

2003-0040

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK  
2003-013910  
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# BOUNDARY ADJUSTMENT AND LAND PARTITION IN SECTION 32, T. 31 S., R. 3 W., W. M.

DOUGLAS COUNTY, OREGON - PLANNING FILE #02-090 & #03-M013 - MAY 2003

### SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LINE BETWEEN PARCELS 1 AND 2 AS SHOWN HEREON AND THAT THE REMAINING PORTIONS OF THE LAND SHOWN WAS GENERATED USING RECORD SURVEY AND DEED INFORMATION ONLY IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT THE AREAS SHOWN ARE A RESULT OF THE RECORD INFORMATION USED.

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

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARCIA C. RODINE DOES HEREBY DECLARE THAT SHE IS THE OWNER OF THE LAND AND THAT SHE DOES 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 #02-090, DOUGLAS COUNTY, PLANNING DEPARTMENT AND SHE DOES CREATE THE 10 FOOT WIDE WATERLINE "WA", POND WATERLINE "P" AND 25' ACCESS "AB" EASEMENTS FOR THE BENEFIT OF PARCEL 2 AND THE 10 FOOT WIDE IRRIGATION LINE "R", 25.0 FOOT WIDE ACCESS, UTILITY AND IRRIGATION LINE "A" AND THE 25.0 FOOT WIDE ACCESS "B" EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SHOWN.

*Marcia C. Rodine*  
MARCIA C. RODINE

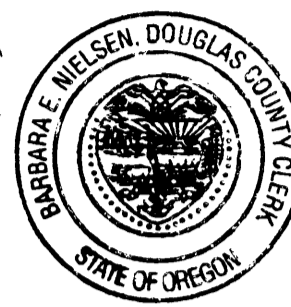
### APPROVALS:

*Ed Momen* 5/22/03  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

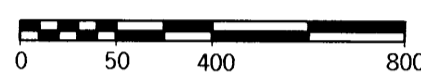
*Keith L. Cubie* 5/21/03  
DIRECTOR, PLANNING DEPT. DATE

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

*Audra K. O'Connell* 5/27/03  
DOUGLAS COUNTY TAX COLLECTOR DATE

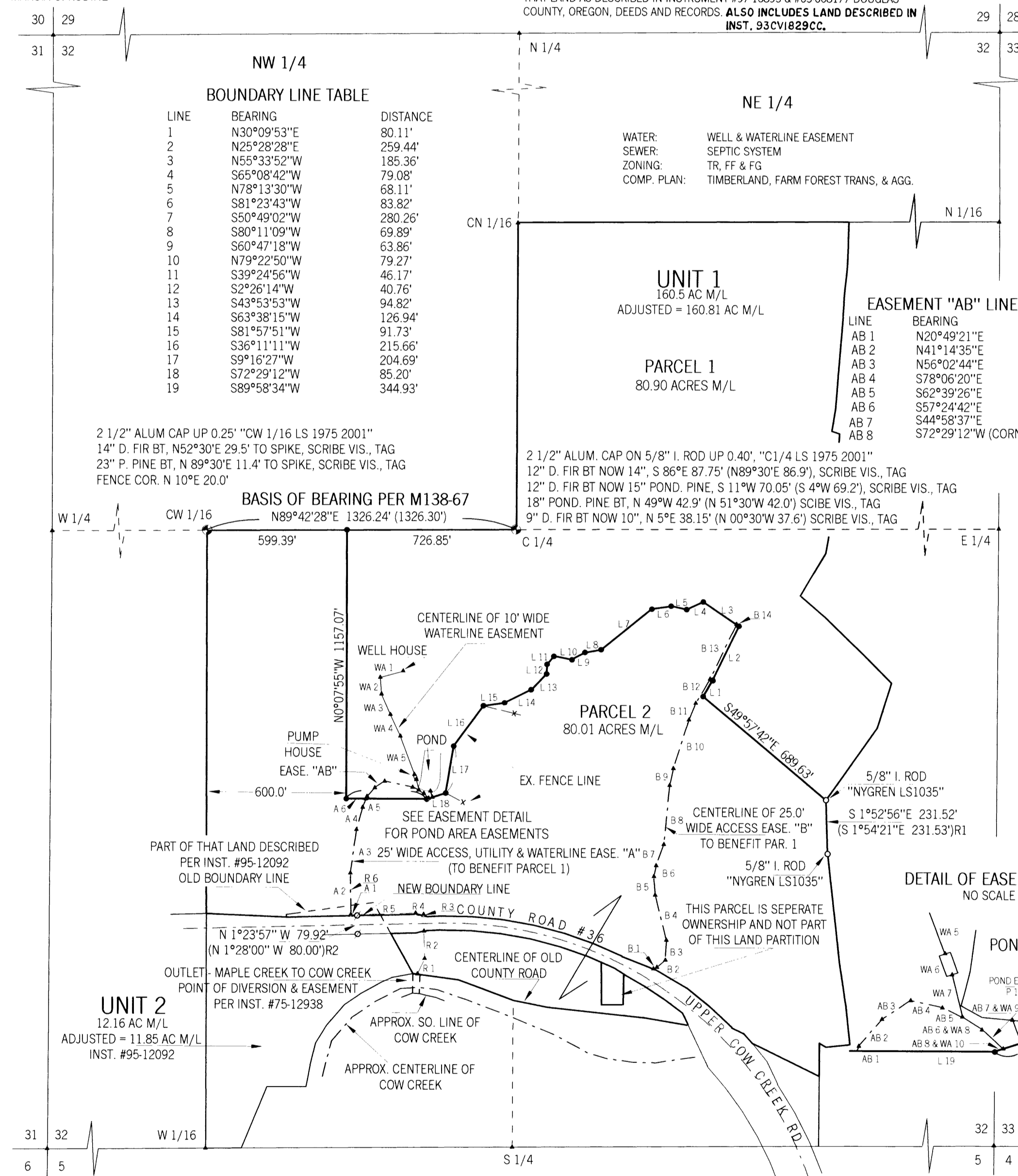


SCALE 1" = 400'



### LEGAL DESCRIPTION:

THAT LAND AS DESCRIBED IN INSTRUMENT #97-16893 & #03-008177 DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS. ALSO INCLUDES LAND DESCRIBED IN INST. 93CVI829CC.



LINE	BEARING	DISTANCE
1	N30°09'53"E	80.11'
2	N25°28'28"E	259.44'
3	N55°33'52"W	185.36'
4	S65°08'42"W	79.08'
5	N78°13'30"W	68.11'
6	S81°23'43"W	83.82'
7	S50°49'02"W	280.26'
8	S80°11'09"W	69.89'
9	S60°47'18"W	63.86'
10	N79°22'50"W	79.27'
11	S39°24'56"W	46.17'
12	S2°26'14"W	40.76'
13	S43°53'53"W	94.82'
14	S63°38'15"W	126.94'
15	S81°57'51"W	91.73'
16	S36°11'11"W	215.66'
17	S9°16'27"W	204.69'
18	S72°29'12"W	85.20'
19	S89°58'34"W	344.93'

UNIT 1  
160.5 AC M/L  
ADJUSTED = 160.81 AC M/L

PARCEL 1  
80.90 ACRES M/L

### EASEMENT "AB" LINE TABLE

LINE	BEARING	DISTANCE
AB 1	N20°49'21"E	10.00'
AB 2	N41°14'35"E	51.90'
AB 3	N56°02'44"E	49.92'
AB 4	S78°06'20"E	123.83'
AB 5	S62°39'26"E	29.40'
AB 6	S57°24'42"E	25.08'
AB 7	S44°58'37"E	29.72'
AB 8	S72°29'12"W (CORNER TIE)	8.57'

### EASEMENT "A" LINE TABLE

LINE	BEARING	DISTANCE
A 1	S88°36'03"W (CORNER TIE)	27.50'
A 2	N0°55'43"W	183.99'
A 3	N7°42'31"E	188.03'
A 4	N15°20'02"E	98.84'
A 5	N20°49'21"W	40.15'
A 6	N89°58'34"E	84.50'

### EASEMENT "B" LINE TABLE

LINE	BEARING	DISTANCE
B 1	N64°30'37"E	16.57'
B 2	N49°09'45"E	47.27'
B 3	N2°43'18"E	86.51'
B 4	N14°10'47"W	200.12'
B 5	N4°01'09"W	79.86'
B 6	N11°07'18"E	48.38'
B 7	N19°47'42"E	96.12'
B 8	N5°21'18"E	256.14'
B 9	N12°14'32"E	72.87'
B 10	N17°28'35"E	219.33'
B 11	N22°08'03"E	78.41'
B 12	N30°09'53"E	120.47'
B 13	N25°28'28"E	260.90'
B 14	S55°33'52"E (CORNER TIE)	12.65'

### EASEMENT "WA" LINE TABLE

LINE	BEARING	DISTANCE
WA 1	S74°26'46"W	101.97'
WA 2	S4°38'07"E	72.00'
WA 3	S23°21'31"E	96.74'
WA 4	S25°00'37"E	102.61'
WA 5	S20°29'39"E	174.21'
WA 6	S19°55'55"E	23.65'
WA 7	S13°50'35"E	46.82'
WA 8	S57°24'42"E	25.08'
WA 9	S44°58'37"E	29.72'
WA 10	S72°29'12"W (CORNER TIE)	8.57'

### IRRIGATION WATERLINE EASEMENT

LINE	BEARING	DISTANCE
R 1	N24°53'48"E	74.99'
R 2	N1°43'06"W	119.53'
R 3	N1°43'06"W	5.10'
R 4	N80°05'22"W	34.51'
R 5	S88°36'03"W	277.95'
R 6	N0°55'43"W	178.95'

(LINE R 6 IS TIE TO ACCESS EASTMENT)

### POND WATERLINE EASEMENT

LINE	BEARING	DISTANCE
P 1	S17°08'34"E	27.45'
P 2	N72°29'12"E (CORNER TIE)	60.20'

### ACKNOWLEDGEMENTS:

STATE OF OREGON )  
COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME MARCIA C. RODINE 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:

19 DAY OF May, 2003.

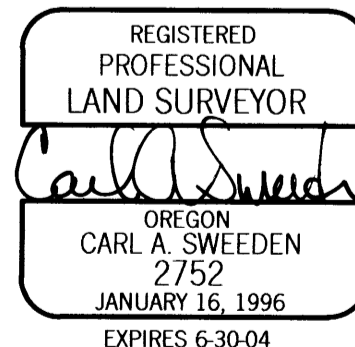
*Carol Engels* NOTARY PUBLIC - OREGON (PRINTED NAME)  
*Carol Engels* (SIGNATURE)

351796 COMMISSION NO. NOV. 13, 2005 MY COMMISSION EXPIRES

### NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER TO PARTITION THE LANDS DESCRIBED PER INST. #97-16893 AND #03-008177 INTO TWO PARCELS AS APPROVED PER DOUGLAS COUNTY, PLANNING DEPARTMENT LAND PARTITION APPROVAL FILE #02-090 AND BOUNDARY LINE ADJUSTMENT APPROVAL FILE #03-M013 AND TO MONUMENT THE DIVIDING LINE. A CLOSED LOOP TRAVERSE WAS COMPLETED TYING MONUMENTS OF RECORD FROM SURVEYS M114-7, M121-66, M138-67 AND COUNTY ROAD RIGHT OF WAY MONUMENTS PER COUNTY ROAD #36 PLAN DATED JANUARY 1961. THE REMAINDER OF THE BOUNDARY SHOWN WAS GENERATED USING ASSESSOR MAP INFORMATION AND IS NOT SURVEYED. WHILE CONDUCTING THE CONTROL TRAVERSE TIES WERE MADE TO ACCESS ROAD CENTERLINES, THE EXISTING WATERLINE, THE POND AND COW CREEK TO ENSURE ACCURATE LOCATION OF THE EASEMENTS. THESE EASEMENTS ARE SHOWN WITH TIES PROVIDED TO CLOSE MONUMENTED CORNERS FOR EASE OF LOCATION IN THE FUTURE. THE BASIS OF BEARING FOR THIS LAND PARTITION SURVEY ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 PER SURVEY M138-67.

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



OWNER / PARTITIONER  
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