

2000-0077

LAND PARTITION OF PARCEL 2, LAND PARTITION 1995-0029 IN THE NE 1/4 OF SECTION 18, T. 25 S., R. 5 W., WILLAMETTE MERIDIAN JULY 2000 - PLANNING DEPARTMENT FILE #96-395

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

ACKNOWLEDGEMENTS:

STATE OF OREGON }
COUNTY OF DOUGLAS }

THERE PERSONALLY APPEARED BEFORE ME DOUGLAS W. AND MARY L. RITSON 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:

22nd DAY OF Aug., 2000.

Jean H. Crawford
NOTARY PUBLIC FOR OREGON



SPIRAL CURVE INFORMATION:

3" C.L.
T 24°27'01" (24°33')
TS 715.30 (717.00)
600.00' SPIRAL
S = 9'
e = 0.5

WATER: WELLS
SEWER: SEPTIC SYSTEM
ZONING: RR - RURAL RESIDENTIAL
COMP. PLAN: RESIDENTIAL COMMITTED

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DOUGLAS W. AND MARY L. RITSON 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 #96-395, DOUGLAS COUNTY, PLANNING DEPARTMENT AND DOES CREATE THE 60.0' EASEMENT FOR UTILITIES AND ACCESS AS SHOWN FOR THE BENEFIT OF PARCEL 1, 2 AND 3.

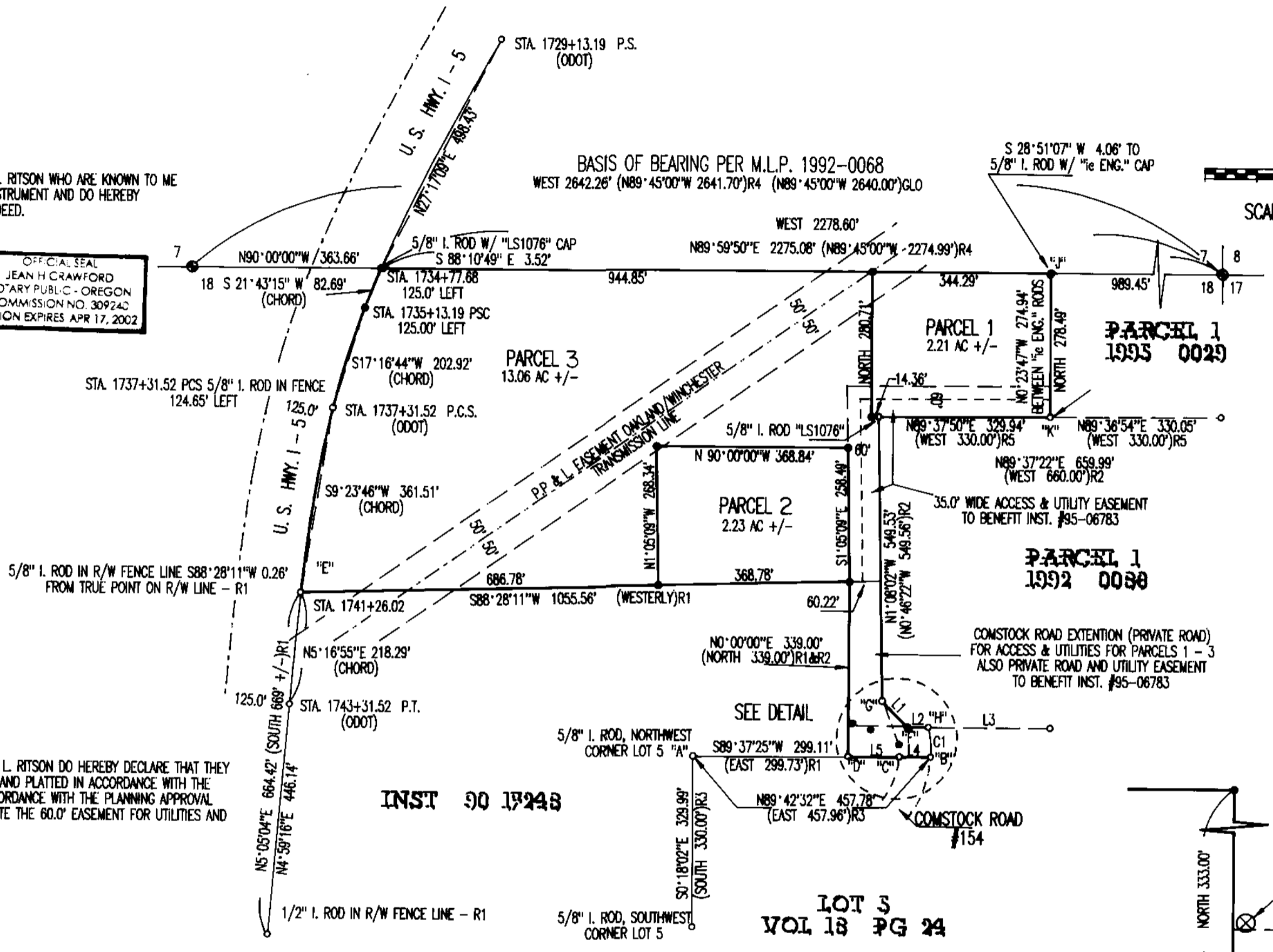
Douglas W. Ritson
DOUGLAS W. RITSON

Mary L. Ritson
MARY L. RITSON

NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED AS PARCEL 2, LAND PARTITION 1995-0029. A CLOSED LOOP TRAVERSE WAS RUN TO TIE FOUND MONUMENTS FROM THE FOLLOWING SURVEYS AND DEED OF RECORD: WHITE OAK HILLS SUBDIVISION, VOL. 16, PAGE 24, LAND PARTITION 1992-0068, BOUNDARY SURVEY M117-41, LAND PARTITION 1995-0029, STATE HIGHWAY RIGHT OF WAY MONUMENTS AND MONUMENTS OF RECORD PER INSTRUMENT #90-17246. WITH THE TRAVERSE COMPLETED THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 18 WAS HELD AS THE NORTH LINE AND BASIS OF BEARING AND THE EAST LINE OF INTERSTATE HIGHWAY #5 WAS HELD AS THE WEST LINE OF SAID PARCEL 2. THE SOUTH LINE WAS DETERMINED BY FIRST HOLDING THE LINE "A" - "B" WHICH ESTABLISHED THE NORTH LINE OF LOT 5, WHITE OAK HILLS SUBDIVISION AND THE NORTH END OF COMSTOCK STREET AS PLATTED. THE MONUMENT FOUND AT "C" BEING THE NORTHEAST CORNER OF SAID LOT 5 FIT WELL PER RECORD. POINT "D" (SEE DETAIL) WAS COMPUTED FROM A 1/2" IRON ROD FOUND DURING A SEARCH FOR THE MONUMENTS CALLED PER DEED #90-17246. THE POSITION OF THIS ROD WAS 0.42' NORTH OF THE LINE ESTABLISHED BETWEEN "A" - "B" AND APPROXIMATELY 1.0' WEST OF THE SOUTHWEST CORNER OF AN EXISTING SHED BUILDING. THE EAST/WEST POSITION OF THIS ROD WAS HELD AND POINT "D" CALCULATED ON THE LINE "A" - "B". POINT "D" WAS HELD AS THE POINT OF BEGINNING PER INSTRUMENT #90-17246. RECORD BEARING AND DISTANCE PER #90-17246 WAS APPLIED TO ESTABLISH THE NORTHEAST CORNER OF #90-17246 AND THE 5/8" IRON ROD AT POINT "E" WAS HELD ESTABLISHING THE NORTH LINE OF #90-17246 AND THE REMAINING PORTION OF THE SOUTH LINE OF PARCEL 2. THE WEST LINE WAS DETERMINED BY HOLDING THE FOUND MONUMENTS. POINT "F", BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF PARCEL 1, 1992-0088 WAS POSITIONED BY DISTANCE / DISTANCE INTERSECTION FROM MONUMENTS AT "G" AND "H". POINT "J", THE NORTHEAST CORNER OF SAID PARCEL 2, 1995-0029, WAS ESTABLISHED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 18 NORTH OF POINT "K". THAT PORTION OF LAND DESCRIBED IN INSTRUMENT #90-7796 WAS THEN REMOVED FROM THE ORIGINAL PARCEL 2. THE COMPUTED POINT AT "D" WAS USED AS THE POINT OF BEGINNING FOR THIS DESCRIPTION AND IS SHOWN IN THE DETAIL WITH THE BOUNDARY SO ESTABLISHED NEW PARCELS 1, 2 AND 3 WERE POSITIONED AS DIRECTED BY THE PROPERTY OWNERS AND AS APPROVED PER #96-395.

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



SHORT LINE TABLE

Line	Bearing	Distance	
1	S44°21'33"E	70.47'	(S44°01'18"E 70.48')R2
2	N89°51'39"E	39.75'	(S89°38'40"E 39.75')R2
3	N89°51'39"E	234.63'	(S89°38'40"E 234.16')R2
4	S89°44'18"W	60.12'	(N89°50'00"E 234.79')R3
5	S89°39'21"W	88.55'	(N89°38'19"W 97.70')R2

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
1	15°32'15"	211.27	57.29	28.82	54°52'02"E 57.12'
	(15°32'52")R3		(57.33')R3		(S4°26'51"E 57.16')R2
					(S4°27'33"E 57.16')R3

CORNER NOTES:

NORTHEAST CORNER SECTION 18
2 1/2" BC PER COUNTY RECORDS
7" B. OAK BT, N14°E, 9.2', SCRIBE VIS. & TAGGED
19" MADRONE BT, N57°E, 38.5', SCARS DOWN LOW
12" B. OAK BT, S18°E 15.1', SEALED DBL. BLAZE & TAGGED
26" W. OAK BT, S85°W 140.4', SCARS & TAGGED

NORTH 1/4 CORNER SECTION 18
2 3/8" BC PER COUNTY RECORDS
11" NOW 12" D. FIR BT, N55°E 24.1', OPEN DBL. BLAZE, SCRIBE VIS., TAGGED
12" D. FIR BT, S71°E 16.3', OPEN DBL. BLAZE, SCRIBE VIS., TAGGED
23" NOW 24" D. FIR BT, S28°E 46.7', SCAR VISIBLE & TAGGED
25" MADRONE BT, N79°W 22.9' OPEN BLAZE, SCRIBE VIS., TAGGED



SCALE 1" = 200'

APPROVALS:

Romy Wan 10-23-2000
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubie 10/23/00
DIRECTOR, PLANNING DEPT. DATE

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

James R. Krueger 10-24-00
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 25th DAY OF October 2000 at 8:00 AM

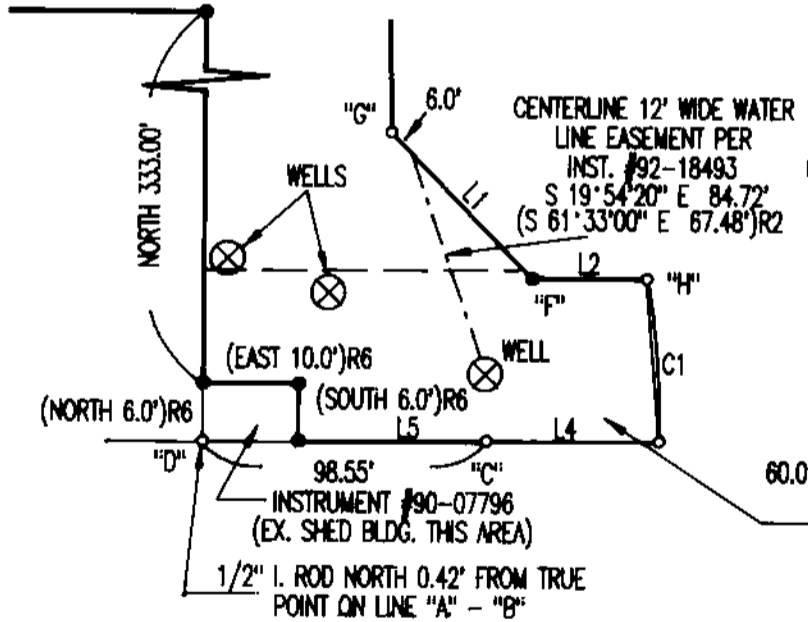
Doyle 10-25-2000
COUNTY CLERK DATE



LEGEND:

- GOVERNMENT MONUMENT
- FOUND 5/8" IRON ROD OR AS NOTED
- SET 5/8"x30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ()R1 RECORD PER INST. #90-17246
- ()R2 RECORD PER 1992-0068
- ()R3 RECORD PER WHITE OAK HILLS SUB. VOL. 16, PAGE 24
- ()R4 RECORD PER M117-41
- ()R5 RECORD PER 1995-0029
- ()R6 RECORD PER INST. #90-7796

2000-21627



REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1986
EXPIRES 6-30-02

OWNERS/PARTITIONERS:
DOUGLAS W. & MARY L. RITSON
P. O. BOX 1672
SUTHERLIN, OREGON 97479

DETAIL NOT TO SCALE

STATE OF OREGON
COUNTY OF DOUGLAS
I, DOYLE SHAWER, JR., COUNTY CLERK AND
RECORDS & COMMUNICATIONS, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
ON OCT 25 AM 8:00
DOYLE SHAWER, JR.
DOUGLAS COUNTY CLERK
IN THE COUNTY OF DOUGLAS, OREGON
Doyle

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

5211 Cole Road
Oakland, Ore. 97482
Tel. 541-459-9523

2000-0077