

LAND PARTITION PLAT

IN A PORTION OF LOT 175 AND LOT 176, ROSEBURG ORCHARD CO. TRACT 1, PLAT 2
IN THE SE 1/4 OF SECTION 36, T. 26 S., R. 6 W., W.M.
DOUGLAS COUNTY, OREGON - APRIL 2000
PLANNING FILE #00-004

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT THE INITIAL POINT IS A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" SET AS SHOWN.

Carl A. Sweeden
CARL A. SWEEDEN LS 2752

DESCRIPTION:

ALL THAT LAND DESCRIBED IN INSTRUMENT #92-13363, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS WITH PARCELS 1 AND 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING ON THE EAST RIGHT OF WAY LINE OF NE STEPHENS STREET AND BEING THE INITIAL POINT AND TRUE POINT OF BEGINNING; THENCE, ALONG SAID RIGHT OF WAY N 6°28'19"E 41.39 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS 2752" MARKING THE BEGINNING OF A CURVE; THENCE, 194.89 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1949.86 FEET A CENTRAL ANGLE OF 5°43'36" AND A LONG CHORD WHICH BEARS N 3°36'31"E 194.80 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE NORTHWEST CORNER OF PARCEL 1; THENCE, LEAVING SAID RIGHT OF WAY LINE S 88°40'17"E 91.19 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE NORTHEAST CORNER OF PARCEL 1; THENCE, S 6°07'14"W 236.70 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE SOUTHWEST CORNER OF PARCEL 1; THENCE, N 88°40'17"W 82.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING ON THE EAST RIGHT OF WAY LINE OF NE STEPHENS STREET AND BEING THE INITIAL POINT; THENCE, ALONG SAID RIGHT OF WAY N 6°28'19"E 41.39 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS 2752" MARKING THE BEGINNING OF A CURVE; THENCE, 194.89 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1949.86 FEET, A CENTRAL ANGLE OF 5°43'36" AND A LONG CHORD WHICH BEARS N 3°36'31"E 194.80 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE TRUE POINT OF BEGINNING; THENCE, 221.55 FEET CONTINUING ALONG SAID CURVE HAVING A RADIUS OF 1949.86 FEET, A CENTRAL ANGLE OF 6°30'36" AND A LONG CHORD WHICH BEARS N 2°30'35"W 221.43 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE NORTHWEST CORNER OF PARCEL 2; THENCE, LEAVING SAID RIGHT OF WAY LINE S 88°36'24"E 124.52 FEET TO A 5/8" X 30" IRON ROD BEING THE NORTHEAST CORNER OF PARCEL 2; THENCE, S 6°07'14"W 221.56 FEET TO A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE SOUTHWEST CORNER OF PARCEL 2; THENCE, N 88°40'17"W 91.19 FEET TO THE TRUE POINT OF BEGINNING.

CURVE DATA:

CURVE #	RADIUS	DELTA	ARC	TAN	LONG CHORD
C1	1949.86'	6°30'36"	221.55'	110.89'	S 2°30'35"E 221.43'
C2	1949.86'	5°43'36"	194.89'	97.52'	N 3°36'31"E 194.80'
C3	1939.86'	5°09'33"	174.68'	87.40'	S 8°22'53"E 174.62'
C4	1939.86'	17°26'00"	581.10'	292.81'	S 2°14'41"E 578.86'
	(1939.86')R6	(17°26'00")R6		(292.9')R6	

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE PROPERTY OWNERS SHOWN TO ESTABLISH AND MONUMENT THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #92-13363, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND TO THEN PARTITION THE LAND AS APPROVED PER DOUGLAS COUNTY PLANNING DEPARTMENT FILE #00-004. THE LINE BETWEEN POINTS "A" AND "B" WAS HELD AS THE BASIS OF BEARING PER M25-50. THE 5/8" IRON ROD AT POINT "C" WAS HELD AS THE NORTH EAST CORNER OF SAID LANDS AND THE RECORD DISTANCE FROM THE SOUTH LINE OF M35-25 WAS HELD TO ESTABLISH THE SOUTHWEST CORNER ON THAT LINE ESTABLISHED BETWEEN POINTS "B" AND "G". THE WEST LINE WAS ESTABLISHED BY FIRST HOLDING THE FOUND IRON RODS AT POINTS "D" AND "E" AND USING RECORD INFORMATION FROM US HWY. 99 DRAWING 68-29-16 TO COMPUTE THE CURVE. THE POINT AT "F" WAS ESTABLISHED BY BEARING BEARING INTERSECTION USING THE SOUTH LINE AS ESTABLISHED BETWEEN POINT "B" AND "G" AND THE CURVE TANGENT. THE NORTH LINE WAS ESTABLISHED BY HOLDING THE LINE BETWEEN POINTS "A" AND "E". WITH THE LINES SO ESTABLISHED THE PROPERTY BOUNDARY WAS ESTABLISHED PER THE DEED AND THE LAND PARTITIONED AS DIRECTED BY THE PROPERTY OWNERS. THERE IS NO RECORD OF SURVEY BY THE OREGON DEPARTMENT OF TRANSPORTATION SHOWING THE LOCATION OF THE FOUND MONUMENTS AT "D", "E" OR "H".

FIELD CREW: C. SWEEDEN & E. WILDS
EQUIPMENT USED: NIKON DTM-430 W/ SUPPORT
MAPPING: C. SWEEDEN

2000-12768

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KYALL W. & ALETA McGEE AND LETA THOMPSON DO HEREBY DECLARE THAT THEY ARE THE OWNERS AND DO CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE PLANNING APPROVAL #00-004, DOUGLAS COUNTY, PLANNING DEPARTMENT.

Kyall W. McGee
KYALL W. McGEE
Aleta McGee
ALETA McGEE
Leta Thompson
LETA THOMPSON

APPROVALS:

Ed M... 6-14-00
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

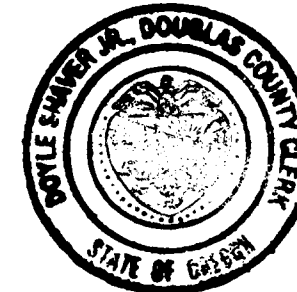
Keith D. Cubic 6/13/00
DIRECTOR, DOUGLAS COUNTY PLANNING DEPT. DATE

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

James R. Krueger 6-16-00
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16 DAY OF June, 2000 at 11:36am

Carol Engler, all party
DOYLE SHAWER JR. 6-16-2000
COUNTY CLERK DATE



LEGEND:

- GEODETIC CONTROL MONUMENT
- FOUND AS NOTED
- SET 5/8" X 30" I. ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORDED PER M25-50
- ()R1 RECORD PER RM1-42
- ()R2 RECORD PER M35-25
- ()R3 RECORDED PER M56-4
- ()R4 RECORD PER M124-45
- ()R5 RECORD PER M26-54
- ()R6 RECORD PER HWY. DRAWING 68-29-16
- ** MEASURED TO 3/4" I. PIPE

CORNER NOTES:

5/8" I. ROD W/ 1 1/2" ODOT CAP IS N 83°52'05"W 1.21' FROM 3/4" I. PIPE

STORM DRAIN/WATER: ROADSIDE DITCHES/CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY DISTRICT
ELECTRICAL POWER: PACIFIC POWER
NATURAL GAS: WP NATURAL GAS
ZONING: M-2 MEDIUM INDUSTRIAL
INDUSTRIAL (CITY)
COMP. PLAN: (SUBJECT TO AIRPORT IMPACT OVERLAY)

OWNERS / PARTITIONERS:

KYALL W. & ALETA McGEE AND LETA THOMPSON
4119 NE STEPHENS
ROSEBURG, OREGON 97470

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

OFFICIAL SEAL
LEAN H. CRAWFORD
NOTARY PUBLIC - OREGON
COMMISSION NO. 309240
MY COMMISSION EXPIRES APR 17, 2002

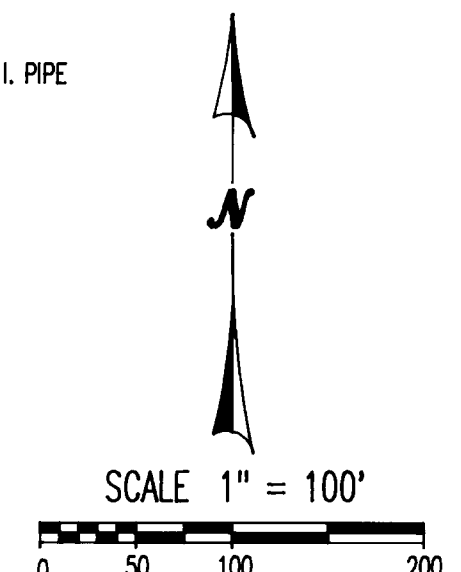
ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME KYALL W. & ALETA McGEE AND LETA THOMPSON 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.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:
5th DAY OF May, 2000.

Jean H. Crawford
NOTARY PUBLIC FOR OREGON



2000-12768

Sweeden
Land Surveying
Carl A. Sweeden
P.L.S.

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Oakland, Ore. 97482
Tel. 541-458-9523