

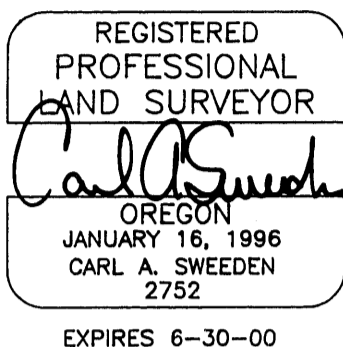
**SURVEYOR'S CERTIFICATE**

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND AS SHOWN WITH PROPER MONUMENTS IN ACCORDANCE WITH ORS CHAPTER 92.

*Carl A. Sweeden*  
CARL A. SWEEDEN

**DESCRIPTION:**

THAT PROPERTY DESCRIBED IN INST. #88-16387 & #89-18782, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.



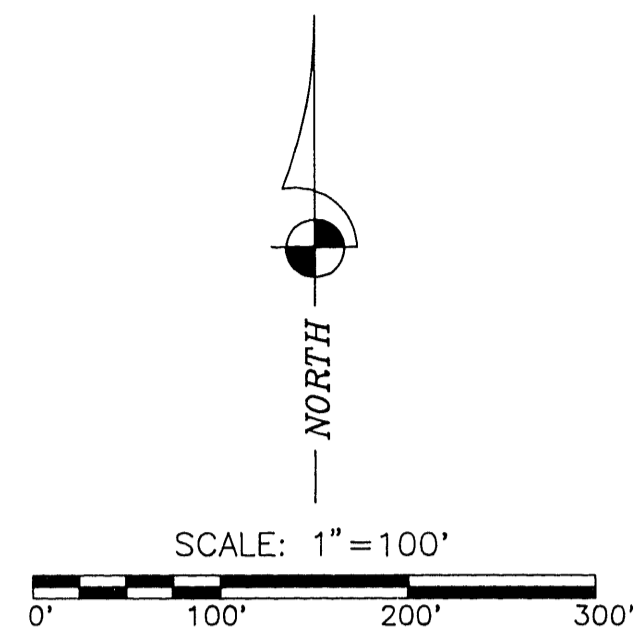
**BOUNDARY LINE ADJUSTMENT &  
MINOR PARTITION IN THE NE1/4, SEC. 35,  
T27S, R7W, W.M., DOUGLAS COUNTY, OR**

OCTOBER, 1998

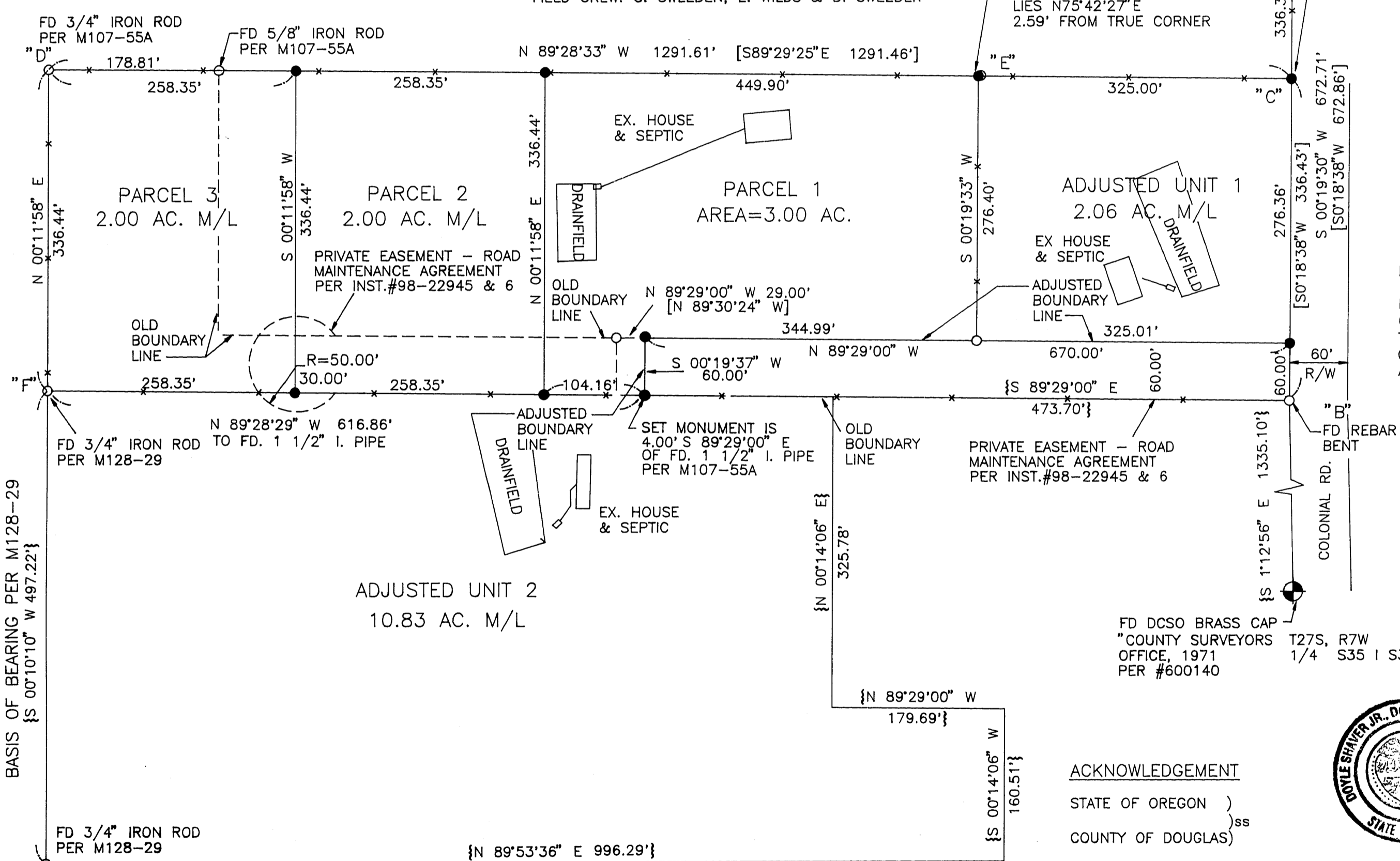
**NARRATIVE:**

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE PROPERTY OWNERS SHOWN TO ADJUST THE BOUNDARIES OF THE LANDS DESCRIBED IN INSTRUMENTS #98-4730, #89-18782 AND #88-16387, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND TO THEN PARTITION ADJUSTED UNIT #3 AS SHOWN PER THIS MAP INTO 3 PARCELS AS APPROVED PER PLANNING FILE #98-130, DOUGLAS COUNTY PLANNING DEPT.. FOUND MONUMENTS AT "A" AND "B" WERE HELD TO ESTABLISH THE WEST LINE OF COUNTY ROAD #52 WHICH FINDS THE FOUND MONUMENT AT "C" TO BE OUT OF POSITION. A CORRECT POSITION WAS ESTABLISHED BY PROPORTIONING BETWEEN "A" AND "B". THE MONUMENT AT "E" WAS THEN POSITIONED ON LINE "C" AND "D" AT THE RECORD DISTANCE. THE WEST AND SOUTH BOUNDARY OF THE PROPERTY WERE ESTABLISHED BY HOLDING THE MONUMENTS "D", "F" AND THE ORIGINAL POSITION OF "B" PER M128-29. ALL INTERIOR LINES WERE POSITIONED PER THE DIRECTION OF THE OWNERS. EQUIPMENT: DTM-430 WITH SUPPORT FIELD CREW: C. SWEEDEN, E. WILDS & D. SWEEDEN

FD 3/4" IRON ROD PER M107-55A "A"



STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED  
98 NOV 25 AM 9:20  
DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Glenn L. Burnett*  
DEPUTY  
FEE PP



- LEGEND**
- - SET 5/8" x 30" REBAR W/RED CAP "SWEEDEN LS2752"
  - - FD. 5/8" REBAR W/YELLOW CAP MKD. "ARTMAN", UNLESS NOTED OTHERWISE.
  - ⊙ - FD. AS NOTED
  - { } - RECORD DATA PER M128-29
  - [ ] - RECORD DATA PER M107-55A

**60' ACCESS AND UTILITY EASEMENT**  
BEGINNING AT A POINT ON THE R/W OF COUNTY ROAD #52 BEING N 01°12'56"E, 1335.10 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 35 & 36, T. 27 S., R. 7 W., W.M.; THENCE, N00°19'30"E, 30.00 FEET TO A POINT BEING ON THE CENTERLINE OF SAID EASEMENT; THENCE N89°29'00"W, 674.00 FEET TO A POINT THENCE, N89°28'29"W, 358.51 FEET TO A POINT BEING THE RADIUS POINT OF A CUL-DE-SAC HAVING A RADIUS OF 50.00 FEET, AN ARC OF 249.81 FEET AND A CENTRAL ANGLE OF 286°15'36" AND BEING THE END OF SAID EASEMENT.

**APPROVALS**

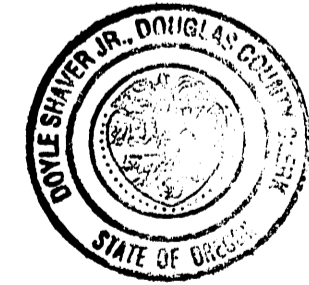
*Ed Mann* DEPUTY DOUGLAS COUNTY SURVEYOR 10-19-98 DATE  
*Keith L. Cubic* DOUGLAS COUNTY PLANNING DEPARTMENT 10/19/98 DATE

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

*Anne E. Schneider* DEPUTY DOUGLAS COUNTY TAX COLLECTOR 11-23-98 DATE

FILED THIS 25<sup>th</sup> DAY OF NOVEMBER, 1998. 9:20 A.M.

DOYLE SHAVER JR., County Clerk  
COUNTY CLERK 98-26949  
By: *Glenn L. Burnett* DEPUTY



**ACKNOWLEDGEMENT**

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

THERE PERSONALLY APPEARED BEFORE ME JERALD & BARBARA NIELSEN AND LYLE D. & SHERRY L. ANDREWS WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

ACKNOWLEDGED BEFORE ME ON THIS 14<sup>th</sup> DAY OF October, 1998.

*Notary Signature*  
NOTARY PUBLIC FOR OREGON



**OWNER'S DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERALD & BARBARA NIELSEN AND LYLE D. & SHERRY L. ANDREWS DECLARE THAT THEY ARE THE OWNERS AND DO CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE TO THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND DO CREATE THE 60 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND UTILITIES AS SHOWN SUBJECT TO THE CONDITIONS AS SET FORTH IN A EASEMENT-ROAD MAINTENANCE AGREEMENT, INST. #98-22945 & 22946, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS ALL IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT.

WATER RIGHTS: NONE APPURTENANT  
WATER: UMPQUA WATER BASIN  
SEWER: ON-SITE SEPTIC  
ZONING: RR  
COMP. PLAN: COMMITTED RESIDENTIAL

98-26949  
*Jerald Nielsen* JERALD NIELSEN  
*Barbara Nielsen* BARBARA NIELSEN  
*Lyle D. Andrews* LYLE D. ANDREWS  
*Sherry L. Andrews* SHERRY L. ANDREWS

98-26949  
*Sweeden*  
*Land Surveying*  
Carl A. Sweeden  
P.L.S.  
5211 Cole Road  
Oakland, Ore. 97482  
Tel. 541-459-9523

6110-8661

1998-0119