

LAND PARTITION 24

IN THE S. W. 1/4 SECTION 12 & N. W. 1/4 SECTION 13, T. 24 S., R 7 W., W. M.
DOUGLAS COUNTY, OREGON - APRIL 2004 - PLANNING FILE #04-025

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2004-012587
NO FEE
05/21/2004 11:41:47 AM
PLAT-PRR Cnt=1 Str=1 RECEIPT/COUNTER
This is a no fee document

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED PARCEL 2 AS SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT THE LAND SHOWN AS PARCEL 1 IS ONLY A GRAPHIC REPRESENTATION AND THAT IT HAS NOT BEEN SURVEYED OR MARKED.

Carl A. Sweeden
CARL A. SWEEDEN LS 2752

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THOMAS W. BIGART DOES HEREBY DECLARE THAT HE IS THE OWNER OF THE LAND AND THAT HE 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 FILE #2004-025, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT HE DOES CREATE FOR THE BENEFIT OF PARCEL 2 THE 25.0 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN.

Thomas W. Bigart
THOMAS W. BIGART

APPROVALS:

Romy Wier 5-18-04
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubic 5/17/04
DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Covey 5/20/04
DOUGLAS COUNTY TAX COLLECTOR DATE

2004-012587
FILED THIS 21st DAY OF MAY, 2004 11:41 A.M.

Barbara E. Nielsen 5-21-04
COUNTY CLERK By: DEPUTY DATE

LEGAL DESCRIPTION:

INSTRUMENT #01-26358, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS THAT PORTION LOT 5, SEC. 11 AND SW 1/4, SW 1/4 SEC. 12 T24S R7W W.M. LYING EAST OF THE RIGHT BANK UMPQUA RIVER AND WEST OF THE RIGHT-OF-WAY OF ST. HWY No. 138 AND THAT PORTION OF THOMAS DELAWNAY D.L.C. No. 37 SECTIONS 13 AND 14, T24S R7W W.M. LYING WEST OF THE RIGHT-OF-WAY ST. HWY. No. 138 AND EAST OF THE RIGHT BANK UMPQUA RIVER.

NOTES:

THE 100 YEAR FLOOD ELEVATION AT THE LOCATION OF PARCEL 2 IS 233.9'

PARCELS 1 AND 2 ARE ENTIRELY WITHIN THE 100 YEAR FLOOD PLAIN.

WATER: WELL
SEWER: SEPTIC SYSTEM
ZONING: FC-2
COMP. PLAN: AGC

LEGEND:

- FOUND GOVERNMENT CORNER
- FOUND 5/8" RIGHT OF WAY 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 STATE HWY. ROAD PLAN
- [] CORNER RECORD #600500

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME THOMAS W. BIGART 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:

23rd DAY OF April, 2004.

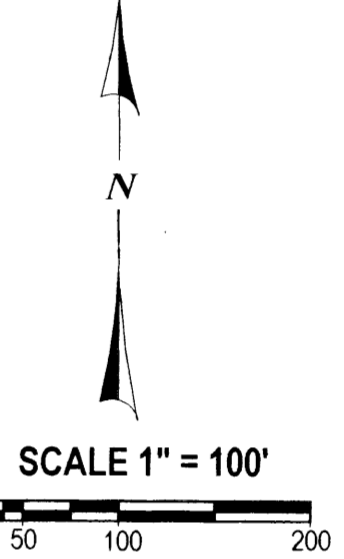
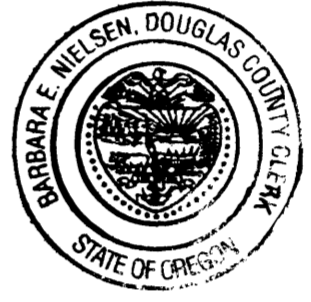
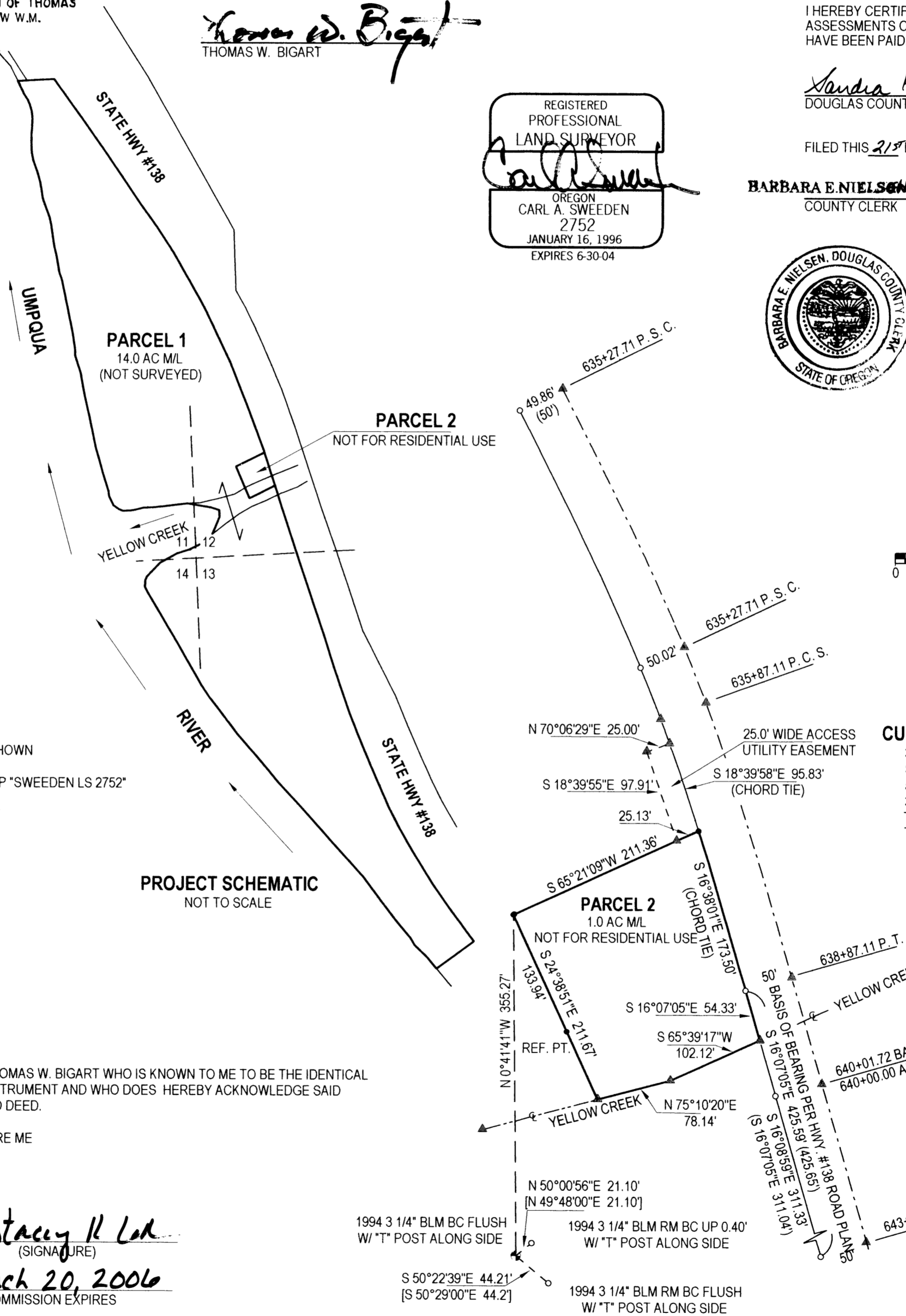
Stacey R. LeFevre *Stacey K. Loh*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

355887 March 20, 2006
COMMISSION NO. MY COMMISSION EXPIRES

NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AS REQUESTED BY THE OWNER SHOWN AND AS APPROVED PER THE DOUGLAS COUNTY, PLANNING DEPARTMENT, APPROVAL FILE #04-025. A CLOSED LOOP TRAVERSE WAS COMPLETED TO TIE FOUND STATE HIGHWAY RIGHT OF WAY MONUMENTS FOUND ALONG STATE HIGHWAY #138, THE SOUTHWEST CORNER OF SECTION 12 AND THE CENTER OF YELLOW CREEK. WITH THIS COMPLETE THE RIGHT OF WAY WAS GENERATED USING THE FOUND MONUMENTATION PER STATE HIGHWAY PLAN 8B-1-10 AND THE BOUNDARY OF PARCEL 2 LAID OUT AS DIRECTED USING THE RIGHT OF WAY LINE AS THE EAST BOUNDARY AND THE CENTER OF YELLOW CREEK AS THE SOUTH. THE CENTERLINE BEARING OF STATE HIGHWAY #138 BETWEEN STATIONS 638+87.11 AND 643+11.04 WAS USED AS THE BASIS OF BEARING. MONUMENTS WERE SET AT THE NORTHWEST AND NORTHEAST CORNERS OF PARCEL 2 AND A REFERENCE MONUMENT SET CLOSE TO THE TOP OF THE HIGH BANK OF YELLOW CREEK TO MARK THE DIRECTION OF THE WEST LINE. THE FOUND RIGHT OF WAY MONUMENT AT STATION 638+87.11 IS TIED TO THE SOUTHEAST CORNER OF PARCEL 2 WHICH IS AT APPROXIMATELY THE CENTER OF YELLOW CREEK.

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



CURVE CENTERLINE DATA:
 300' SPIRAL CURVES (2)
 S = 4°30'
 a = 1.0
 3°00' C.L.
 TΔ = 10°46'55"
 Ts = 330.39'

OWNER:
 THOMAS W. BIGART
 106 SPOONER LANE
 OAKLAND, OREGON 97462

PARTITIONER:
 VIRGIL YOUNG
 KELLOGG RURAL FIRE DIST.

Sweeden
Land Surveying
 Carl A. Sweeden
 P.L.S.
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 Oakland, Ore. 97462
 Tel. 541-459-9523