

# LAND PARTITION PLAT AND BOUNDARY LINE ADJUSTMENT

IN THE NW 1/4, SEC. 36 AND SW 1/4 OF SEC. 25, T. 27 S., R. 7 W., W. M.  
DOUGLAS COUNTY, OREGON - JANUARY 2003 - PLANNING FILE #02-112

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2003-009683



NO FEE

04/10/2003 08:35:06 AM

APPROVALS: PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK

This is a no fee document  
*Ed Morris* 4-9-03  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

*Keith L. Cubic* 4/8/03  
DIRECTOR, PLANNING DEPT. DATE

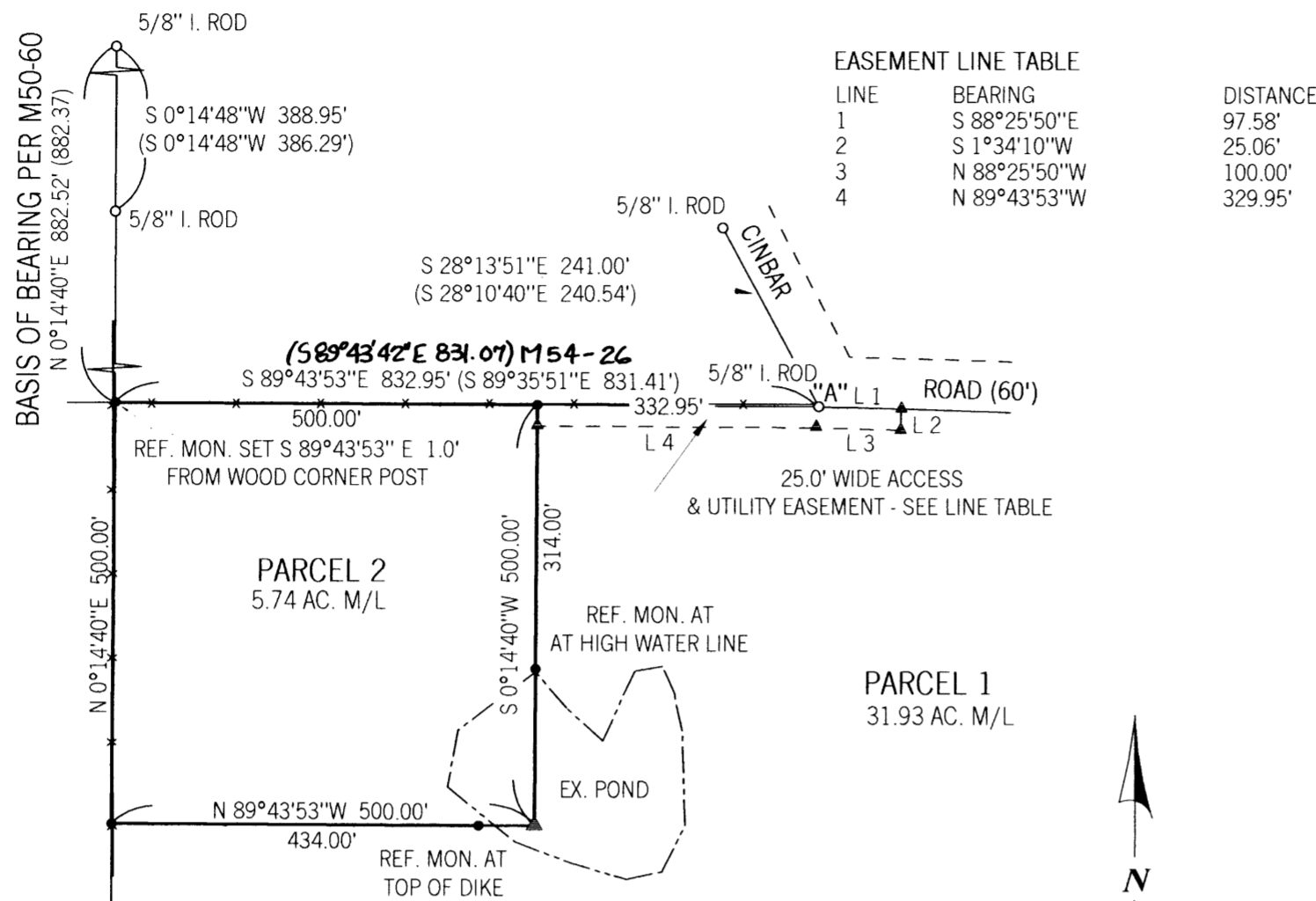
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*Sandra K. Corneil* 4/9/03  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED IN PLANNING DEPARTMENT April 1, 2003 at 8:35 AM

*Barbara E. Nielsen* 4-10-2003  
COUNTY CLERK DATE

PARTITION AND ADJUSTMENT DETAIL  
NOT TO SCALE



**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 AS PARCEL 2 IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT THE REMAINING LAND SHOWN HAS BEEN SHOWN USING RECORD INFORMATION FROM DEEDS, ASSESSOR MAPS AND SURVEYS AND IS NOT SURVEYED.

*Carl A. Sweeden*  
CARL A. SWEEDEN LS 2752

**LEGAL DESCRIPTION:**

PARCEL 2 OF INSTRUMENT #98-24712, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS EXCEPT THAT PORTION OF GOVERNMENT LOT 3, SECTION 25 AND GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 27 SOUTH, RANGE 7 WEST, W. M. DESCRIBED AS:  
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 5, WHICH IS 390 FEET SOUTHWESTERLY OF THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE, NORTH 310 FEET; THENCE, WEST 60 FEET; THENCE, SOUTH TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE, NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. EXCEPT THAT PORTION CONVEYED TO DOUGLAS COUNTY, BY DEED RECORDER'S NO. 70-7664, RECORDS OF DOUGLAS COUNTY, OREGON.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT TOUGH CREEK RANCH LLC DOES HEREBY DECLARE THAT THEY ARE THE OWNERS OF UNIT 1 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 #02-112, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THEY DO CREATE FOR THE BENEFIT OF PARCEL 2 A 25.0 FOOT WIDE ACCESS AND UTILITY EASEMENT FROM CINBAR ROAD AS SHOWN.

*Julie Buell* JULIE BUELL, PARTNER  
*Susan Buell* SUSAN BUELL, PARTNER  
*James P. Gell* JAMES P. GELL, PARTNER

**ACKNOWLEDGEMENTS:**

STATE OF OREGON )  
COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME JULIE BUELL, SUSAN BUELL AND JAMES P. GELL, PARTNERS IN TOUGH CREEK RANCH, LLC 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:

8<sup>th</sup> DAY OF MARCH, 2003.

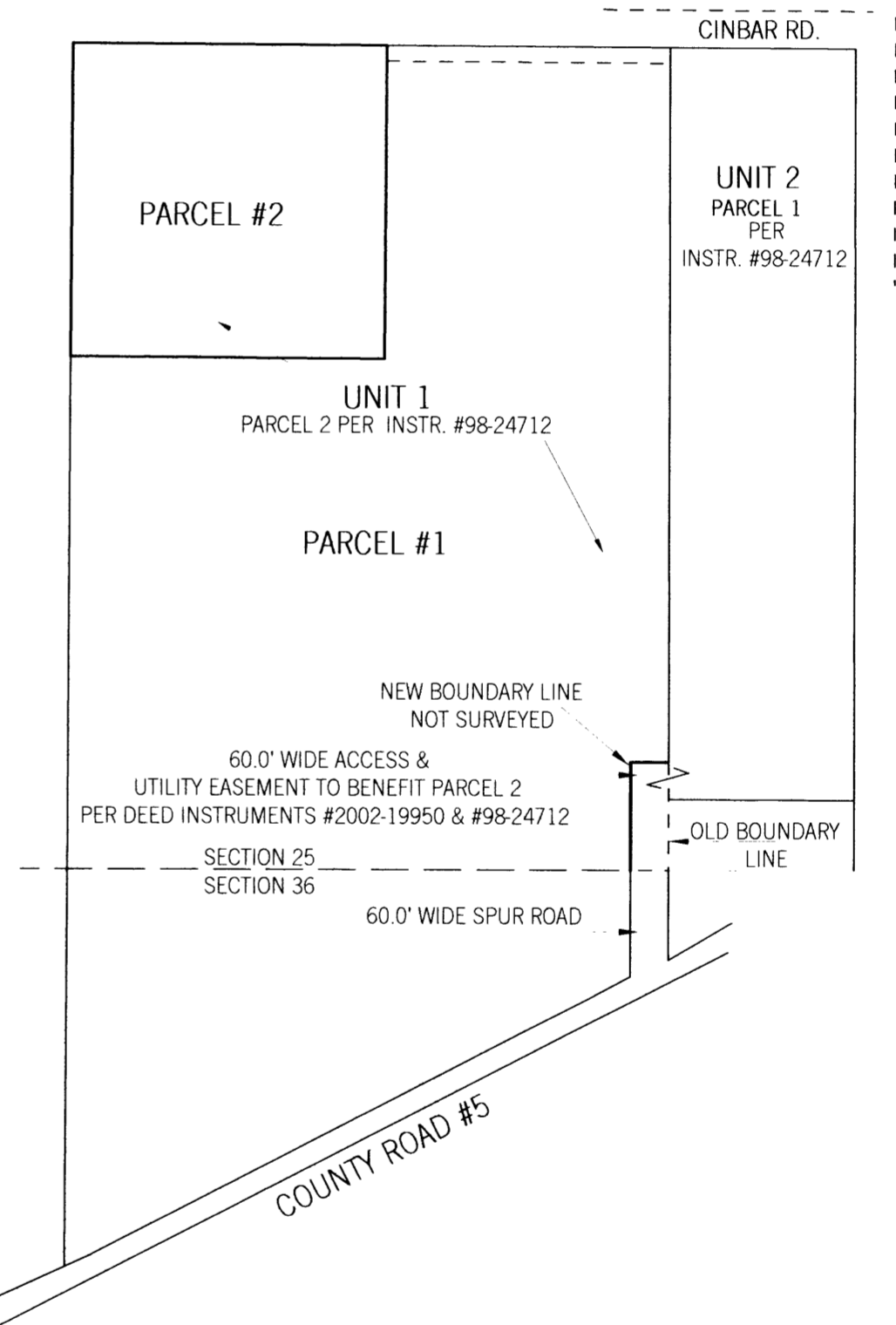
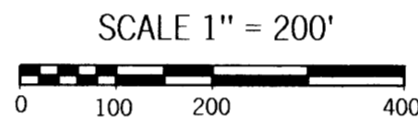


*E M Norris* E M Norris  
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)  
336741 09082004  
COMMISSION NO. MY COMMISSION EXPIRES

**NARRATIVE:**

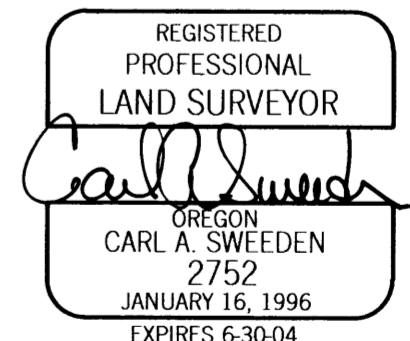
THIS SURVEY AND LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO DIVIDE THAT LAND DESCRIBED AS PARCEL 2 PER PARTITION 98-109 INTO 2 PARCELS COUPLED WITH A BOUNDARY ADJUSTMENT TO CORRECT A VIOLATION PER DOUGLAS COUNTY, PLANNING DEPARTMENT APPROVAL, FILE #02-112. A CLOSED LOOP TRAVERSE WAS COMPLETED TO TIE FOUND MONUMENTS FROM M50-60 AS THIS SURVEY ESTABLISHED THE NORTH AND EAST BOUNDARY OF PARCELS 1 AND 2 PER LAND PARTITION #98-109. WITH THIS COMPLETED THE RESULTS WERE REVIEWED AND IT WAS FOUND THAT FEW OF THE TIED IRON RODS FROM M50-60 FIT WELL WHEN COMPARED TO THE RECORD. THE EXCEPTION BEING THE OVERALL LENGTH OF THE WEST LINE OF LOTS 6 AND 12 PER M50-60 WHEN HOLDING THE POSITION OF A LARGE WOOD CORNER POST AT THE INTERSECTION OF A 4 WAY WIRE FENCE - SINCE NO MONUMENT WAS FOUND AT THE SOUTHWEST CORNER OF LOT 12. SURVEY M38-72, COMPLETED BY THE SAME ENGINEER THAT COMPLETED M50-60 DOES NOTE A TIE TO A CORNER POST BUT INDICATES THAT AN IRON ROD WAS ALSO SET. THE WEST LINE OF LOTS 6 & 12 IS THEREFORE HELD AS THE BASIS OF BEARING AND ALSO EXTENDING SOUTH TO ESTABLISH THE WEST LINE OF PARCEL 2 PER LAND PARTITION #98-109. THE NORTH LINE WAS HELD TO THE LINE BETWEEN THE FOUND IRON ROD NOTED AT POINT "A" AND THE SAME FENCE CORNER. THE REMAINING BOUNDARY OF THE NEW PARCEL WERE ESTABLISHED AS DIRECTED AND APPROVED.

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



**LEGEND:**

- 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 M50-60



OWNER / PARITIONER  
TOUGH CREEK RANCH  
625 NE MADISON AVENUE  
ROSEBURG, OREGON 97470

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

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