

PARTITION PLAT

LOT 17 AND A PORTION OF LOT 18, BLK. 3 SUTHERLIN LAND & WATER PLAT "D"
IN THE WEST 1/2, SECTION 12, T. 25 S., R. 5 W., W.M
DOUGLAS COUNTY, OREGON

APPROVALS:

Romy Warr 2-8-99
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubie 2/8/99
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

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

RN 2/8/99
DOUGLAS COUNTY TAX COLLECTOR DATE

OWNERS & PARTITIONERS:

DONALD L. & DONNA J. YOUNGMAN
4480 NONPAREIL ROAD
SUTHERLIN, OREGON 97479

WATER: EXISTING WELLS
SEWER: SEPTIC
ZONING: 5R
PLAN: RC5

BRASS CAP AT
N.W. COR. SEC. 12
PER COUNTY RECORD 11

3/4" I. PIPE
CS40-229

INITIAL POINT
SET 2.2' N.E. OF
FENCE CORNER

3/4" I. PIPE
CS40-229
SW COR. LOT 22

FILED THIS 9 DAY OF February, 1999 at 12:39 pm
DOYLE SHAVER JR., County Clerk by *Carl Egels* Deputy
COUNTY CLERK

LEGEND

- GOVERNMENT CORNER
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30' REBAR W/ RED CAP 'SWEEDEN LS2752'
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER M50-72
- << >> RECORD PER CS40-229
- [] RECORD PER PLAT 'D', S. L. & W. CO.
- () RECORD PER INST. #93-10841



99-03472

DESCRIPTION:

THAT LAND DESCRIBED IN INSTRUMENT #93-10841 DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND SUBJECT TO AN OVERHEAD RIGHT OF WAY EASEMENTS TO BENEFIT PACIFICORP AS RECORDED IN BOOK 1380, PAGE 277, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DONALD L. & DONNA J. YOUNGMAN DO HEREBY 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 IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT. THE OWNERS DO CREATE THE PRIVATE ACCESS AND UTILITY EASEMENT AS SHOWN FOR THE BENEFIT OF PARCEL 1.

Donald L. Youngman
DONALD L. YOUNGMAN

Donna J. Youngman
DONNA J. YOUNGMAN

STATE OF OREGON } SS
COUNTY OF DOUGLAS }
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

RECORDED - 9 PM 12: 23
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carl Egels*
DEPUTY
FEE PP

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

THERE PERSONALLY APPEARED BEFORE ME DONALD L. & DONNA J. YOUNGMAN, WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

21 DAY OF Jan., 1999.

Jean H Crawford
NOTARY PUBLIC FOR OREGON



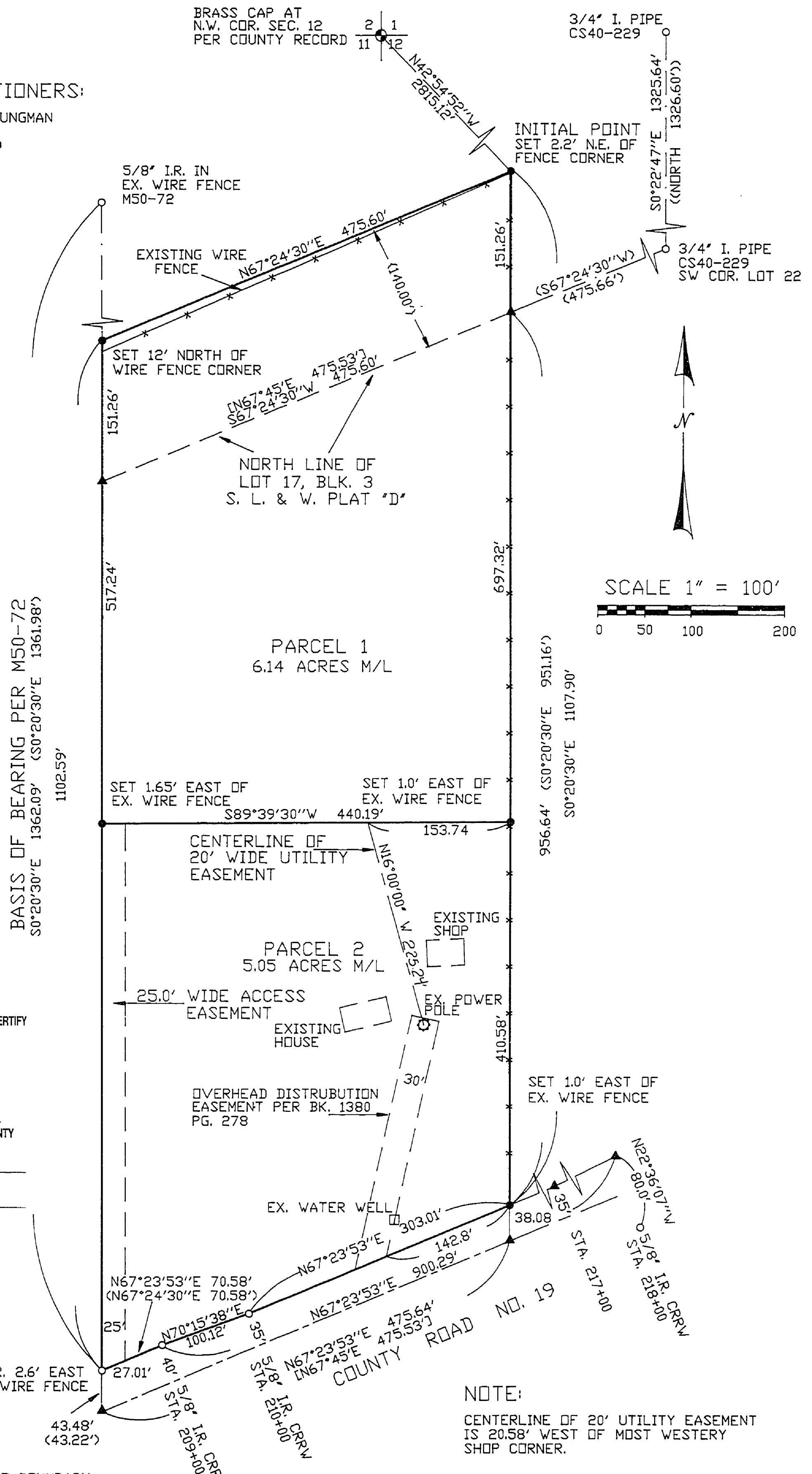
NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS TO ESTABLISH THE BOUNDARY AND THEN PARTITION THAT LAND AS DESCRIBED IN INSTRUMENT #93-10841, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS. A FIELD SURVEY TIED MONUMENTS FROM SURVEY M50-72, A MINOR LAND PARTITION WHICH ESTABLISHED THE WEST LINE OF LOT 17 AND THE SOUTHERLY PORTION OF THE WEST LINE OF LOT 18 OF SAID PLAT, COUNTY SURVEY CS40-229, A SURVEY ESTABLISHING THE WEST LINE OF LOT 22 OF SAID PLAT AND COUNTY RIGHT OF WAY MONUMENTS ALONG COUNTY ROAD NO. 19. ALSO FOUND WAS A 1/2" IRON PIPE AT A THREE WAY FENCE INTERSECTION IN THE APPROXIMATE LOCATION OF THE NORTHEAST CORNER OF LOT 17; HOWEVER THE PIPE WAS ONLY PARTIALLY IN THE GROUND, OBVIOUSLY DISTURBED AND THEREFORE DISREGARDED. THE BOUNDARY OF SAID LANDS WERE THEN ESTABLISHED BY FIRST COMPUTING THE POSITIONING OF THE NORTHEAST CORNER OF LOT 17 BY HOLDING THE RECORD BEARING AND DISTANCE FROM THE SOUTHWEST CORNER OF LOT 22 PER M50-72. THE EAST LINE WAS THEN ESTABLISHED BY HOLDING A LINE PARALLEL TO THE WEST LINE OF LOT 17 AND 18 AS ESTABLISHED PER SURVEY M50-72 THROUGH THE COMPUTED NORTHEAST CORNER AND ENDING IT AT THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 19. THUS ESTABLISHING THE SOUTHEAST CORNER OF LOT 17. THE NORTH LINE OF LOT 17 WAS THEN ESTABLISHED BY EXTENDING THE LINE BETWEEN THE SOUTHWEST CORNER OF LOT 22 AND THE COMPUTED NORTHEAST CORNER INTERSECTING IT WITH THE EAST LINE OF M50-72. WITH THIS LINE ESTABLISHED THE NORTH LINE OF THAT LAND AS DESCRIBED IN INSTRUMENT #93-10841 WAS THEN POSITIONED PER THE DEED AT 140.00 FEET PERPENDICULAR TO THE NORTH LINE OF LOT 17 ESTABLISHING ALL OF THE BOUNDARIES OF SAID LAND. THE LAND WAS THEN PARTITIONED AS DIRECTED BY THE OWNER AND AS APPROVED BY DOUGLAS COUNTY PLANNING FILE #98-319. BEARINGS ARE BASED ON THE EAST LINE OF M50-72.

FIELD CREW: C. SWEEDEN AND B. SCHARF
EQUIPMENT: DTM-430 W/ USUAL SUPPORT

ASSESSORS MAP 25-05-12, TAX LOT 2300

99-03472



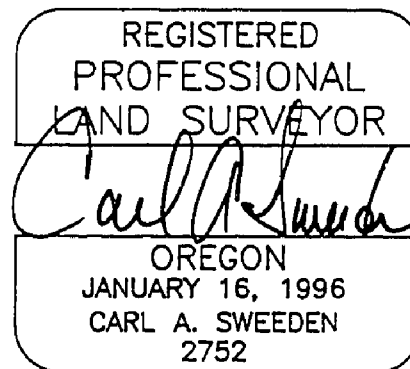
NOTE:

CENTERLINE OF 20' UTILITY EASEMENT IS 20.58' WEST OF MOST WESTERY SHOP CORNER.

SURVEYORS 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 O.R.S. CHAPTER 92.

Carl A. Sweeden
CARL A. SWEEDEN LS 2752



Sweeden
Land Surveying
Carl A. Sweeden
P.L.S.
5211 Cole Road
Oakland, Ore. 97462
Tel. 541-459-9523