

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK  
2003-008773  
NO FEE  
04/01/2003 11:32:44 AM  
PLAT-PAR Cnt=1 Str=18 RECORDINGDESK  
This is a no fee document

LAND PARTITION  
IN THE NW 1/4, SEC. 34, T. 27 S., R. 7 W. W. M.  
DOUGLAS COUNTY, OREGON - MARCH 2002  
PLANNING APPROVAL #01-030  
TOGETHER WITH A BOUNDARY LINE SURVEY

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:

PARCELS 1 & 2, EXHIBIT "B", INSTRUMENT #96-00192, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

W 1/16 COR.

3 1/4" BC FLUSH W/ GRD.  
19" D. FIR BT NOW 25", N 19 1/2°E 58 LKS  
15" D. FIR BT NOW 21" STUMP, S 39 1/2°E 57 LKS  
BOTH HAVE VIS. SCAR AND ARE TAGGED

N 1/16 COR.

3 1/4" BC UP 0.30  
10" D. FIR BT NOW 14", S 361/2°E 90 LKS  
7" D. FIR BT NOW 9", N 67°W 47 LKS  
BOTH HAVE VIS. SCAR AND ARE TAGGED

W 1/4 COR.

(1318.74' CALC'D)

N 1/4 COR.

3 1/4" BC UP 0.04'  
22" D. FIR BT NOW 23" STUMP, S 32°E 9 LKS, SCRIBE VIS., TAG  
15" D. FIR BT NOW 16", N 65°W 32 LKS, SCRIBE VIS., TAG

APPROVALS:

*Ed M...* 4-1-03  
DOUGLAS COUNTY SURVEYOR DATE

*Bob Williamson* 3/31/03  
DIRECTOR, PLANNING DEPT. DATE

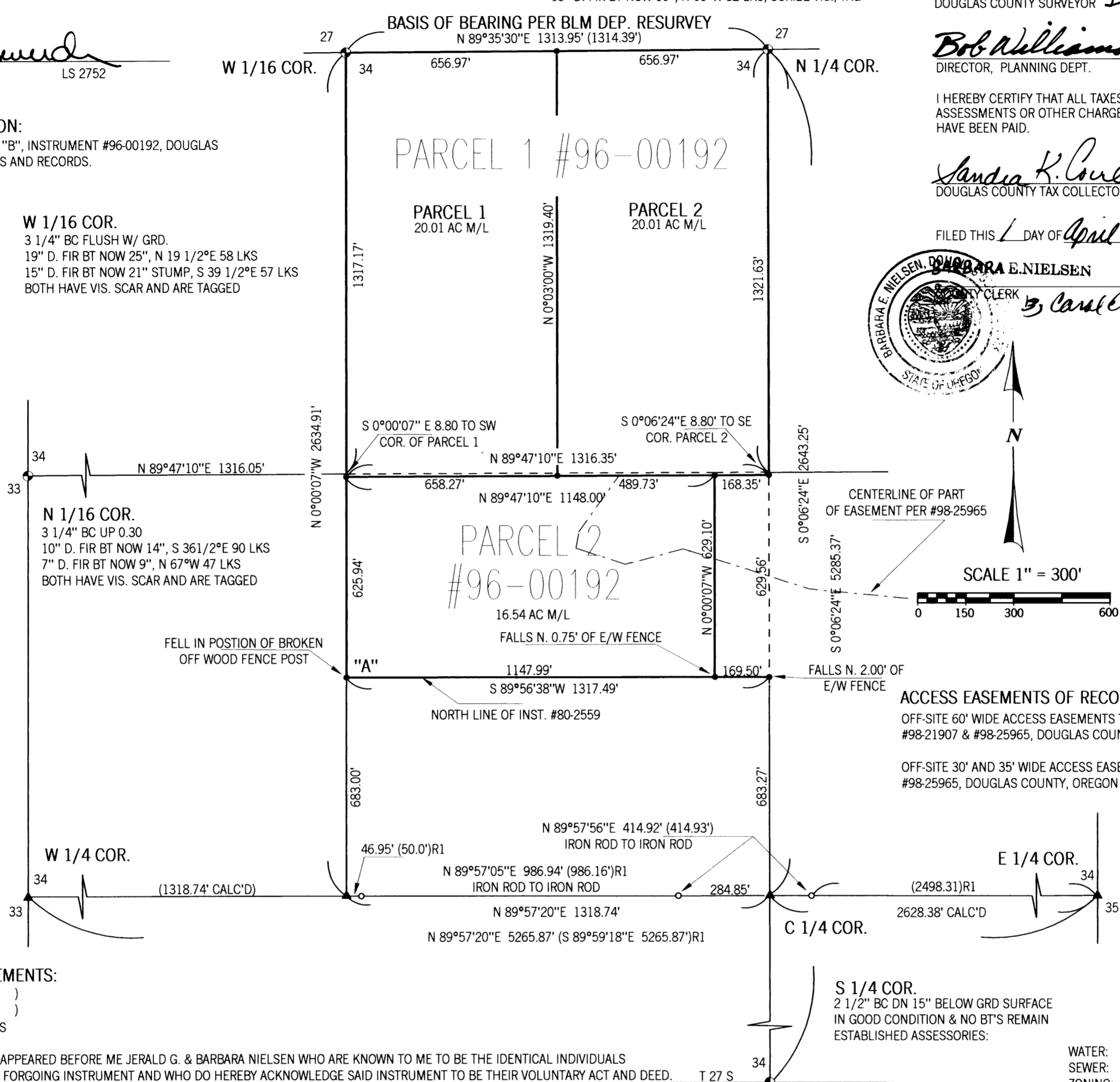
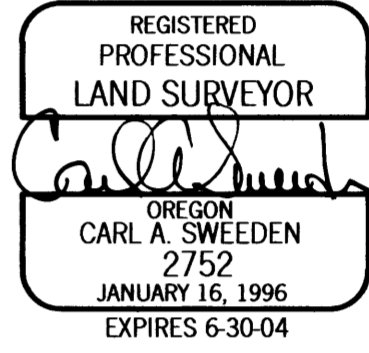
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*Sandra K. Couell* 4/1/03  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1 DAY OF April, 2003 at 11:32 AM



*Barbara E. Nielsen* 4-1-03  
COUNTY CLERK DATE  
*Barbara E. Nielsen*  
COUNTY CLERK



ACKNOWLEDGEMENTS:

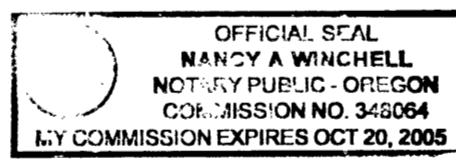
STATE OF OREGON )  
COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME JERALD G. & BARBARA NIELSEN 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 Mar, 2003.

*Nancy A. Winchell*  
NOTARY PUBLIC - OREGON (PRINTED NAME)  
COMMISSION NO. 348064  
*Nancy A. Winchell*  
(SIGNATURE)  
10/20/2005  
MY COMMISSION EXPIRES



BEARING OBJECTS SET:

- 5/8" X 30" I. ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752" SET AS FOLLOWS:  
#1. N 07°04'52"E 343.96', 0.20' SO. OF STEEL "T" POST W/ BT TAG ATTACHED, UP 0.30'  
#2. N 34°37'27"W 417.65', 0.20' SO. OF STEEL "T" POST W/ BT TAG ATTACHED, UP 0.30'  
#3. S 45°24'26"W 135.08', 0.20' NO. OF STEEL "T" POST W/ BT TAG ATTACHED, UP 0.30'  
#4. S 46°36'48"E 243.81', 0.50' NO. OF WOOD POST AT E/ W/ S CORNER, BT TAG ATTACHED, UP 0.30'

LEGEND:

- FD GOV. CORNER
- FD 5/8" I. ROD OR AS NOTED
- SET 5/8" X 30" I. ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- COMPUTED POINT, NOTHING FOUND OR SET
- RECORD PER BLM DEPENDENT RESURVEY PAGE'S 19139 & 19140
- RECORD PER M36-71

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERALD G. AND BARBARA NIELSEN DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LANDS 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 #01-030, DOUGLAS COUNTY, PLANNING DEPARTMENT.

*Jerald G. Nielsen*  
JERALD G. NIELSEN  
*Barbara Nielsen*  
BARBARA NIELSEN

NARRATIVE:

THIS SURVEY WAS COMPLETED TO ESTABLISH THE BOUNDARY OF PARCELS 1 & 2, EXHIBIT "B" PER INSTR. #96-00192, DOUGLAS COUNTY, DEEDS AND RECORDS AND TO THEN PARTITION PARCEL 1 PER EXHIBIT "B" AS APPROVED BY THE DOUGLAS COUNTY, PLANNING DEPARTMENT, FILE #01-030. THE LAND DESCRIBED IN INST. #96-00192, PARCEL 1, EXHIBIT "B" IS THE SAME LAND AS DESCRIBED IN INSTR. #95-04324 THOUGH IT IS DESCRIBED DIFFERENTLY. IN 1996 THE RECORD OWNERS OF THIS LAND RECORDED A COVENANT MAKING ADJUSTMENT TO THE SOUTH LINE OF INSTR. #95-04324 BEING THE NE 1/4 OF THE NW 1/4, SEC. 34 AS WELL AS OTHER PARCELS IN THEIR OWNERSHIP BUT THE DESCRIPTION OF THE NE 1/4 OF THE NW 1/4 WAS CHANGED USING DISTANCE INFORMATION ON TAX ACCESSORS MAPS AND CARDINAL BEARINGS WHILE LENGTHENING THE NORTH SOUTH LINES TO RESULT IN LAND BEING JUST OVER 40 ACRES. THIS SURVEY BEGAN WITH A CLOSED LOOP TRAVERSE TYING THE NORTH AND SOUTH 1/4 CORNERS OF SEC. 34, THE N 1/16TH CORNER SEC. 33 AND 34, THE W 1/16TH OF SEC. 27 AND 34 AS WELL AS MONUMENTS FROM SURVEY M 36-71 SET ALONG THE EAST WEST CENTER SECTION LINE OF SECTION 34. WITH THIS COMPLETED THE NORTH SOUTH CENTERLINE OF SECTION 34 WAS INTERSECTED WITH THE EAST WEST CENTERLINE AS ESTABLISHED PER M36-71 ESTABLISHING THE COMPUTED CENTER 1/4 CORNER OF SEC. 34. THE POSITION OF THE COMPUTED CENTER 1/4 CORNER DID NOT FIT WITH THE POSITION COMPUTED FOR THIS CORNER WHEN USING SURVEY M36-71 WHICH ESTABLISHED THE NORTHEAST CORNER OF LOT 4, SEC. 34 AT 1/4 OF THE DISTANCE BETWEEN THE WEST AND EAST 1/4 CORNERS. USING THE POSITION OF THE COMPUTED CENTER 1/4 CORNER AND THE REMAINDER DISTANCE ALONG THIS LINE TO THE W 1/4 CORNER THE CW 1/16 CORNER WAS COMPUTED. THE NW 1/4 OF SEC. 34 WAS THEN SUBDIVIDED PER THE MANUAL OF INSTRUCTION ESTABLISHING THE CN 1/16 AND THE NW 1/16 CORNERS. THE NE 1/4 OF THE NW 1/4 WAS THEN PARTITIONED AND THE SOUTH LINE ADJUSTED SOUTH TO RESULT IN EACH PARCEL 1 & 2 HAVING A MINIMUM OF 20.05 ACRES EACH. THE SOUTH LINE OF PARCEL 2, EXHIBIT "B", INST. #96-00192 BEING THE NORTH LINE OF INST. #80-2559 AS DESCRIBED PER INST. #81-02523 WAS ESTABLISHED BY HOLDING THE EAST WEST CENTERLINE OF SEC. 34 AS ESTABLISHED AND USING DEED RECORD DISTANCE FROM THE COMPUTED CW 1/16 CORNER TO ESTABLISH POINT "A" BEING THE NORTHWEST CORNER OF INST. #80-2559 AND THEN RUNNING EASTERLY ON A BEARING CALCULATED USING THE DEED BEARINGS ROTATED TO MATCH THE BASIS OF BEARING FOR THIS SURVEY. THE EAST LINE OF PARCEL 2, EXHIBIT "B", INST. #96-00192 WAS ESTABLISHED AND MONUMENTED USING DEED RECORD DISTANCE FROM THE PREVIOUSLY ESTABLISHED NW 1/16 CORNER OF SECTION 34.

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

OWNERS AND PARTITIONER:  
JERALD G. AND BARBARA NIELSEN  
P. O. BOX 31  
ROSEBURG, OREGON 97470

Sweeden  
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