

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

LAND PARTITION PLAT
IN THE N. E. 1/4, SEC. 4, T. 22 S., R. 5 W., W. M.
DOUGLAS COUNTY, OREGON - OCTOBER 2002 - PLANNING FILE #01-095

LEGAL DESCRIPTION:

ALL THAT LAND AS DESCRIBED IN INSTRUMENT #99-21960, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS.

LEGEND:

- FD GOV. CORNER
- FD 5/8" IRON ROD W/ CAP "SWEEDEN LS 2752" OR AS NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- COMPUTED POINT, NOTHING FOUND OR SET
- RECORD PER M83-49
- RECORD PER M119-77
- RECORD PER STATE HWY. DRG. 9B-2-27
- 5/8" I. ROD W/ ALUM. CAP MARKED "ODOT"

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME KENNETH G. LANDAU WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL 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:

25th DAY OF October, 2002.

Bambi L. Roberts *Bambi L. Roberts*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

345926 June 3, 2005
COMMISSION NO. MY COMMISSION EXPIRES

NARRATIVE:

THIS LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNER PARTITIONING THAT LAND DESCRIBED IN INSTRUMENT #99-21960, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND AS SURVEYED PER M138-75, COMPLETED BY THIS FIRM IN 2001. MONUMENTS SET IN THAT SURVEY WERE FIELD CHECKED FOR POSITIONAL ACCURACY AND HELD AS ALL WERE IN GOOD CONDITION. THIS LAND PARTITION PLAT IS A DUPLICATE OF M138-75 WITH PARCELS SET AS DIRECTED BY THE OWNER AND ADDED INFORMATION AS REQUIRED BY OREGON REVISED STATUTES, CHAPTER 92.

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

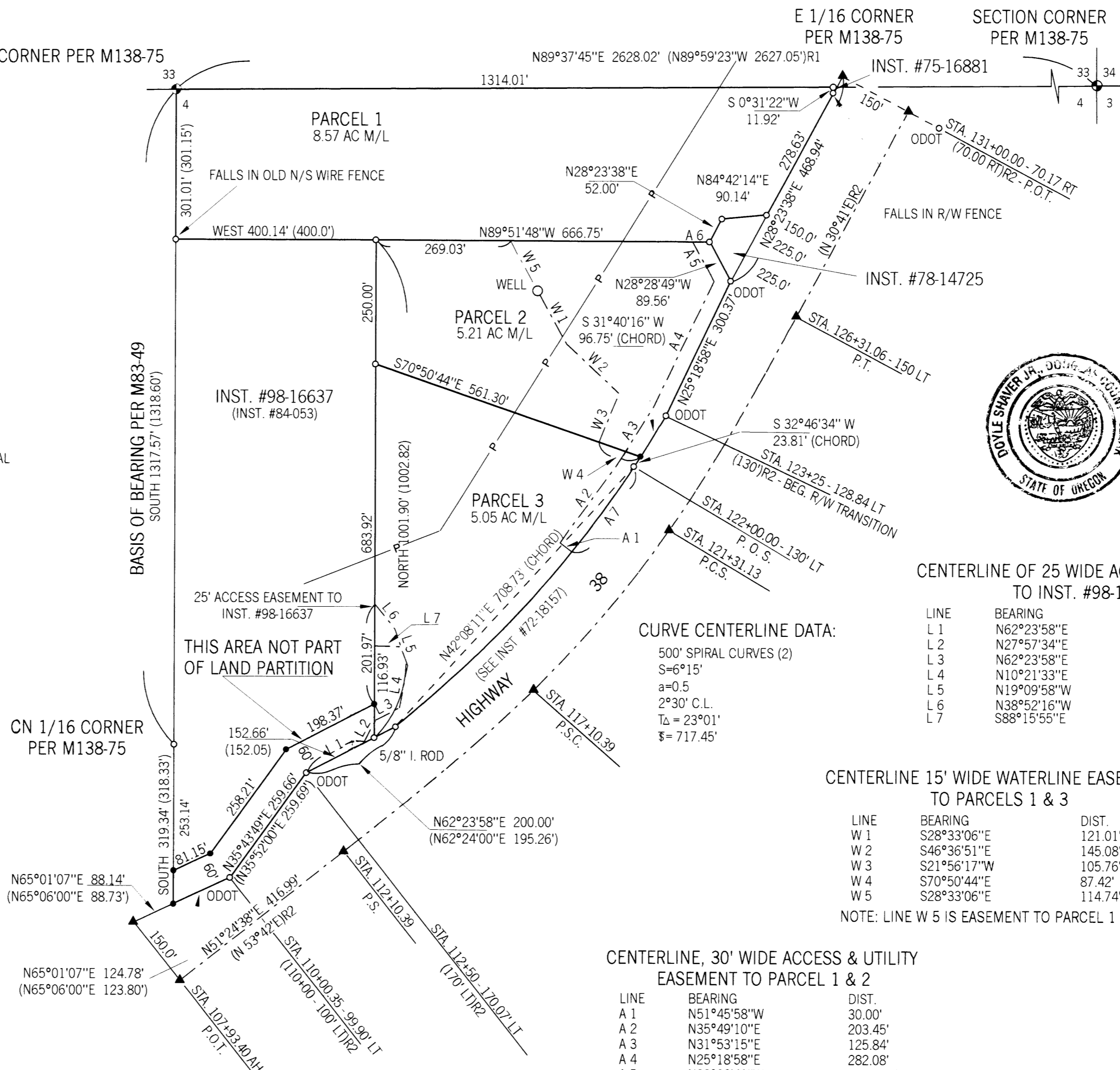
DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KENNETH G. LANDAU DOES HEREBY DECLARE THAT HE IS THE OWNER OF THE LAND AND HAS CAUSED THE LAND TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #2000-071, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT HE DOES CREATE A 25.0 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF THAT LAND AS DESCRIBED IN INSTRUMENT #98-16637, A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 1 & 2 AND 15 FOOT WIDE WATER LINE EASEMENT TO BENEFIT PARCELS 3 AND 1 AS IS SHOWN.

Kenneth G. Landau
KENNETH G. LANDAU

DOUGLAS COUNTY OFFICIAL RECORDS
DOYLE SHAVER JR., COUNTY CLERK 2002-029418
NO FEE
PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
11/21/2002 10:00:57 AM
This is a no fee document

N 1/4 CORNER PER M138-75



APPROVALS:

El Monroe 11-04-02
DOUGLAS COUNTY SURVEYOR DATE

Bob Williamson 11/01/02
DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Conese 11/20/02
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21ST DAY OF Nov, 2002
2002-029418 10:00 A.M.
DOYLE SHAVER JR. 11-21-02
COUNTY CLERK DATE

Gavin J. Burnett
BY: DEPUTY



CENTERLINE OF 25 WIDE ACCESS EASEMENT TO INST. #98-16637

LINE	BEARING	DISTANCE
L 1	N62°23'58"E	128.37'
L 2	N27°57'34"E	52.74'
L 3	N62°23'58"E	53.83'
L 4	N10°21'33"E	86.19'
L 5	N19°09'58"W	78.99'
L 6	N38°52'16"W	64.30'
L 7	S88°15'55"E	53.10'

CENTERLINE 15' WIDE WATERLINE EASEMENT TO PARCELS 1 & 3

LINE	BEARING	DIST.
W 1	S28°33'06"E	121.01'
W 2	S46°36'51"E	145.08'
W 3	S21°56'17"W	105.76' (END OF EASEMENT)
W 4	S70°50'44"E	87.42' (TIE TO PARCEL CORNER)
W 5	S28°33'06"E	114.74'

NOTE: LINE W 5 IS EASEMENT TO PARCEL 1

CENTERLINE, 30' WIDE ACCESS & UTILITY EASEMENT TO PARCEL 1 & 2

LINE	BEARING	DIST.
A 1	N51°45'58"W	30.00'
A 2	N35°49'10"E	203.45'
A 3	N31°53'15"E	125.84'
A 4	N25°18'58"E	282.08'
A 5	N28°28'49"W	90.59' (END OF EASEMENT)
A 6	S89°51'48"E	33.56' (TIE TO PARCEL CORNER)
A 7	N35°38'08"E	212.03' (CHORD)

EASEMENTS OF RECORD:

- 50' WIDE TRANSMISSION LINE TO BENEFIT THE UNITED STATES OF AMERICA PER BOOK 104, PAGE 283
- 10' WIDE POWER LINE EASEMENT TO BENEFIT CALIFORNIA/OREGON POWER PER BOOK 101, PAGE 467
- AND ANY OTHER THAT MAY BE DISCOVERED DURING TITLE EXAMINATION

WATER: ON SITE WELLS
SEWER: SEPTIC SYSTEMS
ZONING: R5
COMP. PLAN: PUBLIC SEMI PUBLIC - 2 AC

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-04

OWNER AND PARTITIONER:
KENNETH G. LANDAU
1690 KINGWOOD
COOS BAY, OR. 97420

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



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