

2000-0072

LAND PARTITION

IN A PORTION OF LOT 4 AND 7, BLOCK 9, ROSEBURG HOME ORCHARD TRACTS, PLAT "A"
IN THE SOUTHWEST 1/4, SECTION 20, T. 26 S., R. 6 W., W. M.
DOUGLAS COUNTY, OREGON - OCTOBER 2000 - PLANNING FILE #00-108

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.

Carl A. Sweeden
CARL A. SWEEDEN LS 2752

LEGAL DESCRIPTION:

THOSE LANDS AS DESCRIBED IN INSTRUMENTS #67-04280 AND #91-13273, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JEWEL SCHMIDT DOES HEREBY DECLARE THAT SHE IS THE OWNER AND DOES CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #00-108, DOUGLAS COUNTY, PLANNING DEPARTMENT AND DOES CREATE THE 25.0' EASEMENT FOR ACCESS, SHOWN AS EASEMENT "B" AND THE 10.0' WIDE WATER AND UNDERGROUND POWER EASEMENT FOR THE BENEFIT OF PARCEL 2 AND DOES ALSO CREATE THE ACCESS EASEMENT SHOWN AS EASEMENT "A" FOR THE BENEFIT OF PARCEL 2 AND FOR THE BENEFIT OF PARCEL 1, LAND PARTITION 1991-0072 A & B, DOUGLAS COUNTY PARTITION PLAT RECORDS.

Jewel Schmidt
JEWEL SCHMIDT

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME JEWEL SCHMIDT WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

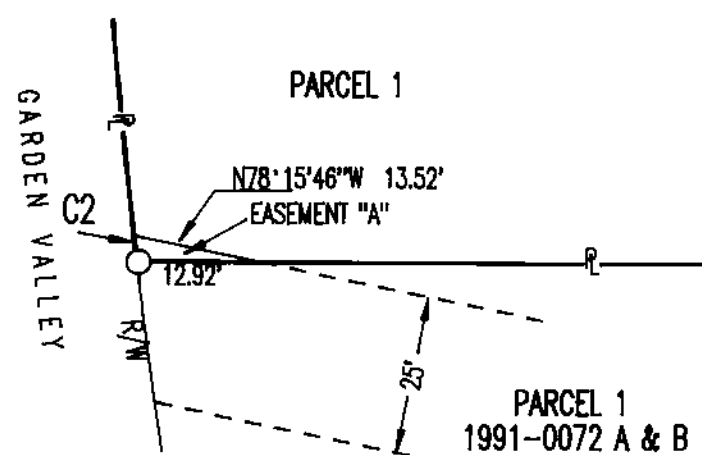
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

12 DAY OF Oct, 2000.

Jean H. Crawford
NOTARY PUBLIC FOR OREGON



DETAIL OF EASEMENT "A"
NOT TO SCALE



NARRATIVE:

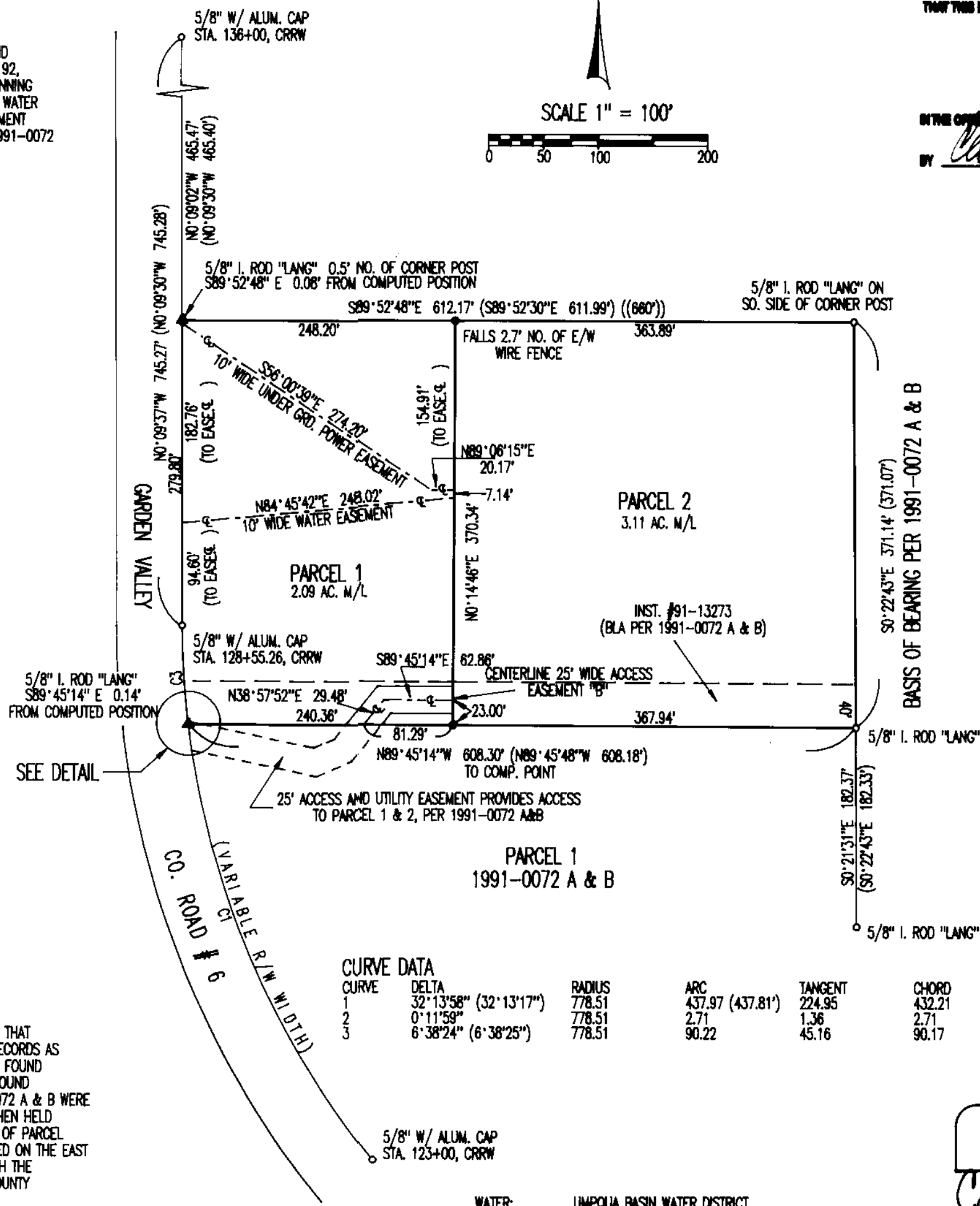
THE SURVEY WAS COMPLETED AT THE REQUEST OF THE PROPERTY OWNER AND PARTITIONER SHOWN TO LOCATE THAT LAND AS DESCRIBED IN INSTRUMENTS #67-04280 AND #91-13273, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AS SURVEYED AND MONUMENTED IN LAND PARTITION 1991-0072 A & B. A CLOSED TRAVERSE WAS RUN TO TIE THE FOUND MONUMENTED CORNERS AND RIGHT OF WAY MONUMENTS FOR COUNTY ROAD #6 AS SHOWN. THE MONUMENTS FOUND MARKING THE EAST LINE OF THE SOUTH 1/2 OF LOT 4, BLOCK 9 AND THE 40 FOOT ADJUSTMENT PER 1991-0072 A & B WERE HELD AND USED AS THE BASIS OF BEARING FOR THIS SURVEY. THE RIGHT OF WAY MONUMENTS FOUND WERE THEN HELD TO DETERMINE THE EAST LINE OF GARDEN VALLEY ROAD. THE MONUMENTS FOUND AT THE NORTHWEST CORNER OF PARCEL 1 AND LOT 4, BLOCK 9 PER 1991-0072 A & B WERE HELD FOR NORTH SOUTH POSITION AND POINTS COMPUTED ON THE EAST RIGHT OF WAY LINE AS ESTABLISHED. BOTH OF THESE POINTS FELL VERY CLOSE TO THE RECORD POSITION. WITH THE BOUNDARIES ESTABLISHED THE LAND WAS THEN PARTITIONED AS DIRECTED AND AS APPROVED PER DOUGLAS COUNTY PLANNING APPROVAL #00-108.

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

2000-21152



SCALE 1" = 100'



CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	32°13'58" (32°13'17")	778.51	437.97 (437.81)	224.95	432.21	N22°54'48"W
2	0°11'59"	778.51	2.71	1.36	2.71	N6°41'49"W
3	6°38'24" (6°38'25")	778.51	90.22	45.16	90.17	N3°28'37"W (N3°29'23"W)

WATER: UMPQUA BASIN WATER DISTRICT
SEWER: SEPTIC SYSTEM
ZONING: RR - RURAL RESIDENTIAL
COMP. PLAN: RESIDENTIAL COMMITTED 2AC

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
00 OCT 18 AM 9:07
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE ORIGINAL RECORDS OF DOUGLAS COUNTY
BY *Carl A. Sweeden*
PP

APPROVALS:

Romy Wan 10-16-00
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubie 10/16/00
DIRECTOR, PLANNING DEPT. DATE

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

Jamar K. Krueger 10-17-00
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 18th DAY OF October, 2000 at 9:07am

Carl A. Sweeden 10-16-2000
by *Carl A. Sweeden*, Deputy DATE



2000-21152

LEGEND:

- FOUND 5/8" IRON ROD AS NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER 1991-0072 "A" & "B"
- (()) RECORD PER ROSEBURG HOME ORCHARD TRACTS, PLAT "A", VOL. 1, PG. 58

OWNER: JEWEL SCHMIDT
8283 GARDEN VALLEY RD.
ROSEBURG, OREGON 97470

PARTITIONER: THOMAS SCHMIDT
1635 N. W. ESTELLE
ROSEBURG, OREGON 97470

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-02

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

5211 Cole Road
Oakland, Cal. 97462
Tel. 541-469-9523

2000-0072