

LAND PARTITION

IN THE NW 1/4 & SW 1/4 OF SECTION 3, T. 25 S., R. 5 W., W. M.
DOUGLAS COUNTY, OREGON - FEBRUARY 2004 - PLANNING FILE #02-192

WATER: WELL
SEWER: SEPTIC SYSTEM
ZONING: RR
COMP. PLAN: R-2- R.C. 2

SOUTHWEST CORNER
WILLIAM O. GREEN DLC #46
BC ON 1" I. PIPE

BASIS OF BEARING PER CS 50/60-1
N1°30'00"W 481.30' (470.30')

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 #2001-8948, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

APPROVALS:

Kenny W... 3-8-04
DOUGLAS COUNTY SURVEYOR DATE

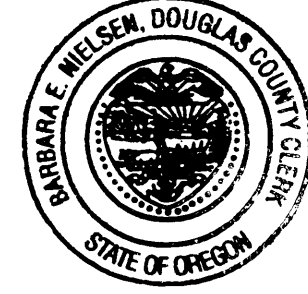
Keith L. Cubie 3/8/04
DIRECTOR, PLANNING DEPT. DATE

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

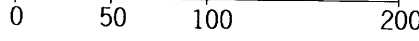
Sandra K. Conner 6/15/04
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 15th DAY OF JUNE, 2004, 3:17 P.M.

BARBARA E NIELSEN
COUNTY CLERK *Barbara E. Nielsen* 6-15-04
29: DEPUTY DATE



SCALE 1" = 100'



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DEVIN A. & HEATHER D. LUZIER 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 #02-192, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THEY DO HEREBY CREATE FOR THE BENEFIT OF PARCEL 1 A 32.75 FOOT WIDE ACCESS AN UTILITY EASEMENT AND ALSO THE 10.0 FOOT WIDE WATERLINE EASEMENT AS SHOWN FOR THE BENEFIT OF PARCEL 1.

Devin A. Luzier
DEVIN A. LUZIER

Heather D. Luzier
HEATHER D. LUZIER

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME DEVIN A. & HEATHER D. LUZIER 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:

3rd DAY OF March, 2004.

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

355887 *March 20, 2004*
COMMISSION NO. MY COMMISSION EXPIRES

LEGEND:

- FD GOV. CORNER
- FD MONUMENT AS SHOWN
- DEED LINES
- FENCE LINES
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- COMPUTED POINT, NOTHING FOUND OR SET
- RECORD PER CS 50/60-1

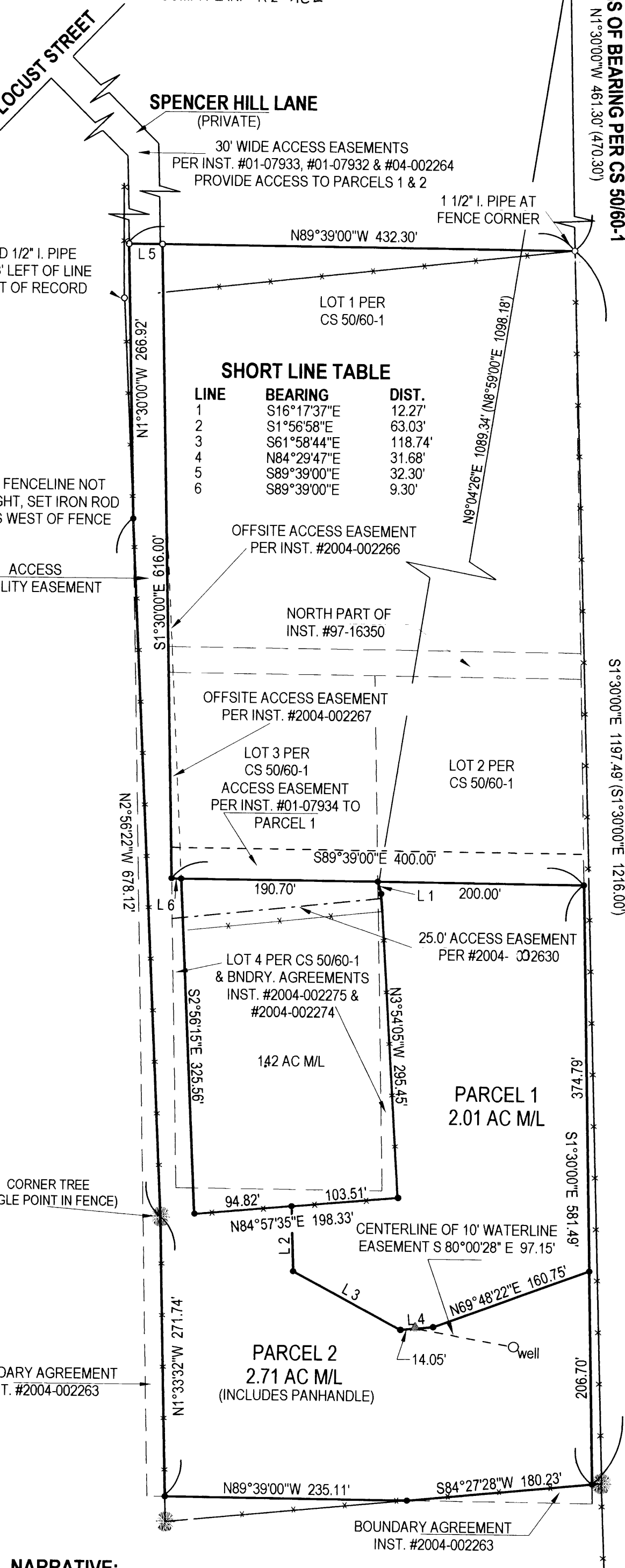
EASEMENTS OF RECORD:

INST. #2001-07936, & INST. #2001-07937
AND THOSE SHOWN ON THE MAP

OWNERS / PARTITIONERS:
DEVIN & HEATHER LUZIER
322 SPENCER HILL LANE
OAKLAND, OREGON 97462

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-04

Sweeden
Land Surveying
Carl A. Sweeden
P.L.S.
5211 Cole Road
Oakland, Ore. 97462
Tel. 541-459-9523



SHORT LINE TABLE

LINE	BEARING	DIST.
1	S16°17'37"E	12.27'
2	S1°56'58"E	63.03'
3	S61°58'44"E	118.74'
4	N84°29'47"E	31.68'
5	S89°39'00"E	32.30'
6	S89°39'00"E	9.30'

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #01-8948, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND TO THEN PARTITION SAID LANDS AS DIRECTED AND APPROVED PER THE DOUGLAS COUNTY PLANNING DEPARTMENT, FILE #02-192. THE LAND, AS DESCRIBED, MATCHES LOT 5 OF SURVEY CS 50/60-1, DOUGLAS COUNTY SURVEY RECORDS. CLOSE REVIEW OF THIS SURVEY AND ADDITIONAL NOTES FOUND IN SURVEY FILE CS 50/60-1 DO NOT INDICATE THAT ANY MONUMENTS WERE SET DURING THE SURVEY AND NO INDICATION OF ANY BOUNDARY COMPLICATIONS WERE NOTED. A DILIGENT FIELD SEARCH PRODUCED A 1 1/2" IRON PIPE FOUND AT A THREE-WAY FENCE CORNER, APPEARING TO BE THE NORTHEAST CORNER OF LOT 1, AND A 1/2" IRON PIPE IN THE WEST FENCE LINE, NEITHER HAVE ANY ORIGINATION RECORD. THE 1 1/2" IRON PIPE WAS HELD IN LAND PARTITION M 93-31 AND ALSO SURVEY M 63-40, WHICH ESTABLISHES THE BOUNDARY OF LANDS NORTH OF CS 50/60-1. OLD PORTIONS OF WIRE FENCE MINGLED WITH NEWER FENCE LINES ALONG THE EAST, WEST AND NORTH BOUNDARY OF THE LAND APPROXIMATELY MATCHING THE AREA AS SURVEYED OR MAPPED IN CS 50/60-1 PROVIDE STRONG EVIDENCE OF THE BOUNDARY AS OCCUPIED BY CURRENT AS WELL AS PREVIOUS OWNERS. THE DEED BOUNDARY; HOWEVER, WHEN LAYED OUT PER THE FOUND SW CORNER OF DLC #46 AND THE FOUND 1 1/2" IRON PIPE RESULTS IN CONSIDERABLE DESCRIPENCY. THE BOUNDARIES SHOWN ARE THE RESULT OF EFFORTS OF THE PARTITIONERS TO REACH AGREEMENT WITH ADJOINING LAND OWNERS IN REGARD TO THE DESCRIPANCIES. HOLDING THE 1 1/2" IRON PIPE AND THE SOUTHWEST CORNER OF CLAIM #46 THE LINES WERE LAID OUT PER THE DEED. THESE DEED LINES WERE HELD FOR THE OWNERS OF LOTS 1 - 3 OF CS 50/60-1 AND ALSO THE OWNER ADJOINING ON THE EAST. THE OWNER OF LOT 4, CS 50/60-1 AS WELL AND THE ADJOINING LAND OWNER ON THE WEST AND SOUTH STRONGLY INSISTED ON THE POSITION OF THE EXISTING FENCE LINES. THE PARTITIONERS HAVE DETERMINATED TO HOLD THE COMBINATION OF FENCE AND DEED LINES ALONG THOSE LANDS AND HAVE INSTRUCTED TO PREPARE LEGAL DESCRIPTIONS TO QUIT CLAIM ANY DEED LAND OUTSIDE OF THE BOUNDARIES AND THE RECORDED DOCUMENT NUMBERS ARE SHOWN FOR THOSE LANDS.

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