

MINOR LAND PARTITION IN THE NE1/4, SEC. 35,
T27S, R7W, W.M., DOUGLAS COUNTY, OR

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
99 APR -6 AM 9:00
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

SURVEYOR'S CERTIFICATE

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HERBY CERTIFY THAT I
HAVE CORRECTLY SURVEYED AND MARKED THE LAND AS SHOWN WITH PROPER MONUMENTS IN
ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92 AND THAT THE INITIAL POINT IS
A 3/4" IRON ROD AS SHOWN.

Carl A. Sweeden
CARL A. SWEEDEN

MARCH, 1999
PLANNING FILE 98-391

PROPERTY OWNER & PARTITIONER:
JERALD & BARBARA NIELSEN
P.O. BOX 31
ROSEBURG, OR 97470

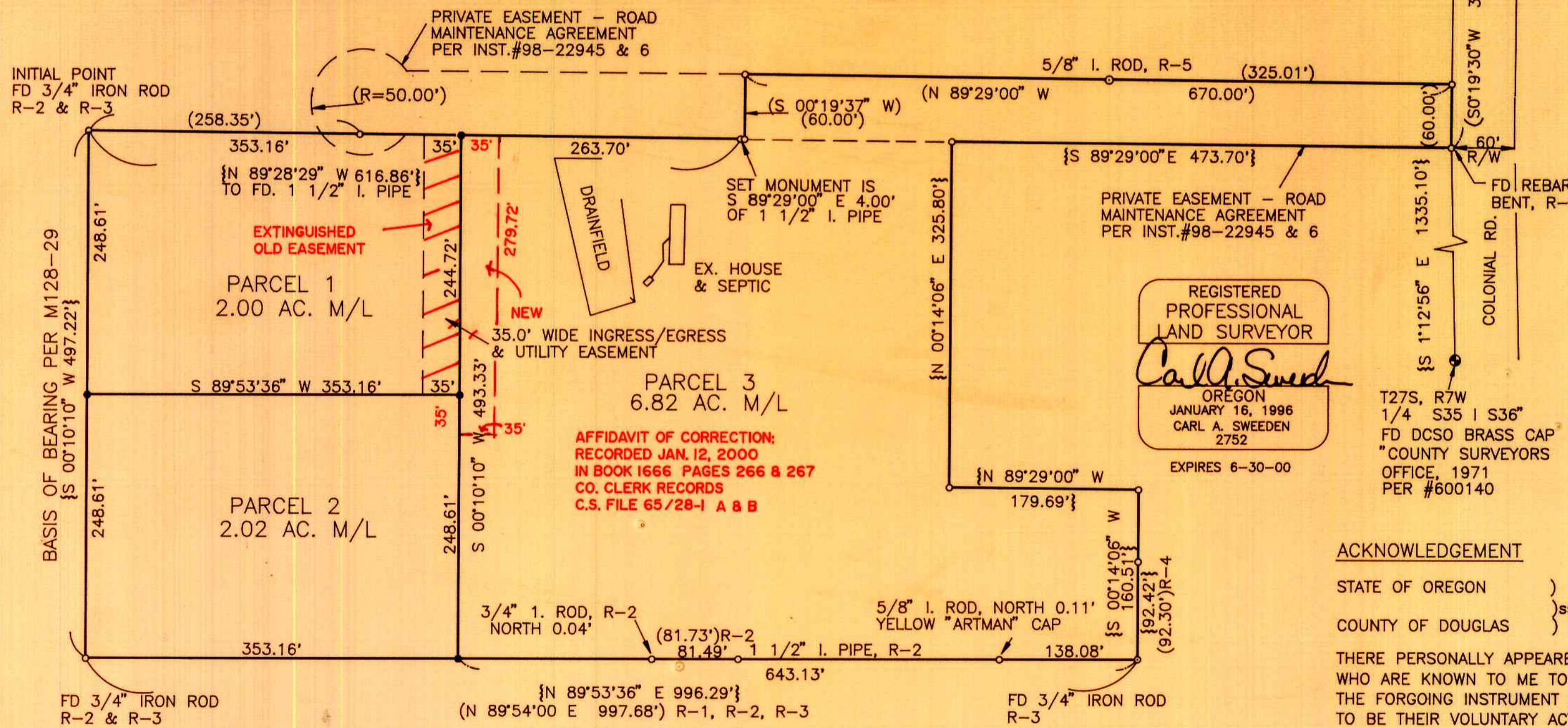
DESCRIPTION:

PARCEL 1

BEGINNING AT A 3/4" IRON ROD BEING THE INITIAL POINT OF SAID PARTITION AND ALSO BEING THE SOUTHWEST CORNER OF PARCEL 3 OF LAND PARTITION 1998-0119, DOUGLAS COUNTY, OREGON, PARTITION PLAT RECORDS, THENCE, S 89°28'29"E 353.16 FEET ALONG THE SOUTH LINE OF PARCELS 3 AND 2 OF SAID LAND PARTITION TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS2752", THENCE, LEAVING THE SOUTH LINE OF SAID PARCELS, S 00°10'10"W, 244.72 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS2752", THENCE, S 89°53'36"W 353.16 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS2752" BEING ON THE WEST LINE OF ADJUSTED UNIT 2 OF SAID PARTITION PLAT, THENCE, N 00°10'10"E, 248.61 FEET TO THE POINT OF BEGINNING.

PARCEL 2

BEGINNING AT A 3/4" IRON ROD BEING THE INITIAL POINT AND ALSO BEING THE SOUTHWEST CORNER OF PARCEL 3 OF LAND PARTITION 1998-0119, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS, THENCE, S 89°28'29"E, 353.16 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS2752", THENCE, S 00°10'10"W 244.72 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS2752" BEING THE TRUE POINT OF BEGINNING, THENCE, CONTINUING S 00°10'10"W 248.61 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS2752" BEING ON THE SOUTH LINE OF ADJUSTED UNIT 2 AS DESCRIBED PER SAID LAND PARTITION, THENCE, ALONG SAID SOUTH LINE S 89°53'36"W, 353.16 FEET TO A 3/4" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LAND, THENCE, N 00°10'10"E, 248.61 FEET ALONG THE WEST LINE OF SAID LANDS TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS2752", THENCE, N 89°53'36"E 353.16 FEET TO THE POINT OF BEGINNING.



NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE PROPERTY OWNER TO PARTITION THE LANDS SHOWN AS ADJUSTED UNIT 2 PER LAND PARTITION PLAT 1998-0119, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND AS APPROVED PER PLANNING FILE #98-391, DOUGLAS COUNTY PLANNING DEPARTMENT.

FOUND MONUMENTS FROM SAID LAND PARTITION AND SURVEY M128-29 WERE RECOVERED AND HELD TO ESTABLISH THE BOUNDARY OF SAID LANDS AND THE PARCELS WERE ESTABLISHED AT THE DIRECTION OF THE PROPERTY OWNERS. THE BASIS OF BEARING IS PER M128-29.

EQUIPMENT: DTM-430 WITH SUPPORT
FIELD CREW: C. SWEEDEN, & E. WILDS
99-09268

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERALD & BARBARA NIELSEN 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 35.0 FOOT WIDE EASEMENT AS SHOWN FOR INGRESS/EGRESS AND UTILITIES FOR THE BENEFIT OF PARCEL 2 IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT.

Jerald Nielsen JERALD NIELSEN
Barbara Nielsen BARBARA NIELSEN 99-09268

PARCEL 3

BEGINNING AT A 3/4" IRON ROD BEING THE INITIAL POINT AND ALSO BEING THE SOUTHWEST CORNER OF PARCEL 3 OF LAND PARTITION 1998-0119, DOUGLAS COUNTY, OREGON PARTITION PLAT RECORDS THENCE, S 89°28'29"E 353.16 FEET ALONG THE SOUTH LINE OF PARCELS 3 AND 2 OF SAID PLAT TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS2752" BEING THE TRUE POINT OF BEGINNING, THENCE, CONTINUING ALONG THE SOUTH LINE S 89°28'29"E, 263.70 FEET TO A 1 1/2" IRON PIPE, THENCE, S 89°29'00"E, 4.00 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS2752", THENCE, N 00°19'37"E, 60.00 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS2752", THENCE, S 89°29'00"E, 670.00 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS2752" BEING THE SOUTHEAST CORNER OF ADJUSTED UNIT 1 OF SAID LAND PARTITION AND ALSO BEING ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD #5, THENCE, ALONG THE WEST LINE OF SAID COUNTY ROAD S 00°19'30"W, 60.00 FEET TO A 5/8" IRON ROD, THENCE, LEAVING SAID RIGHT OF WAY N 89°29'00"W 473.70 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS2752", THENCE, S 00°14'06"W, 325.80 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS2752", THENCE, S 89°29'00"E, 179.69 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS2752", THENCE, S 00°14'06"W, 160.51 FEET TO A 3/4" IRON ROD BEING THE SOUTHEAST CORNER OF ADJUSTED UNIT 2 OF SAID LAND PARTITION PLAT, THENCE, S 89°53'36"W 643.13 FEET ALONG THE SOUTH LINE OF SAID ADJUSTED UNIT 2 TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS2752", THENCE, N 00°10'10"E, 493.33 FEET TO THE POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
OREGON
JANUARY 16, 1996
CARL A. SWEEDEN
2752
EXPIRES 6-30-00

LEGEND

- - SET 5/8" x 30" REBAR W/RED CAP "SWEEDEN LS2752"
- - FD. 5/8" REBAR W/ RED CAP MARKED. "SWEEDEN LS2752", UNLESS NOTED OTHERWISE.
- - FD. AS NOTED
- { } - RECORD DATA PER M128-29 SAME AS MEAS. UNLESS NOTED
- () - RECORD DATA PER 1998-0119
- ()# - RECORD PER REFERENCE TABLE

APPROVALS

Ed Mann DEPUTY DOUGLAS COUNTY SURVEYOR 4-1-99 DATE
Keith L. Cubie DOUGLAS COUNTY PLANNING DEPARTMENT 4/1/99 DATE

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

Ray Neumann DOUGLAS COUNTY TAX COLLECTOR 4/5/99 DATE
FILED THIS 6th DAY OF APRIL, 1999.



ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

THERE PERSONALLY APPEARED BEFORE ME JERALD & BARBARA NIELSEN 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 11 DAY OF March 1999.

Nancy A. Winshell
NOTARY PUBLIC FOR OREGON

DOYLE SHAVER JR., County Clerk 4-6-99 DATE
COUNTY CLERK
Devin J. Brant 9:00 A.M. 99-09268
By, DEPUTY

REFERENCE TABLE
R-1 - CS 42-166
R-2 - INST. #88-16387
R-3 - INST. #78-00185
R-4 - M32-38
R-5 - M107-55A & B

MY COMMISSION EXPIRES:

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



99-09268
Sweeden
Land Surveying
Carl A. Sweeden
P.L.S.
5211 Cole Road
Oakland, Ore. 97462
Tel. 541-459-9523

1999-0029

1999-0029