

# LAND PARTITION

IN THE SW 1/4, SEC. 21, T. 26 S., R. 6 W., W.M.  
 DOUGLAS COUNTY, OREGON - MAY 2003 - PLANNING FILE #02-171

**APPROVALS:**

*Ed Momen* DEPUTY 5/21/03  
 DOUGLAS COUNTY SURVEYOR DATE

*Keith L. Cubic* 5/20/03  
 DIRECTOR, PLANNING DEPT. DATE

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

*Sandra K. Corue* 5/21/03  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21 DAY OF May, 2003

**BARBARA E. NIELSEN** 5-21-03  
 COUNTY CLERK DATE  
*By Carol Engels, Deputy* 12:24 PM

**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

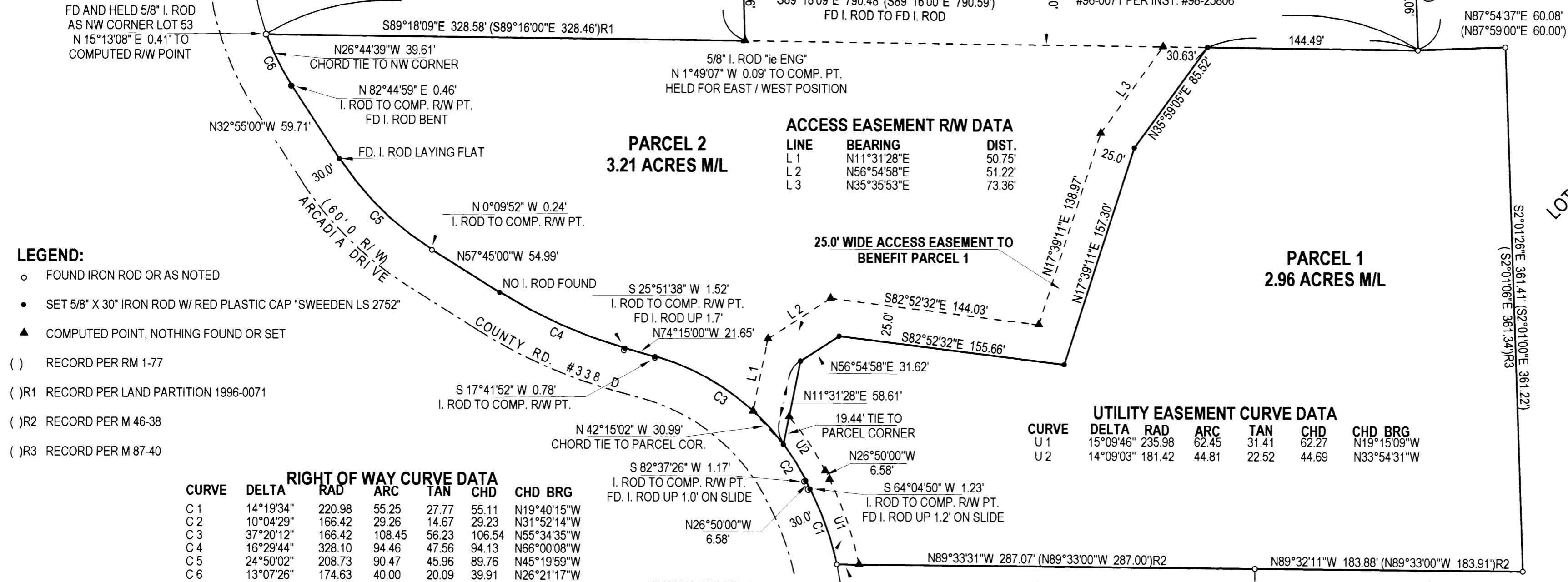
**LEGAL DESCRIPTION:**

INSTRUMENT #98-25806 & #87-6962, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT RANDALL T. & KAREN L. WILSON 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 #02-171, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THEY DO CREATE FOR THE BENEFIT OF PARCEL 1 THE 25.0 FOOT WIDE ACCESS AND 15.0 FOOT WIDE UTILITY EASEMENTS AS SHOWN.

*Randall T. Wilson* *Karen L. Wilson*  
 RANDALL T. WILSON KAREN L. WILSON



SCALE 1" = 60'

**LEGEND:**

- FOUND IRON ROD 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 RM 1-77
- ( )R1 RECORD PER LAND PARTITION 1996-0071
- ( )R2 RECORD PER M 46-38
- ( )R3 RECORD PER M 87-40

**ACKNOWLEDGEMENTS:**

STATE OF OREGON )  
 COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME RANDALL T. AND KAREN L. WILSON 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:

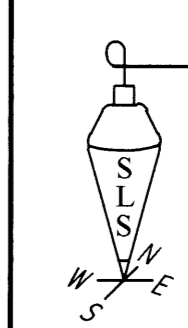
15 DAY OF May, 2003.

*Carol Engels* *Carl Engels*  
 NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)  
 351796 11-13-2005  
 COMMISSION NO. MY COMMISSION EXPIRES

**NARRATIVE:**

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER TO ESTABLISH THE BOUNDARY OF LOT 53, GARDEN VALLEY WEST AND THAT PORTION OF PARCEL 2, LAND PARTITION #96-0071 PER INSTRUMENTS #98-25805 AND #98-25806 RESPECTIVELY AND TO THEN PARTITION SAID LAND AS DIRECTED AND AS APPROVED PER THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #02-171. A CLOSED LOOP TRAVERSE WAS COMPLETED TO TIE FOUND MONUMENTS FROM THE TRACT SURVEY FOR GARDEN VALLEY WEST PER RM 1-77, LAND PARTITION #96-0071 AND MINOR LAND PARTITIONS M 46-38 & M 87-40. MOST OF THE BOUNDARY MONUMENTS FOR LOT 53 PER RM 1-77 WERE FOUND WITH THE EXCEPTION OF TWO RIGHT OF WAY MONUMENTS AND OF THOSE FOUND ALL WERE HELD WITH THE EXCEPTION OF THE MONUMENTS ALONG THE EASTERLY RIGHT OF WAY OF ARCADIA DRIVE. MANY OF THOSE MONUMENTS WERE FOUND TO BE OUT OF POSITION, APPARENTLY DISTURBED BY SLOUGHING AND EROSION OF THE STEEP CUT BANK. THE SOUTH LINE OF LOT 53 WAS HELD AS THE BASIS OF BEARING AND THE EASTERLY RIGHT OF WAY OF ARCADIA DRIVE COMPUTED PER RM 1-77. TIES ARE PROVIDED FROM THE FOUND IRON RODS TO COMPUTED RIGHT OF WAY POINTS. THE DIVIDING LINE BETWEEN PARCELS 1 AND 2 AND EASEMENTS WERE THEN POSITIONED.

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



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

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 Oakland, Ore. 97462  
 Tel. 541-459-9523

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