION 6, THAT PORTION OF GOVERNMENT LOT 2 IN SAID SECTION 6
WHICH IS DESCRIBED IN VOLUME 71, PAGE 522, SAID DEED RECORDS, THAT PORTION OF GOVERNMENT
LOT 4 IN SAID SECTION 6 LYING WEST OF COUNTY ROAD NUMBER 14; AND THAT PORTION OF
DONATION LAND CLAIM NUMBER 37 IN SAID T.29 S., R. 7 W., W.M. WHICH LIES SOUTHEASTERLY OF
STATE HIGHWAY NUMBER 42.

LESS AND EXCEPT:

ANY PORTION OF THE FOREGOING LYING WITHIN COUNTY OR PUBLIC RIGHTS OF WAY OR WITHIN THE
BOUNDARIES OF ANY OF THE TRACTS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS OF DOUGLAS
COUNTY, OREGON: DOC. NO. 72-9726; DOC. NO. 72-10465; DOC. NO. 85-14307; DOC. NO. 84-1506;
DOC. NO. 87-3189; DOC. NO. 2002-17345 OR DOC. NO. 2003-22830. AND FURTHER EXCEPTING ANY
PORTION OF ABOVE SAID TRACT DESCRIBED AS PARCEL V IN INSTRUMENT NUMBER 322621 WHICH
LIES NORTHWESTERLY OF THE CENTER OF TENMILE CREEK.

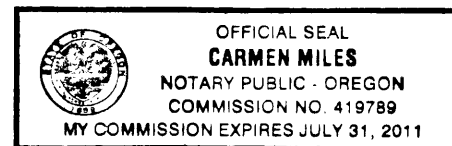
David A. Edwards
DAVID A. EDWARDS-P.L.S. 2339

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

PERSONALLY APPEARED BEFORE ME THIS May 20 DAY OF MAY, 2010, RICHARD NICHOLS AS
SECRETARY AND MARVIN PAPT AS PRESIDENT AND EACH DID ACKNOWLEDGE THE FOREGOING
INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF NICHOLS BROS., INC.

Carmen Miles
NOTARY PUBLIC FOR OREGON



WATER: SPRING AND WATERLINE EASEMENT

SEWER: SUBSURFACE

COMP. PLAN: AGG AND FFT

ZONING: FF AND FG

PLANNING FILE: 09-M089

2010-0019 A

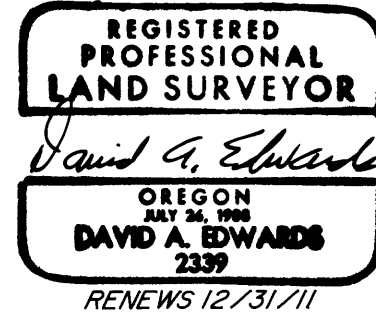
2010-0019 A

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LEGEND

- ⊙ INDICATES COUNTY SURVEYOR BRASS CAP FOUND AT "AP 6" OF D.L.C. NO. 37.
- INDICATES 3/4" DIAM. IRON ROD FOUND PER M 6-II.
- △ INDICATES CENTER OF SPRING AND THE CENTER OF A 20' RADIUS SPRING EASEMENT WHICH BEARS S.18°51'24"W., 880.63' FROM SAID "AP 6" OF D.L.C. NO. 37.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- () DENOTES RECORD DATA PER M 45-77.

SCALE: 1" = 500'

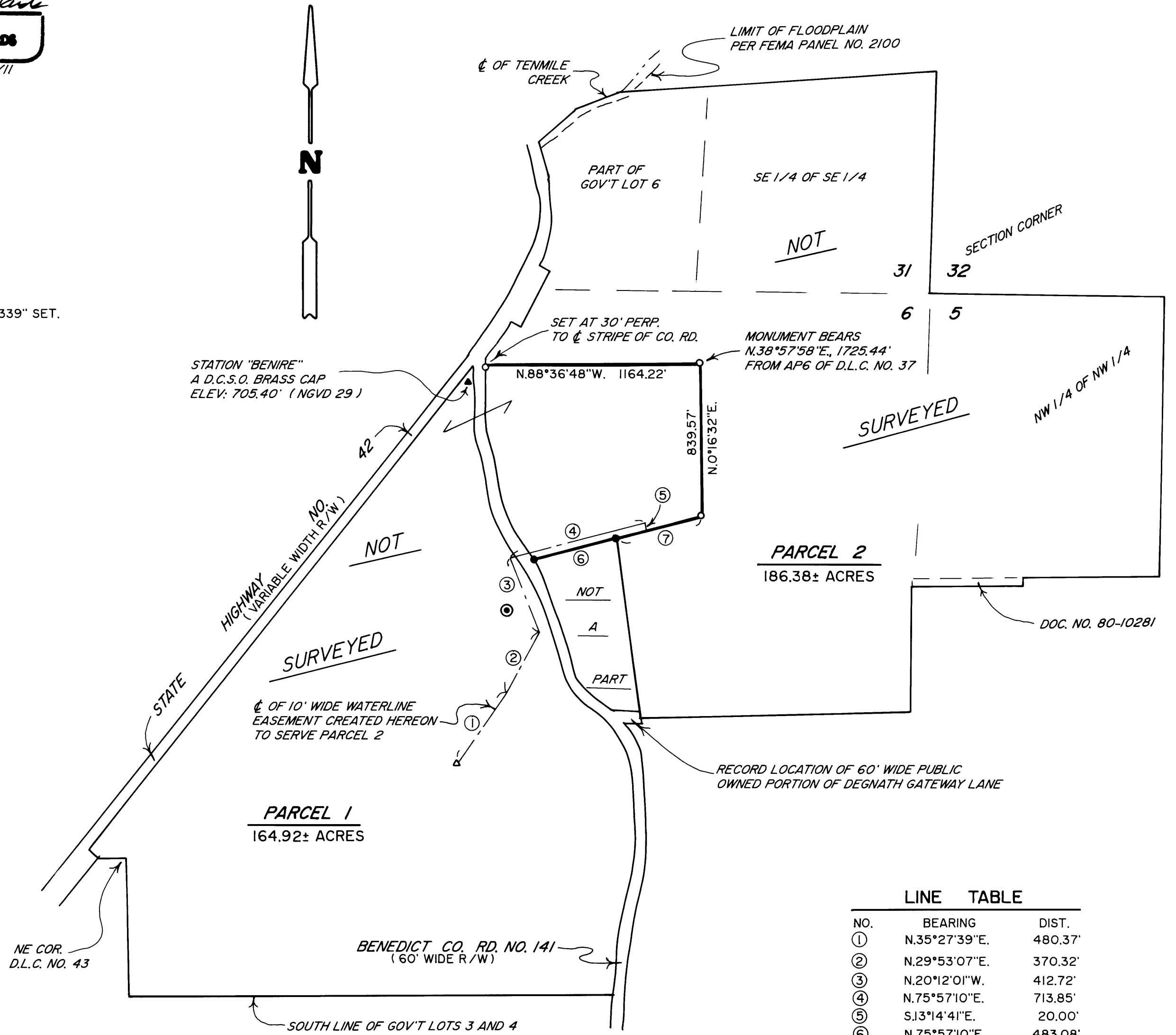
BASIS OF BEARINGS: M 45-77 BETWEEN FOUND IRON RODS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT ONLY THAT PORTION OF THE NEWLY CREATED PARCEL BOUNDARY SHOWN HEREON AS A BOLD LINE, TO LOCATE THE SPRING AND WATERLINE EASEMENTS AS SHOWN AND TO SHOW THE PARTITIONING OF THE NICHOLS TRACT INTO TWO SEPARATE PARCELS. NO OTHER BOUNDARIES WERE SURVEYED. THE ACREAGE SHOW FOR PARCEL 2 AND FOR THAT PORTION OF PARCEL 1 LYING WESTERLY OF BENEDICT ROAD IS BASED UPON COUNTY ASSESSOR DATA. FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.



LINE TABLE		
NO.	BEARING	DIST.
①	N.35°27'39"E.	480.37'
②	N.29°53'07"E.	370.32'
③	N.20°12'01"W.	412.72'
④	N.75°57'10"E.	713.85'
⑤	S.13°14'41"E.	20.00'
⑥	N.75°57'10"E.	483.08'
	BASE BEARING	(483.25')
⑦	N.76°45'19"E.	517.37'