

2001-0028

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:

ALL THAT LAND AS DESCRIBED IN INSTRUMENT #2000-10740, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RONALD G. FRASHOUR JR. DOES HEREBY DECLARE THAT HE 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 #00-047, DOUGLAS COUNTY, PLANNING DEPARTMENT AND DOES CREATE THE 35.0' EASEMENT FOR ACCESS AND UNDERGROUND UTILITIES TO INCLUDE A PRIVATE WATER WELL AND UNDERGROUND WATER LINE FOR THE BENEFIT OF PARCELS 1 AND 2.

Ronald G. Frashour Jr.
RONALD G. FRASHOUR JR.

LAND PARTITION AND BOUNDARY LINE ADJUSTMENT
IN THE SOUTHWEST 1/4 OF SEC. 14, T. 27 S., R. 3 W., W.M.
DOUGLAS COUNTY, OREGON - FEBRUARY 2001
PLANNING FILE #00-047

STATE OF OREGON 1 SS
COUNTY OF DOUGLAS 1
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

RECORDED
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Devin J. Bennett*
DEPUTY
FEE PP

EASEMENT DATA TABLES:

CURVE	DELTA	RAD	ARC	TANGENT	CHORD	CHORD BRG.
2	129°36'06"	45.70	103.37	97.12	82.70	S83°58'54"E
3	128°44'39"	198.56	446.17	413.91	358.06	S69°26'09"E
4	134°21'23"	55.85	130.96	132.72	102.95	S74°38'46"E

NOTE: CURVES ARE NOT TANGENT

LINE	BEARING	DISTANCE
5	S16°09'58"W	40.0' (THIS LINE A TIE ONLY)
6	N76°32'10"W	69.89'
7	N20°01'45"E	81.72'
8	N0°34'07"E	148.18'
9	S45°58'56"W	38.06'
10	S7°37'37"E	194.51'

PARCELS ARE SUBJECT TO THE FOLLOWING:
A WATERLINE EASEMENT PER INST. #2000-16020
CERTIFICATE OF WATER RIGHT PER PERMIT #34156
CALIFORNIA OREGON POWER CO. PER BK. 237, PG. 568

APPROVALS:

Randy Wm 4/23/01
DOUGLAS COUNTY SURVEYOR DATE

Keith D. Cubic 4/23/01
DIRECTOR, PLANNING DEPT. DATE

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

James R. Kuyper 4-23-01
DOUGLAS COUNTY TAX COLLECTOR DATE
2001-09293

FILED THIS 24th DAY OF APRIL, 2001

Doyle Shaver Jr. 4-24-01
COUNTY CLERK DATE
Devin J. Bennett
By: DEPUTY

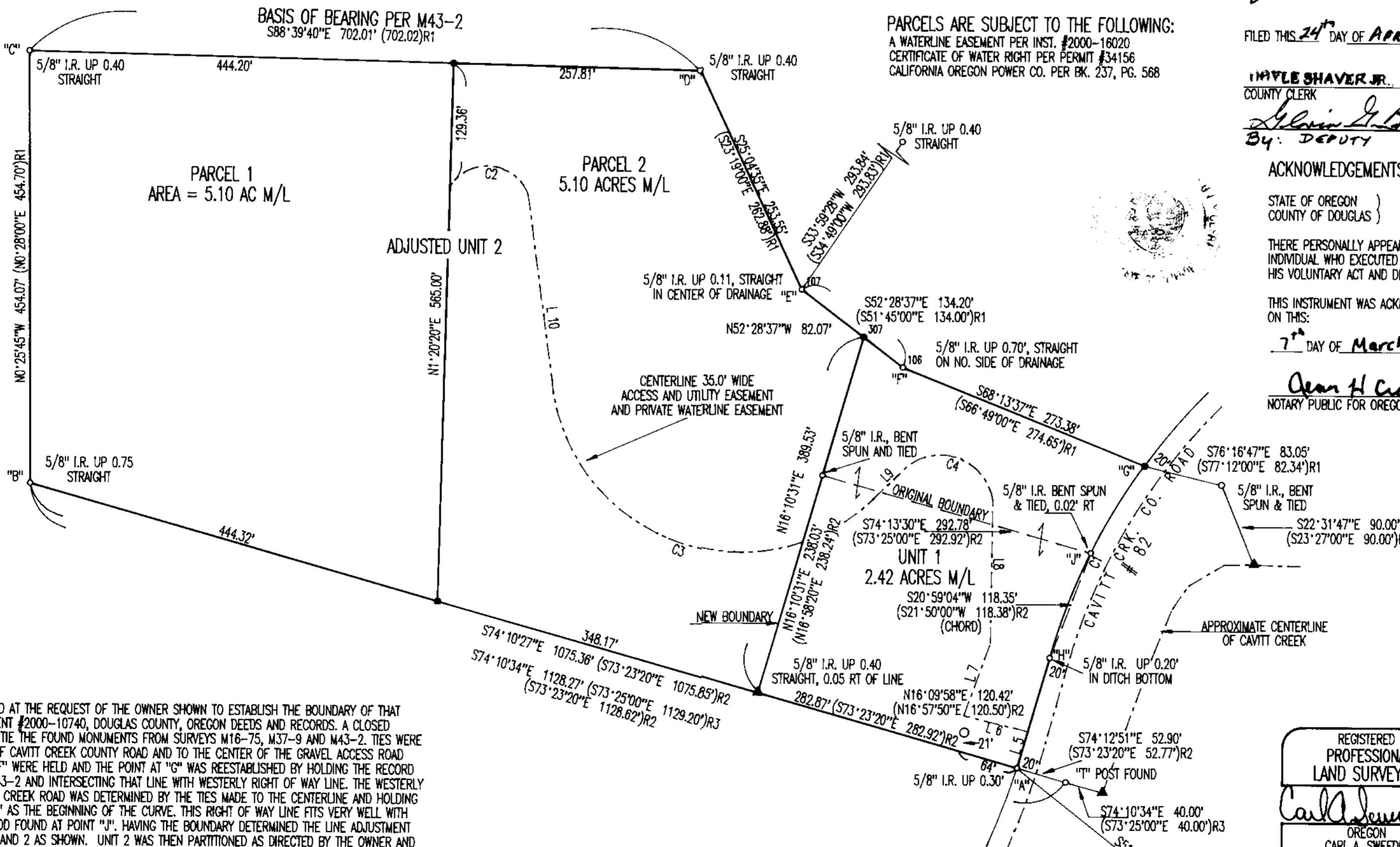
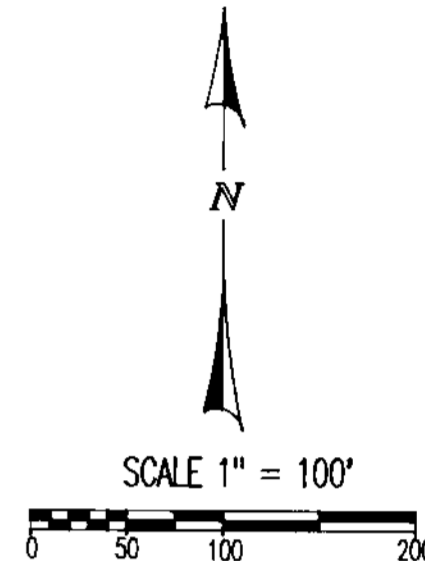
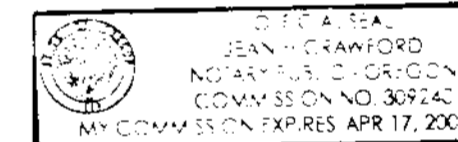
ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME RONALD G. FRASHOUR JR. WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:
7th DAY OF March, 2001.

Alan H Crawford
NOTARY PUBLIC FOR OREGON



LEGEND:

- GOVERNMENT CORNER
- FOUND AS NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- ()R1 RECORD PER M43-2
- ()R2 RECORD PER M37-9
- ()R3 RECORD PER M16-75

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #2000-10740, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS. A CLOSED LOOP TRAVERSE WAS RUN TO TIE THE FOUND MONUMENTS FROM SURVEYS M16-75, M37-9 AND M43-2. TIES WERE ALSO MADE TO THE CENTER OF CAVITT CREEK COUNTY ROAD AND TO THE CENTER OF THE GRAVEL ACCESS ROAD SHOWN. MONUMENTS "A" - "F" WERE HELD AND THE POINT AT "G" WAS REESTABLISHED BY HOLDING THE RECORD ANGLE AT POINT "F" FROM M43-2 AND INTERSECTING THAT LINE WITH WESTERLY RIGHT OF WAY LINE. THE WESTERLY RIGHT OF WAY LINE OF CAVITT CREEK ROAD WAS DETERMINED BY THE TIES MADE TO THE CENTERLINE AND HOLDING THE MONUMENT FOUND AT "H" AS THE BEGINNING OF THE CURVE. THIS RIGHT OF WAY LINE FITS VERY WELL WITH THE POSITION OF THE IRON ROD FOUND AT POINT "J". HAVING THE BOUNDARY DETERMINED THE LINE ADJUSTMENT WAS MADE CREATING UNITS 1 AND 2 AS SHOWN. UNIT 2 WAS THEN PARTITIONED AS DIRECTED BY THE OWNER AND AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT, FILE #00-047. RECORDS FOR THE LOCATION OF CAVITT CREEK COUNTY ROAD DO NOT INDICATE THE WIDTH OF THE RIGHT OF WAY ALONG THE EAST SIDE. UNIT 1 DOES EXTEND TO THE CENTER OF CAVITT CREEK WHICH IS SHOWN IN ITS APPROXIMATE LOCATION. NO AREA CALCULATIONS WERE MADE OF THAT AREA SINCE THERE APPEARS TO BE NO DEFINITE RIGHT OF WAY LINE.

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

R/W CURVE TABLE:

CURVE	DELTA	RAD	ARC	TANGENT	CHORD	CHORD BRG.
1	20°27'50"	633.20	226.16	114.30	224.96	N25°50'38"E

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1998
EXPIRES 6-30-02

OWNER & PARTITIONER:
RONALD G. FRASHOUR JR.
3394 SE TEAL DR.
GRESHAM, OREGON 97080 2001-09293

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

5211 Cole Road
Oakland, Ore. 97462
Tel. 541-459-9523

2001-0028

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WATER: PRIVATE WELL/SPRING
SEWER: SEPTIC SYSTEM
ZONING: SR
COMP. PLAN: RESIDENTIAL COMMITTED - 5 AC