

LAND PARTITION PLAT
IN SEC. 10 AND SEC. 11, T. 24 S., R. 6 W., W. M.
DOUGLAS COUNTY, OREGON - SEPT. 2002 - PLANNING FILE #02-098

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LINE BETWEEN PARCELS 1 AND 2 IN THE EAST HALF OF SECTION 10 IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND IN ACCORDANCE WITH THE 1973 MANUAL OF INSTRUCTION AND THAT THE LAND SHOWN IN THE WEST 1/2 OF SECTION 10 AND THAT LAND SHOWN IN SECTION 11 WAS DRAFTED ONLY TO SHOW THE REMAINING PORTIONS OF PARCELS 1 & 2 AND THAT NO SURVEY WAS MADE IN THE WEST 1/2 OF SECTION 10 OR IN SECTION 11.

Carl A. Sweeden
CARL A. SWEEDEN LS 2752

LEGAL DESCRIPTION:

INSTRUMENT #90-6206, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS EXCEPT THAT PART DESCRIBED AS FOLLOWS: THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PROPERTY; BEGINNING AT A 3/4 INCH PIPE ON THE NORTH SIDE OF A 40 FOOT ROADWAY, SAID BEGINNING POINT BEING 623.5 FEET EAST AND 856.0 FEET NORTH OF THE SOUTHEAST INTERIOR "L" CORNER OF THE ISAAC JONES DONATION LAND CLAIM NO. 65, TOWNSHIP 27 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE, RUNNING NORTH 149.2 FEET TO A 3/4 INCH PIPE ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN COUNTY CLERKS DEED RECORDS IN VOLUME 99, PAGE 361, INSTRUMENT NO. 6491; THENCE, SOUTH 89°16' EAST 80 FEET TO A 3/4 INCH PIPE ON THE SOUTH LINE OF SAID RECORDED PROPERTY; THENCE, SOUTH 148.4 FEET TO A 3/4 INCH PIPE ON THE NORTH SIDE OF SAID ROADWAY; THENCE, WEST 80 FEET TO THE PLACE OF BEGINNING, AND SITUATED IN SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLIAM H. AND RUTH M. HOPPE, TRUSTEES OF THE WILLIAM H. HOPPE LIVING TRUST PER INSTR. #90-6206 AND WILLIAM H. AND RUTH M. HOPPE, TRUSTEES OF THE RUTH M. HOPPE FAMILY TRUST PER INSTR. #2001-12596, EACH HOLDING 50% INTEREST IN THE LAND 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 #02-098, DOUGLAS COUNTY PLANNING DEPARTMENT AND THAT THEY DO CREATE THE 15 FOOT WIDE SPRING AND WATERLINE EASEMENTS AS SHOWN FOR THE BENEFIT OF PARCEL 2 AND THE 15 FOOT WIDE WELL AND WATERLINE EASEMENT AND THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN FOR THE BENEFIT OF PARCEL 1.

William H. Hoppe
WILLIAM H. HOPPE, TRUSTEE

Ruth M. Hoppe
RUTH M. HOPPE, TRUSTEE

LEGEND:

- FD GOV. CORNER
- o FD MONUMENT AS SHOWN
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER M123-66
- [] RECORD PER CS 63/161-20

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME WILLIAM H. HOPPE AND RUTH M. HOPPE, TRUSTEES FOR THE WILLIAM H. HOPPE LIVING TRUST AND RUTH M. HOPPE FAMILY TRUST, WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

23 DAY OF Sept., 2002.

Stacey R. Lefevre *Stacey R. Lefevre*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

355887 March 20, 2006
COMMISSION NO. MY COMMISSION EXPIRES

2002-25189

NARRATIVE:

THE SURVEY IN THE EAST HALF OF SECTION 10 WAS COMPLETED TO DETERMINE THE LINE BETWEEN PARCELS 1 AND 2 AS DIRECTED BY THE PROPERTY OWNER AND AS APPROVED FOR LAND PARTITION OF THAT LAND DESCRIBED IN INSTRUMENT #90-6206, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS PER DOUGLAS COUNTY PLANNING. A CLOSED LOOP TRAVERSE WAS COMPLETED TO TIE THE CONTROLLING MONUMENTS AS FOUND PER SURVEYS CS 63/161-20, M 123-66 AND BLM DEPENDENT SURVEY NOTES PAGES 15241-15243 AND 15247 & 15248, DOUGLAS COUNTY SURVEYORS RECORDS. WITH THE TRAVERSE COMPLETE THE CENTER LINE OF SECTION 10 PER M 123-66 WAS HELD AS THE BASIS OF BEARING AND THE EAST HALF OF SECTION 10 WAS THEN SUBDIVIDED PER THE 1973 MANUAL OF INSTRUCTION USING THE CALCULATED POSITION OF THE CENTER 1/4 CORNER PER M123-66. THE APPROPRIATE CORNERS TO MARK THE LINE BETWEEN PARCELS 1 AND 2 WERE THEN SET AND ASSESSORIES ESTABLISHED AS SHOWN. ALL OF THE LINE BETWEEN PARCELS 1 & 2 HAS BEEN POSTED, FLAGGED BLAZED AND PAINTED PER THE OWNERS INSTRUCTIONS.

FIELD CREW: C. SWEEDEN & E. WILDS
EQUIPMENT: NIKON DTM-521 W/ SUPPORT
CALCULATIONS AND MAPPING: C. SWEEDEN

FOUND CORNER NOTES

- 1 NE COR. SEC. 10
2 1/2" BC UP 0.85' IN STONE MOUND, 2.0' SO. OF W. END OF EASTERLY FENCE
30" FIR SNAG, S67°W 44.88', TAG
ROOT HOLE DEPRESSION, N 75°W 33.66', NO REMAINS
ROOT HOLE W/ 27" D. FIR. DOWN ALONG SIDE, N 25°E 14.52', ROTTING
34" D. FIR NOW 40", S55°E 3.3', HEALED & TAG
48" I. CEDAR NOW 50", S42°W 86.46', HEALED, FIRE BLACKED, DBLE STEM UP 10' +/-, TAG
ROOT HOLE W/ 25" D. FIR. DOWN ALONG SIDE, N 3°E 15.84', ROTTING, SCRIBE VIS.
14" D. FIR NOW 22", N14°30'E 156.42', HEALED W/ SOME SCAR, NO TAG
28" D. FIR NOW 26" STUMP 3.0' TALL, N41°30'W 87.45', NO BARK, SCRIBE VIS, TAG
- 2 N 1/4
2 1/2" BC UP 0.90'
20" D. FIR NOW 28", S70°E 2.0', HEALED W/ SCAR VIS., TAG
27" D. FIR NOW 30" SNAG, N23°W 44.1', HEALED W/ SCAR VIS., TAG
ON STEEP EAST SLOPE
- 3 CN 1/16
2 1/2" ALUM. CAP, FLUSH
21" D. FIR NOW 22", N40° 30'W 20.8', SCRIBE VIS. & TAGGED
25" D. FIR NOW 26", S42°45'E 42.2', SCRIBE VIS. & TAGGED
- 4 C 1/4
FD. 1/2" I. PIPE, SOURCE UNKNOWN
UP 1.0 FEET & BT'S PER M123-66
11" D. FIR NOW 12", S 1°30'E 26.6', TAG
10" D. FIR NOW 11", N 84° 30'W 21.1', TAG
COMPUTED C 1/4 PER M123-66
(SEE DETAIL, SHT. 1 OF 2)
- 5 S 1/4
3 1/4" BC UP 0.25' UNDER N/S FENCE
10" W. FIR NOW 22", N79°E 53 LKS., HEALED W/ SCAR VIS., TAG
6" D. FIR NOW 18", S63°W 20 LKS., HEALED W/ SCAR VIS., TAG
38" FIR STUMP (NO BARK), S14°E 30 LKS, OPENED, VERY ROTTED, TAG

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
02 SEP 26 AM 10:07
DOYLE SHAVER JR., COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *[Signature]* DEPUTY
FEE PP

- 6 SE COR. SEC. 10
BC IN STONE MOUND ALONG SIDE WOOD CORNER POST
16" W. OAK BT NOW 17", N63°E 38.94', HEALED W/ SCAR, TAG
22" D. FIR BT NOW 26", S54°W 4.95', HEALED W/ SCAR, TAG
18" D. FIR BT NOW 23", N37°W 22.11', HEALED W/ SCAR, TAG
15" D. FIR BT NOW 19", S70 1/2°E58.74', HEALED W/ SCAR, TAG
- 7 S 1/16
1 1/2" I. PIPE, SET BT'S
13" D. FIR BT, N64°E 27.7', SCRIBED "S 1/16 S11 BT", TAG
8" I. CEDAR BT, N 24°W, 24.8', SCRIBED "S 1/16 S10 BT", TAG
- 8 E 1/4
BC 0.4' UP IN CONC.
18" W. OAK BT NOW 20", N 39 1/2°E 73.4', HEALED, TAG
12" OAK BT, N 77°W 215.4' GONE
NO GATE POSTS & BARN IN POSITION PER RECORD
- 9 N 1/16
BC & 1 1/2" I. PIPE @ N/S & E FENCE COR.
7" D. FIR BT NOW 9", N30 1/2°E 87.12', HEALED W/ SCAR, TAG
8" I. CEDAR BT NOW 20", N 30°E, 77.22', HEALED W/ SCAR, TAG

ESTABLISHED CORNER NOTES

- 10 NE 1/16
SET BT'S
9" W. OAK, S 72°E 85.7', SCRIBED
"NE 1/16 S 10 BT", TAG
18" W. OAK W/ 3 STEMS, N 45°E 23.9'
SCRIBED "NE 1/16 S 10 BT", TAG
- 11 CE 1/16
SET BT'S
9" D. FIR, S 43°E 8.7', SCRIBED
"CE 1/16 S 10 BT", TAG
11" D. FIR, S 60°W 19.5' SCRIBED
"CE 1/16 S 10 BT", TAG
- 12 SE 1/16
SET BT'S
7" W. OAK, N 71°E 27.2', SCRIBED
"SE 1/16 S 10 BT", TAG
10" D. FIR BT, N 19°E 48.5'
SCRIBED "SE 1/16 S 10 BT", TAG

APPROVALS:

Ed Manning 9-25-02
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

Keith L. Cubic 9/25/02
DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Correll 9/26/02
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20 DAY OF September 2002 at 10:07am

DOYLE SHAVER JR. 9-21-2002
COUNTY CLERK DATE



2002-25189

WATER: WELL
SEWER: SEPTIC SYSTEM
ZONING: FG
COMP. PLAN: AGG & FFT



OWNER AND PARTITIONER:
WILLIAM AND RUTH HOPPE, TRUSTEES
WILLIAM H. HOPPE LIVING TRUST &
RUTH M. HOPPE FAMILY TRUST
2317 SPARKS RD.
OAKLAND, OREGON 97462



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

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