

# APPROVALS

## GRANT COUNTY PLANNING COMMISSION

This plat is approved this 21<sup>st</sup> day of October, 2005.

Shannon Springer  
PLANNING DIRECTOR

## GRANT COUNTY ASSESSOR AND TAX COLLECTOR

Taxes are paid in full this 21<sup>st</sup> day of October, 2005.

Gene G. Burton  
COUNTY ASSESSOR

Gene G. Burton  
COUNTY TAX COLLECTOR

## GRANT COUNTY SURVEYOR

Approved this 18<sup>th</sup> day of October, 2005.

Michael C. Springer  
GRANT COUNTY SURVEYOR (Deputy)

## OWNERS DECLARATION

McDOUGAL-KING, LLC, owner, does hereby declare that they have caused this plat to be prepared and this land to be partitioned in accordance with ORS Chapter 92 as revised. They do also dedicate the non-exclusive private easement for ingress and egress as shown on sheet 1 of this plat and as more particularly described below. Said easement is appurtenant to all three parcels as shown hereon.

Andy Damm  
PRESIDENT, McDOUGAL-KING, LLC.

On this 20<sup>th</sup> day of October, 2005, the above named individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that he did so freely and voluntarily.

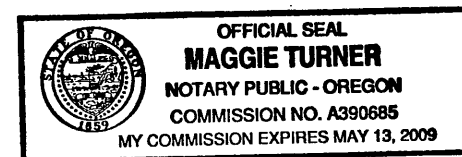
Before me: Maggie Turner

Printed Name: MAGGIE TURNER

Notary Public for: LANE / OREGON  
County State

Commission number: A390685

My commission expires: 5/13/09



## PRIVATE ACCESS EASEMENT DESCRIPTION

A strip of land lying in the southwest quarter of Section 5 and the northeast quarter of Section 8, Township 8 South, Range 31 East, W.M., Grant County, State of Oregon, said strip being 30 feet in width and lying 15 feet on each side of the centerline. Said centerline is described as follows:

Beginning at a point on the westerly right of way line of U.S. Highway 395, which point lies S04°11'38"W a distance of 3917.93 feet from the north one quarter corner of said Section 5; thence N71°44'25"W a distance of 54.28 feet; thence 172.46 feet along the arc of a curve to the left having a radius of 90.00 feet and a central angle of 109°47'23", the long chord of which bears S53°21'53"W a distance of 147.26 feet; thence S01°31'49"E a distance of 115.76 feet; thence 142.85 feet along the arc of a curve to the right having a radius of 230.00 feet and a central angle of 35°35'10", the long chord of which bears S16°15'46"W a distance of 140.57 feet; thence S34°03'21"W a distance of 62.48 feet; thence 78.06 feet along the arc of a curve to the left having a radius of 150.00 feet and a central angle of 29°48'56", the long chord of which bears S19°08'53"W a distance of 77.18 feet; thence S04°14'25"W a distance of 105.57 feet; thence S08°13'30"W a distance of 101.34 feet; thence 67.73 feet along the arc of a curve to the right having a radius of 180.00 feet and a central angle of 21°33'34", the long chord of which bears S19°00'17"W a distance of 67.33 feet; thence S29°47'04"W a distance of 69.55 feet; thence 44.52 feet along the arc of a curve to the right having a radius of 175.00 feet and a central angle of 14°34'38", the long chord of which bears S37°04'23"W a distance of 44.40 feet; thence S44°21'42"W a distance of 188.21 feet; thence S48°10'20"W a distance of 111.51 feet; thence 92.95 feet along the arc of a curve to the right having a radius of 160.00 feet and a central angle of 33°17'07", the long chord of which bears S64°48'53"W a distance of 91.65 feet; thence S81°27'27"W a distance of 59.11 feet; thence 63.76 feet along the arc of a curve to the left having a radius of 70.00 feet and a central angle of 52°11'10", the long chord of which bears S55°21'52"W a distance of 61.58 feet; thence S29°16'17"W a distance of 33.37 feet; thence 18.19 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 10°25'14", the long chord of which bears S24°03'40"W a distance of 18.16 feet; thence S18°51'02"W a distance of 124.63 feet; thence 23.25 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 13°19'08", the long chord of which bears S12°11'28"W a distance of 23.19 feet; thence S05°31'54"W a distance of 72.17 feet; thence 46.75 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 26°47'14", the long chord of which bears S07°51'43"E a distance of 46.33 feet; thence S21°15'20"E a distance of 92.03 feet to a point which bears S11°31'34"W a distance of 5511.32 feet from the north one quarter corner of said Section 5.

# LAND PARTITION PLAT

NO. 2005 - 19

## NARRATIVE OF SURVEY

This Plat was prepared at the request of Mr. Andy Munsey of Pioneer Resources, L.L.C., on behalf of McDOUGAL-KING, L.L.C. of Creswell, Oregon. The purpose of the survey was to provide a plat for dividing this land into the three parcels as shown.

The township to the north has had several surveys since the early 1970's. Those surveys were performed as part of the National Forest land line location program. Survey ties were made to the monuments along the township line in order to accurately describe the location of the access easement established by this plat. The GLO corners at the SW of Section 6 and Southeast of Section 5 were tied to both preserve their location and to be able to calculate approximate locations of the parcel boundaries with relation to the access easement. The section lines were not fully surveyed and the locations shown are only approximations based on the original GLO record.

I located the right of way of Highway 395 by holding the record alignment as shown on ODOT right of way map 5B-33-19 and locating it based on the ties to the U.S. Bureau of Public Roads monuments. Highway 395 was improved by the U.S. B.P.R. in 1934 under their project No. 33F. The 1934 B.P.R. construction map is identical to the 1941 ODOT right of way map, 5B-33-19, with the exception that the ODOT map does not show the location of any of the B.P.R. right of way monuments.

The deed for the McDougal-King property calls for the Highway right of way as conveyed to Grant County in 1934. The Grant County deed calls for the U.S. Bureau of Public Roads map of survey not the map of construction. The records indicate that the route survey was performed in 1931/32 while the construction map was done in 1934. The stationing and bearing/distance data in the Grant County deed indicate that the highway centerline "as surveyed" was different from the "as constructed" centerline. However, I have been unable to find the actual map of survey to identify the differences.

Other conditions which may affect this property are listed in notes 1 and 3 on sheet 1 of this plat.

## SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that I have prepared this partition plat in accordance with the laws of the State of Oregon. I do also state that the lands as represented by this plat are unsurveyed and that no monuments have been set by this partition. I do hereby designate the initial point of this plat to be the North 1/4 corner of Section 5 as shown hereon and do state that said Initial Point is marked with a 2 1/2" brass cap on a 1 1/2" x 36" iron pipe in a 30" diameter mound of stones. The lands divided by this partition are described as follows:

A tract of land lying in Township 8 South, Range 31 East, Willamette Meridian, Grant County, Oregon, more particularly described as:

Section 5: Government Lots 2, 3, and 4; the S1/2 of the NW 1/4; the SW 1/4; the W 1/2 of the SE 1/4 and the SW 1/4 of the NE 1/4; Save and Except that portion of said Section 5 lying East of the right of way of Highway 395, as said right of way was conveyed to Grant County, Oregon by the deed dated May 1, 1934, recorded May 3, 1934 in Book 40, Page 190 for highway right of way.

ALSO, Save and Except that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, by the deed dated January 17, 1995, recorded February 8, 1995, in the records of Grant County, Oregon as instrument number 950297.

Section 6: the N 1/2 of the SE 1/4 and the SE 1/4 of the SE 1/4.

Section 7: the NE 1/4 of the NE 1/4 and the S 1/2 of the NE 1/4.

Section 8: the N 1/2 of the NW 1/4; the SW 1/4 of the NW 1/4; Save and Except that portion of the NE 1/4 of the NW 1/4 lying East of the right of way of Highway 395, as said right of way was conveyed to Grant County, Oregon by the deed dated May 1, 1934, recorded May 3, 1934 in Book 40, Page 190 for highway right of way.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Stephen K. Haddock  
OREGON  
JULY 9, 2001  
STEPHEN K. HADDOCK  
56295LS  
RENEWS 6-30-07

Stephen K. Haddock  
This is a true and exact copy.

RECEIVED AND  
FILED

Oct 28, 2005  
OFFICE OF COUNTY SURVEYOR  
Michael C. Springer  
Attest: Michael C. Springer

PARTITION PLAT FOR  
McDougal-King, LLC  
P.O. Box 518  
Creswell, OR 97426

LOCATION: Sections 5, 6, 7 & 8, T8S, R31E,  
W.M., Grant County, Oregon.

I do hereby certify that this plat was received on the 24<sup>th</sup> day of October, 2005, at 9:10 o'clock A m and recorded as Land Partition Plat No. 2005-19 of Grant County Records.

Kathy M. Keenan  
GRANT COUNTY CLERK

PROJECT DATE: June 28, 2005. SHEET 2 of 2

Project No. 2005-03 SCALE: 1" = 1000'

## WITNESS TREE SURVEYING

Stephen K. Haddock, PLS  
P.O. Box 6  
Pilot Rock, Oregon 97868  
(541) 443-2922