

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2003-004790  
 NO FEE  
 02/18/2003 09:36:41 AM  
 PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK  
 This is a no fee document

# LAND PARTITION

LYING IN PETER SAARS DLC NO. 55  
 INSTRUMENT NO. 1996-25013  
 SE 1/4, SEC 21, TWP 28 S, R 7 W, WM  
 NE 1/4, SEC 28, TWP 28 S, R 7 W, WM  
 DOUGLAS COUNTY, OREGON  
 DECEMBER 2002  
 SCALE 1" = 100'

PARTITIONERS AND OWNERS  
 LONNIE D. & CYNTHIA H. SANDERS  
 PO BOX 2254  
 MYRTLE CREEK, OR 97457  
 PH (541) 679-3842

### LINE TABLE

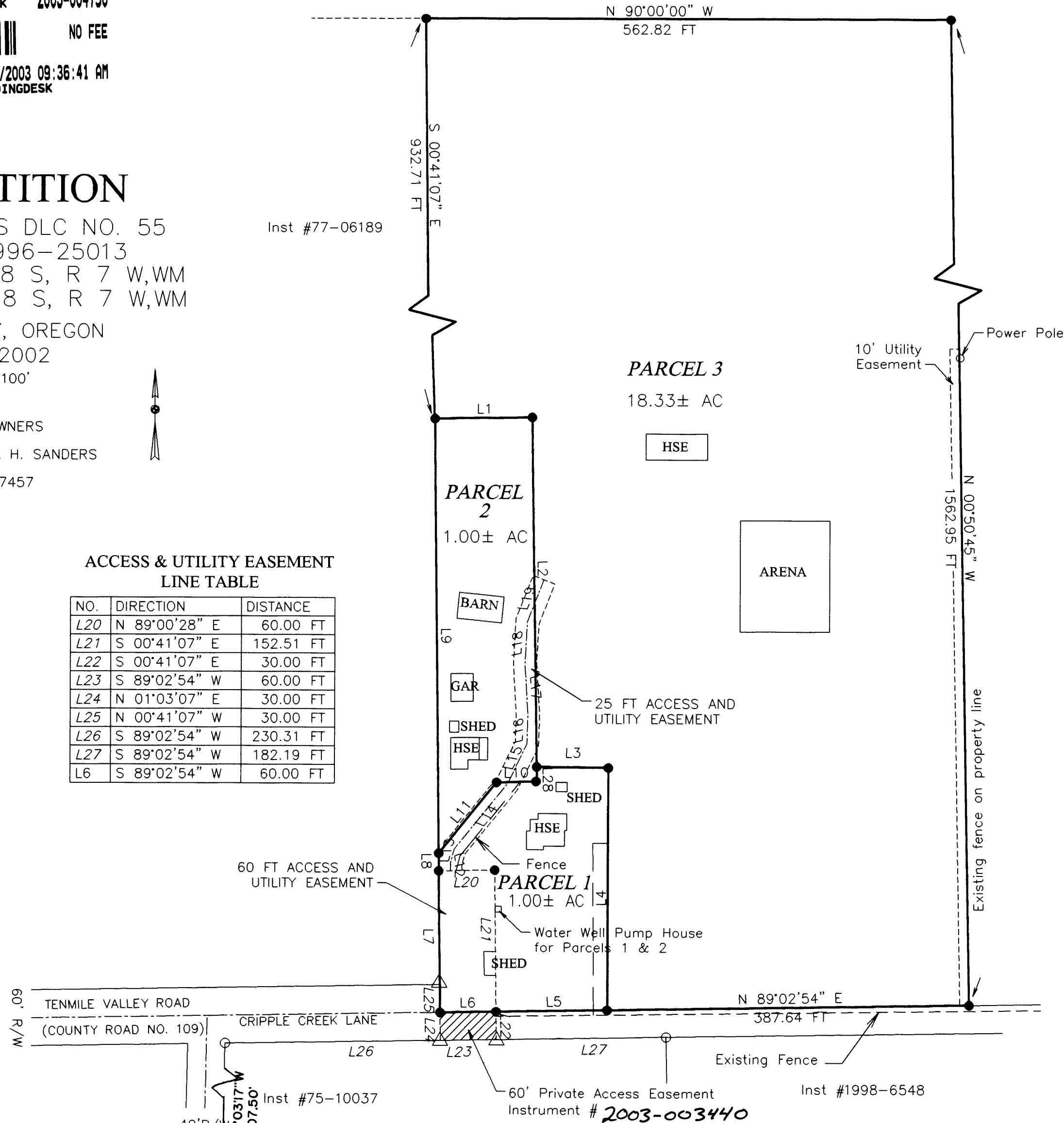
NO.	DIRECTION	DISTANCE
L1	S 89°18'53" W	104.25 FT
L2	S 00°54'32" E	376.44 FT
L3	S 89°35'51" E	77.26 FT
L4	S 00°04'21" W	260.89 FT
L5	S 89°02'54" W	119.52 FT
L6	S 89°02'54" W	60.00 FT
L7	N 00°41'07" W	122.47 FT
L8	N 00°41'07" W	18.99 FT
L9	N 00°41'07" W	468.15 FT
L10	S 88°46'14" W	43.27 FT
L11	S 38°49'08" W	98.26 FT
L28	S 00°54'32" E	15.48 FT

### ACCESS & UTILITY EASEMENT LINE TABLE

NO.	DIRECTION	DISTANCE
L20	N 89°00'28" E	60.00 FT
L21	S 00°41'07" E	152.51 FT
L22	S 00°41'07" E	30.00 FT
L23	S 89°02'54" W	60.00 FT
L24	N 01°03'07" E	30.00 FT
L25	N 00°41'07" W	30.00 FT
L26	S 89°02'54" W	230.31 FT
L27	S 89°02'54" W	182.19 FT
L6	S 89°02'54" W	60.00 FT

### ACCESS & UTILITY EASEMENT LINE TABLE

L	DIRECTION	DISTANCE
L12	N 00°41'07" W	8.55 FT
L13	N 15°28'10" E	15.62 FT
L14	N 38°48'47" E	90.79 FT
L15	N 26°00'52" E	46.42 FT
L16	N 01°45'40" E	31.53 FT
L17	N 03°20'28" W	55.55 FT
L18	N 03°07'36" E	45.63 FT
L19	N 21°13'23" E	48.40 FT



### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 1996-25013 INTO 2 PARCELS OF 1.00± ACRES EACH AND 1 PARCEL OF 18.33± ACRES.

WE USED FOUND MONUMENTS FROM M48-32 TO CONTROL THE SOUTH BOUNDARY. WE USED M48-32 FOR BASIS OF BEARINGS.

THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD GARZA, JR USING A NIKON DTM520 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

*Maurice E Farr*  
 MAURICE E. FARR  
 PROFESSIONAL LAND SURVEYOR  
 395 NE KIRBY AVENUE  
 ROSEBURG, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Maurice E Farr*  
 OREGON  
 SEPT 23, 1977  
 MAURICE E. FARR  
 1181  
 EXPIRES 12-31-03

### LEGEND

- FND 5/8" IR
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- △ COMPUTED POSITION, NO MONUMET SET
- \*—\*— FENCE
- SANITARY SEWER WATER ZONE COMPREHENSIVE PLAN PLANNING FILE
- SEPTIC TANK & DRAINFIELD WELL RURAL RESIDENTIAL-5 ACRE COMMITTED RESIDENTIAL LAND NO 01-196

### APPROVALS

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

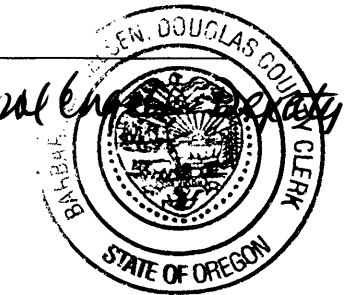
*Sandra K. Covee* 2/14/03  
 DOUGLAS COUNTY TAX COLLECTOR DATE

*Keith L. Cubic* 2/13/03  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Randy Wain* 2-13-03  
 DOUGLAS COUNTY SURVEYOR DATE

FILED 18th DAY OF February, 2003, 9:36 O'CLOCK

BARBARA E. NIELSEN  
 COUNTY CLERK



### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, LONNIE D. AND CYNTHIA H. SANDERS, OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON AND DEDICATE THE EASEMENTS FOR THE USE OF THE OWNERS THEREOF.

*Lonnie D. Sanders* *Cynthia H. Sanders*  
 LONNIE D. SANDERS CYNTHIA H. SANDERS

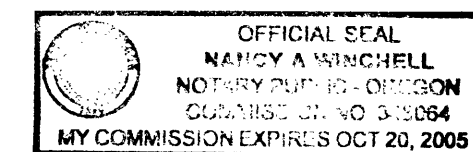
### ACKNOWLEDGMENT

STATE OF OREGON  
 COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 16 DAY OF Feb., 2003, BEFORE ME APPEARED LONNIE D. SANDERS AND CYNTHIA H. SANDERS, WHO BEING DULY SWORN, DID SAY THAT THEY SIGNED THE DECLARATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

*Nancy A. Winchell*  
 NOTARY PUBLIC OF OREGON  
 MY COMMISSION EXPIRES: 10/20/2005



### SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A POINT, FROM WHICH THE NE COR OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 75-10037 AS RECORDED IN THE DOUGLAS COUNTY RECORDER'S OFFICE BEARS S00°41'07"E 30.00 FT AND S89°02'54"W 230.31 FT; THENCE N00°41'07"W A DISTANCE OF 1572.32 FT TO A POINT; THENCE N90°E A DISTANCE OF 562.82 FT TO A POINT; THENCE S00°50'45"E A DISTANCE OF 1562.95 FT TO A POINT; THENCE S89°02'54"W A DISTANCE OF 567.16 FT TO THE POINT OF BEGINNING; CONTAINING 20.33 ACRES MORE OR LESS, ALL LOCATED IN DOUGLAS COUNTY, OREGON.

2003-0008

8000-2002