

LAND PARTITION
IN THE NORTH 1/2 OF SEC. 3, T. 27 S., R. 6 W., W. M.
DOUGLAS COUNTY, OREGON - APRIL 2002
PLANNING FILE #01-161

STATE OF OREGON) SS
COUNTY OF DOUGLAS)
I, DOYLE SMAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
02 MAY 10 PM 3:06
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Glenn Burnett
DEPUTY
FEE PP

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:

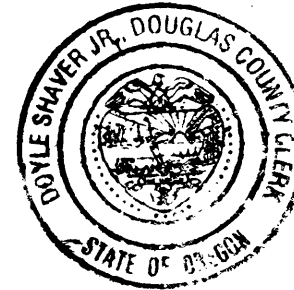
INSTRUMENT #95-00330 DOUGLAS COUNTY, OREGON DEEDS AND RECORDS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KENNETH J. AND PATRICIA A. COOPER, TRUSTEES OF COOPER LOVING TRUST DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND 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 #01-161, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THEY DO CREATE THE 10 FOOT WIDE WATER EASEMENT AS SHOWN, A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AND THE DRAINFIELD EASEMENT AS SHOWN FOR THE BENEFIT OF PARCEL 2 AS SHOWN WHICH INCLUDES AND IS OVER THAT 20' NON EXCLUSIVE EASEMENT AS DESCRIBED PER BK. 511, PG. 795 DOUGLAS COUNTY, OREGON, DEED RECORDS.

Kenneth J. Cooper
KENNETH J. COOPER

Patricia A. Cooper
PATRICIA A. COOPER



APPROVALS:

Ed Moran 5-10-02
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

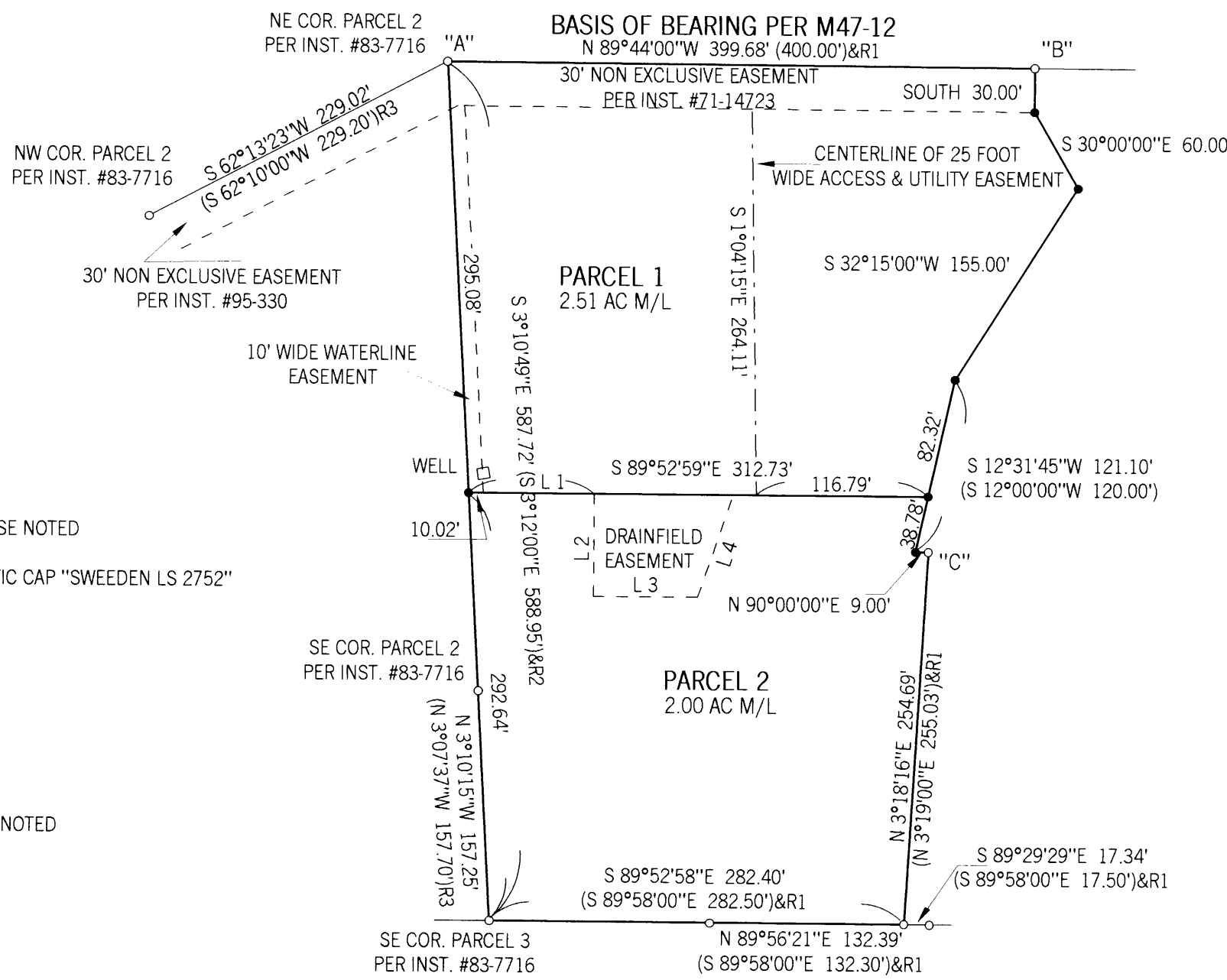
Keith L. Cubic 5/9/02
DIRECTOR, PLANNING DEPT. DATE

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

Andrea K. Conell 5/10/02
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 10th DAY OF MAY, 2002 2002-13340
3:06 P.M.

DOYLE SMAVER JR. 5-10-02
COUNTY CLERK DATE



LEGEND:

- o FD 5/8" I. ROD UNLESS OTHERWISE NOTED
- SET 5/8" X 30" I.R. W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- () RECORD PER INST. #95-00330
- ()R1 RECORD PER M47-12
- ()R2 RECORD PER M35-37
- ()R3 RECORD PER M94-40
- MEASURED EQUAL DEED UNLESS NOTED

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME KENNETH J. AND PATRICIA A. COOPER, TRUSTEES OF THE COOPER LOVING TRUST 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:

3 DAY OF May, 2002.

Lorraine Walker Lorraine Walker
NOTARY PUBLIC - OREGON (PRINTED NAME)



332375
COMMISSION NO.

March 8, 2004
MY COMMISSION EXPIRES

DRAINFIELD EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
1	S 89°52'59"E	85.71'
2	S 0°07'01"W	69.99'
3	S 89°52'40"E	70.93'
4	N 18°35'12"E	73.80'

NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN AND AS APPROVED PER DOUGLAS COUNTY PLANNING FILE #01-161 TO ESTABLISH THE BOUNDARY OF AND PARTITION THAT LAND AS DESCRIBED IN INSTRUMENT #95-330, DOUGLAS COUNTY, OREGON, DEED RECORDS. A CLOSED LOOP TRAVERSE WAS COMPLETED TO THE FOUND MONUMENTS FROM SURVEYS OF RECORD AS ARE SHOWN IN THE LEGEND WITH THE NORTH LINE OF SAID LAND, POINTS "A" & "B" BEING HELD AS THE BASIS OF BEARING PER THE DEED RECORD. AFTER INSPECTION OF THE DESCRIPTIONS CONTAINED IN THIS DEED IT WAS FOUND THAT BOTH PARCEL 1 & 2 DO NOT CLOSE. ALL MONUMENTS FOUND AND TIED WERE IN GOOD CONDITION AND RELATIVELY CLOSE TO RECORD POSITION PER DEED CALL AND ALSO MONUMENTS ALONG THE NORTH, WEST AND SOUTH LINES FELL IN EXISTING FENCE LINES. THEREFORE THE FOUND MONUMENTS WERE HELD TO ESTABLISH ALL BUT THE MOST NORTHERLY PORTION OF THE EAST BOUNDARY OF THAT LAND AS DESCRIBED PER SAID INSTRUMENT. THAT PORTION OF THE EAST BOUNDARY HAS BEEN RECONSTRUCTED BY HOLDING DEED RECORD BEGINNING AT POINT "B". THE NORTHEAST CORNER OF THE LAND AND CONTINUING SOUTHERLY PER DEED AND THEN CLOSING ONTO A POINT 9.0 FEET WEST OF POINT "C". WITH THIS COMPLETE THE LAND WAS THEN PARTITIONED INTO TWO PARCELS AS DIRECTED.

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

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

OWNER AND PARTITIONER:
KENNETH & PATRICIA COOPER, TRUSTEES
COOPER LOVING TRUST
361 BLANDS LN.
ROSEBURG, OREGON 97470 2002-13340



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

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