

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2004-023305
NO FEE
00084634200400233050030034
PLAT-PPR Cnt-1 Stmt RECEIPT/COUNTER
09/23/2004 02:45:17 PM
This is a no fee document

LAND PARTITION

IN THE SW 1/4 OF SEC. 33 T. 24 S., R. 5 W., W. M.
CITY OF OAKLAND, DOUGLAS COUNTY, OREGON - AUGUST 2004

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:

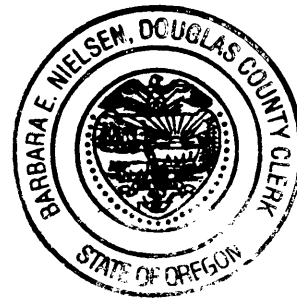
INSTRUMENT #92-03715 & #96-18944, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT AND FAWN RHYNE 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 THE CITY OF OAKLAND PLANNING APPROVAL FILE #LP-04-01 AND THAT THEY DO CREATE FOR THE BENEFIT OF PARCEL 1 AND INSTRUMENT #93-00197 THE 25.0 FOOT WIDE ACCESS & UTILITY EASEMENT AND DO CREATE THE FIRE DEPARTMENT TURN AROUND AREA AS SHOWN.

Robert Rhyne
ROBERT RHYNE

Fawn E. Rhyne
FAWN RHYNE



APPROVALS:

Ruby W... 9-23-04
DOUGLAS COUNTY SURVEYOR DATE

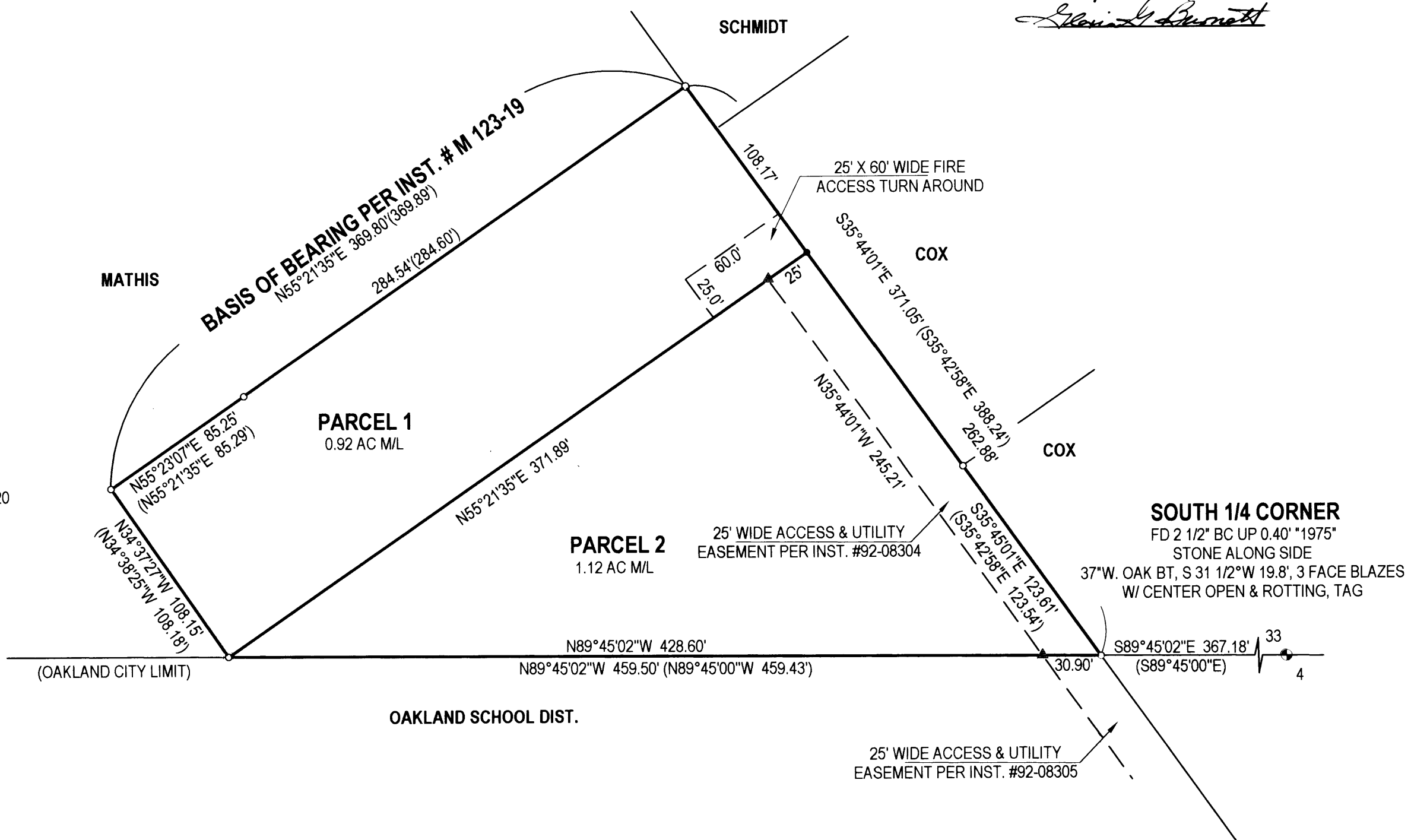
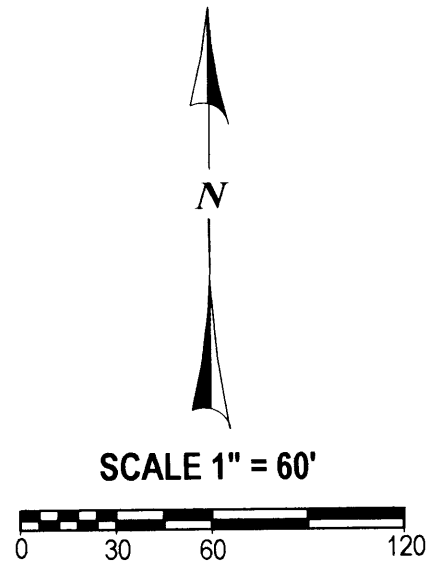
Dr. Eric M. Spinning 22 Sept, 04
CITY OF OAKLAND, PLANNING COMMISSION, CHAIR, DATE

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

Sandra K. Conley 9/23/04
DOUGLAS COUNTY TAX COLLECTOR DATE

RD 2004-023305
FILED THIS 23 DAY OF SEPT., 2004 2:45 P.M.

BARBARA E. NIELSEN 9-23-04
COUNTY CLERK BY: DEPUTY DATE
Glenn J. Burnett



ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME ROBERT AND FAWN RHYNE WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

17 DAY OF September, 2004.

Anne M. Stearns *Anne M. Stearns*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

A352097 11/22/2005
COMMISSION NO. MY COMMISSION EXPIRES



LEGEND:

- o 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 INST. M 123-19



SURVEYED FOR:
ROBERT AND FAWN RHYNE
178 LINCOLN LANE
OAKLAND, OREGON 97462

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO ESTABLISH OR LOCATE THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENTS #92-03715 & #96-18944, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND TO PARTITION SAID LAND AS APPROVED PER THE CITY OF OAKLAND PLANNING COMMISSION FILE #LP-04-01. A CLOSED LOOP TRAVERSE WAS COMPLETED TO TIE FOUND MONUMENTS FROM M120-9 AND M123-19 WITH THE LINE "A" TO "B" BEING HELD AS THE BASIS OF BEARING PER M123-19. ALL OF THE FOUND IRON RODS WERE HELD TO ESTABLISH THE EXTERIOR BOUNDARY OF THE LAND AND THE PARCEL LINE POSITIONED AS DIRECTED.

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

WATER: CITY OF OAKLAND
SEWER: SEPTIC SYSTEM
ZONING: RESIDENTIAL 1
COMP. PLAN: R-1 A



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

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Roseburg, Oregon 97470
Tel. 541-672-8344 or 459-9523