

2002-0018 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT EDNA METZGER AND DONALD CRAIG HAMLIN DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND SHOWN HEREON AS PARCELS 1 AND 2 AND THAT THEY DO 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 #2001-188, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THEY DO CREATE THE DRAINFIELD EASEMENT FOR THE BENEFIT OF THAT LAND AS DESCRIBED IN INSTRUMENT #1995-19370, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS.

Edna Metzger
EDNA METZGER

Donald Craig Hamlin
DONALD CRAIG HAMLIN

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 Sweeden
CARL A. SWEEDEN LS 2752

LEGAL DESCRIPTION:

THAT LAND AS DESCRIBED IN INSTRUMENTS #90-6581 AND #2000-24646, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS.

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO ESTABLISH THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN INSTRUMENTS #2000-24646 AND 1990-6581, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND TO THEN PARTITION SAID LANDS AS DIRECTED BY THE OWNERS AND APPROVED PER THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #01-188. BOTH DESCRIBED LANDS ARE LOCATED IN LOT 79 AND 80 OF EDEN ORCHARDS SUBDIVISION, VOLUME 3, PAGE 31, DOUGLAS COUNTY, OREGON PLAT RECORDS. AFTER REVIEW OF FILED SURVEYS AND THE ORIGINAL PLAT I FIND THAT SURVEY M2-56 AND M129-4 A & B APPEAR TO HAVE ATTEMPTED TO PROVIDE THE MOST EQUITABLE SOLUTIONS TO EQUAL RIGHT OF THE AVIALABLE LAND. WITH THIS REVIEW COMPLETED A CLOSED LOOP TRAVERSE WAS RUN TO TIE AS MANY OF THE RECORD MONUMENTS AS COULD BE FOUND AS WELL AS FENCE CORNERS AND OTHER MONUMENTS ENCOUNTERED. AS A RESULT OF THIS TRAVERSE THE BOUNDARIES OF LOTS 76, 79, 80, 83, 84 & 87 ARE HELD TO THE FOUND MONUMENTS ESTABLISHED IN M129-4 A & B WITH THE EXCEPTION OF THE STONES FOUND AT THE SECTION CORNER AND THE NW CORNER OF DLC #40. BOTH APPEAR BY COUNTY CORNER RECORDS TO BE IN THE ORIGINAL POSITION AND WERE HELD IN LIEU OF THE RODS NOTED AS HELD IN M129-4. FENCE LINES TIED ARE SHOWN IN REFERENCE TO THE NORTH LINE OF THIS TIER OF LOTS AS WELL AS THE LOT LINE BETWEEN LOT 79 & 80 AS DETERMINED BY PROPORTIONING BETWEEN THE NORTHEAST CORNER OF LOT 87 AND THE SOUTH 1/16TH CORNER OF SECTION 3 & 4 PER M129-4, BEING THE NW CORNER OF LOT 76. THESE FENCES APPEAR TO VARY IN POSITION AS COMPARED TO THE POSITION FOUND AS SHOWN IN M2-56. THE SOUTH BOUNDARY OF THE LANDS DESCRIBED IN INSTRUMENT #2000-24646 IS CALLED AS THE NORTH LINE OF COUNTY ROADS #174 AND #90. THE NORTH LINE OF THAT PORTION OF COUNTY ROAD #90 WAS HELD 15' NORTH OF THE DLC LINE AS ESTABLISHED AND AS CALLED PER THE COUNTY ROAD PLAN DATED APRIL 1939. SEVERAL OPTIONS ARE AVAILABLE FOR THE REESTABLISHMENT OF THIS NORTH RIGHT OF WAY LINE OF COUNTY ROAD #174 AS THERE IS A DEED DESCRIPTION, COUNTY ROAD MAPS, SURVEY MAPS THAT SHOW MONUMENTATION OF THE SOUTH LINE OF SAID RIGHT OF WAY IMMEDIATELY ADJACENT TO THE LAND AND THE POSITION IN WHICH IT EXIST TODAY. THE BEGINNING TIE TO THE NW CORNER OF LOT 19, DOERNER'S ADDITION TO EDEN ORCHARDS AS PROVIDED IN THE ROAD DEED, VOL. 130, PG. 175, DOES NOT FIT THE ACTUAL POSITION NOR DOES IT MATCH THE COUNTY ROAD MAP OF 1933, IN REGARD TO THE SAME BEGINNING POINT AND TIE. SURVEY MAPS M37-13 AND CS 58/1-1, THOUGH AGREEING IN BEARING AND DISTANCE, DO NOT MATCH THE ROAD DEED OR THE ROAD MAP IN EITHER BEARING OR DISTANCE. FOR THIS SURVEY THE SOUTH LINE OF THE DESCRIBED LANDS WAS POSITIONED 25.0 FEET NORTH OF THE ACTUAL EXISTING CENTERLINE AS TIED DURING THE CONTROL LOOP. THE WEST BOUNDARIES OF #2000-24646 AND #90-6581 WERE POSITIONED PER DEED DESCRIPTION AND THE NORTH AND EAST LINES HELD TO THE LOT LINES DESCRIBED PREVIOUSLY. THE BASIS OF BEARING FOR THIS SURVEY AND LAND PARTITION ARE BASED ON THE NORTH LINE OF DLC #40 AS SHOWN.

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

STATE OF OREGON)
COUNTY OF DOUGLAS) ss
I, DOYLE SHAWER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

02 APR 22 PM 12:18

DOYLE SHAWER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Doyle Shaver Jr.*

APPROVALS:

Ronny Wan 4-19-02
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubie 4/19/02
DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Jones 4/19/02
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 22 DAY OF April, 2002 at 12:18 pm

DOYLE SHAWER JR. DOUGLAS COUNTY CLERK
By *Carl Sweeden* 4-22-2002
COUNTY CLERK DATE
STATE OF OREGON

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

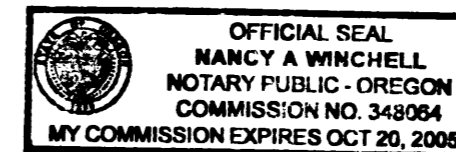
2002-11448

THERE PERSONALLY APPEARED BEFORE ME EDNA METZGER AND DONALD CRAIG HAMLIN WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

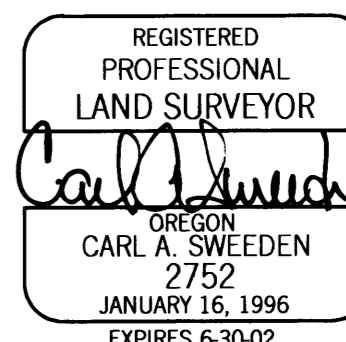
18 DAY OF April, 2002.

Nancy A. Winchell
NOTARY PUBLIC - OREGON (PRINTED NAME)



COMMISSION NO. _____

MY COMMISSION EXPIRES _____



PARTITIONERS AND OWNERS:

EDNA METZGER DONALD HAMLIN
2457 DOERNER RD. 2331 DOERNER RD.
ROSEBURG, OR. 97470 ROSEBURG, OR. 97470



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

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