

LAND PARTITION 25-95

SITUATED IN THE SW 1/4 AND THE SW 1/4 NW 1/4 OF SECTION 28,
THE E 1/2 AND THE SE 1/4 NW 1/4 OF SECTION 29, T37S, R9EWM,
KLAMATH COUNTY, OREGON

SURVEYOR'S CERTIFICATE

NARRATIVE

LAND PARTITION 25-95 WAS NOT REQUIRED TO BE SURVEYED, LARRY HEATON REQUESTED THAT THE PARCEL LINES BE MONUMENTED, MONUMENTS FOUND FROM R.O.S. 2099 AND R.O.S. 4548 WERE USED FOR CONTROL TO SET THE MONUMENTS AS SHOWN, AND COMPUTE THE LINE BETWEEN THE SET MONUMENTS, BEARINGS AND DISTANCES ARE FROM R.O.S. 2099, R.O.S. 4548 AND TRACT 1310 - PLUM VALLEY II.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DENNIS A. ENSOR
JULY 28, 1990
DENVER, COLORADO

EXPIRES 12/31/95

I, DENNIS A. ENSOR, PARTNER IN TRU-LINE SURVEYING, HEREBY CERTIFY THAT I HAVE PARTITIONED, PLATTED AND CORRECTLY SURVEYED THE LINES BETWEEN THE PARCELS OF LAND PARTITION 25-95, SITUATED IN THE SW 1/4 AND THE SW 1/4 NW 1/4 OF SECTION 28, THE E 1/2 AND THE SE 1/4 NW 1/4 OF SECTION 29, T37S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32 AND 35 AS MARKED BY A 5/8" IRON PIN WITH TRU-LINE SURVEYING PLASTIC CAP, THENCE ALONG THE BOUNDARY OF TRACT 1310 - PLUM VALLEY II, N88°08'48"W 231.03 FEET, N85°36'30"W 307.64 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT (CENTRAL ANGLE EQUALS 20°18'03" AND RADIUS EQUALS 270.00 FEET) S65°00'00"E 234.63 FEET, ALONG THE ARC OF A CURVE TO THE LEFT (CENTRAL ANGLE EQUALS 07°14'48" AND RADIUS EQUALS 380.00 FEET) 48.93 FEET AND N00°00'00"E 486.69 FEET, THENCE CONTINUING ALONG SAID BOUNDARY WITH BEARINGS AND DISTANCES AS PER R.O.S. 2099, N65°25'24"W 424.16 FEET, N08°04'49"W 268.72 FEET, N46°41'37"W 302.43 FEET, N4°38'34"W 308.72 FEET, N38°03'08"W 269.78 FEET, N22°08'01"W 273.50 FEET, N44°34'27"W 299.10 FEET, N05°08'51"E 242.92 FEET, N02°20'10"W 447.97 FEET, N22°44'29"W 299.27 FEET, N05°08'43"W 268.81 FEET, N18°03'38"W 307.05 FEET, AND N23°02'10"W 514.98 FEET TO A POINT ON THE NORTH LINE OF THE S 1/2 N 1/2 OF SAID SECTION 29, THENCE S88°46'06"E 2799.66 FEET TO THE N 1/2 CORNER COMMON TO SECTIONS 28 AND 29, THENCE ALONG THE NORTH LINE OF THE SW 1/4 NW 1/4 OF SECTION 28 N89°58'18"E 64.89 FEET TO THE CENTERLINE OF OLD FORT ROAD, THENCE ALONG SAID CENTERLINE S88°08'08"E 208.67 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT (CENTRAL ANGLE EQUALS 08°48'27" AND RADIUS EQUALS 1146.47 FEET) 116.81 FEET, S22°16'42"E 219.88 FEET, ALONG THE ARC OF A CURVE TO THE LEFT (CENTRAL ANGLE EQUALS 09°41'11" AND RADIUS EQUALS 3127.00 FEET) 201.27 FEET, AND S22°57'55"E 943.10 FEET TO THE SOUTH LINE OF SECTION 28, THENCE N89°36'43"W 1769.60 FEET TO THE POINT OF BEGINNING, CONTAINING 241.71 ACRES.

DECLARATION

STATE OF OREGON 69
COUNTY OF KLAMATH

WE, LARRY C. HEATON AND PAMALA A. HEATON AS TENANTS BY THE ENTIRETY, BEING DULY SWORN, DEPOSE AND SAY THAT WE ARE THE OWNERS OF LAND PARTITION 25-95, MORE PARTICULARLY DESCRIBED IN THE ANNEXED SURVEYOR'S CERTIFICATE, AND THAT WE DID CAUSE THE SAME TO BE PARTITIONED, PLATTED AND SURVEYED AS SHOWN ON THE ANNEXED MAP, THESE LANDS ARE SUBJECT TO WATER RIGHTS BY STATE RECORD OF WATER RIGHT CERTIFICATES NUMBERED 83602 AND 83639, NO OTHER WATER RIGHTS ARE APPURTENANT TO THIS PLAT.

LARRY C. HEATON

PAMALA A. HEATON

STATE OF OREGON 69
COUNTY OF KLAMATH

BE IT REMEMBERED THAT ON THIS 28th DAY OF JULY, 1990, PERSONALLY APPEARED BEFORE ME LARRY C. HEATON AND PAMALA A. HEATON WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL NOTARIAL SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC FOR THE STATE OF OREGON

APPROVALS

APPROVED BY Dennis A. Ensor 11/19/95
KLAMATH COUNTY SURVEYOR DATE
APPROVED BY Carl Heaton 12-2-95
KLAMATH COUNTY PLANNING DIRECTOR DATE
FILED FOR RECORD THIS 28th DAY OF December, 1990.
Dorothy A. Smith BY _____ DEPUTY
KLAMATH COUNTY CLERK

I HEREBY CERTIFY THAT ALL TAXES, INTERESTS, PENALTIES, ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID.

KLAMATH COUNTY TAX COLLECTOR

TRU-LINE SURVEYING
2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603

SCALE
1" = 400'

LEGEND

- FOUND 1/2" IRON PIN
- ⊙ FOUND 5/8" PIN WITH DEP. PUB. WKB, L.S. 859 PLASTIC CAP
- FOUND 5/8" PIN WITH ADKINS CONG. ENGINEERS PLASTIC CAP
- FOUND MONUMENT AS NOTED
- SET 5/8" x 30" IRON PIN WITH TRU-LINE SURVEYING PLASTIC CAP
- (XXX) MEASURED BEARING AND/OR DISTANCE
- WELL LOCATION
- APPROXIMATE DITCH LOCATION

10 FOOT RIGHT OF WAY EASEMENT TO PPAL FOR ELECTRIC TRANSMISSION TOWERS, POLE, PROP, GUYS AND ANCHORS CONTAINED IN DEED VOLUME 1466 PAGE 1015.

RESERVATIONS AND RESTRICTIONS IN DEED FROM FRANCES E. BOYD TO W. R. DEVEREUX RECORDED IN VOLUME 24 PAGE 433 AS FOLLOWS: "SAYING AND EXCEPT THE CABIN ON SAID LAND, WHICH SHE RESERVES AND MAY REMOVE AT HER PLEASURE."

EASEMENT TO EXISTING WELL, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JANUARY 30, 1980, CONTAINED IN DEED VOLUME 1466 PAGE 1950.

NOTE

RESERVOIR, WELL AND DITCH LOCATIONS ARE FROM CERTIFICATES OF WATER RIGHTS NO. 83602 AND 83639.

SEE WATER WAY EASEMENT AND WELL AGREEMENT CONTAINED IN DEED VOLUME 1466 PAGE 9178.

SEE WATER WAY EASEMENT AND WELL AGREEMENT CONTAINED IN DEED VOLUME 1466 PAGE 1950.

NORTH LINE S 1/2 N 1/2 AS COMPUTED FROM R.O.S. 2099
S88°46'06"E 2799.66

NORTH LINE SW 1/4 NW 1/4
N89°08'19"E 64.89

PARCEL 1
81.0 Ac. ±
(INCLUDING OLD FORT ROAD)

PARCEL 2
80.7 Ac. ±
(INCLUDING OLD FORT ROAD)

PARCEL 3
80.0 Ac. ±
(INCLUDING OLD FORT ROAD)

SEE TRACT 1310 PLUM VALLEY II

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