

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2004-023853
 NO FEE
 09/30/2004 11:03:30 AM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

LAND PARTITION

OF PARCEL 3, LAND PARTITION #90-0029

IN THE NE 1/4, SEC. 23, T. 27 S., R. 5 W., W. M. - DOUGLAS COUNTY, OREGON
 SEPT. 2004 - PLANNING FILE #04-125

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:

PARCEL 3 OF INSTRUMENT #90-09526, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT R. M. AND JODY T. BATSON, TRUSTEES OF BATSON LOVING TRUST 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 #04-125, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT THEY ALSO CREATE FOR THE BENEFIT OF PARCEL 1 A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN AND THAT ACCESS TO PARCEL 3 SHALL BE OVER THE EASEMENT PER INST. #88-8886, DOUGLAS COUNTY, OREGON, DEED RECORDS.

R.M. Batson
 R. M. BATSON

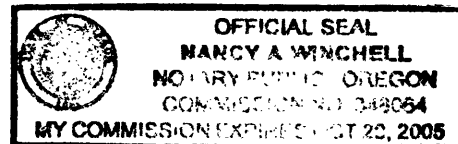
Jody T. Batson
 JODY T. BATSON

ACKNOWLEDGEMENTS:

STATE OF OREGON)
 COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME R. M. AND JODY T. BATSON, TRUSTEES OF THE BATSON LOVING TRUST WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL 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:



24 DAY OF Sept, 2004.

Nancy A. Winchell
 NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

348064 COMMISSION NO. Oct 20, 2005 MY COMMISSION EXPIRES

5/8" I. ROD W/ YPC
 DOUGLAS COUNTY SURVEYORS
 HELD FOR R/W IN P. P. #90-0029

S66°01'29"E 388.51'
 (S66°04'23"E 388.40')

S66°01'29"E 273.37' (S66°04'22"E 273.40')
 S66°01'29"E 333.37'
 BUCKHORN CO. RD. #4-C
 (80' R/W)

S 22°51'12" W 0.13' TO
 FD 5/8" IRON ROD "BENTZ" "A"

N8°38'54"E 0.38' TO FD
 BENT IRON ROD (BADLY BENT) "B"

N22°49'24"E 300.08'
 S23°48'24"W 256.37'

N29°49'24"E 67.91'

N23°49'24"E 843.38' (N23°48'08"E 842.97')
 N23°49'24"E 843.31'
 N22°50'22"E 300.11' (N22°47'33"E 300.10')R1

N87°31'08"W 654.68' (N87°30'08"W 657.07')

N87°29'27"W 370.74' (N89°15'00"W 371.18')R2
 (N87°30'07"W 373.07')

S78°47'44"W 279.41'

N78°56'44"E 226.82'

5/8" I. ROD
 "ie ENG"

NORTHWEST CORNER
 P - 3, P.P. #90-0029

BASIS OF BEARING PER P. P. #09-0029
 S86°04'00"E 287.30' (287.30')

NORTHEAST CORNER
 P - 3, P.P. #90-0029

PARCEL 1
 2.13 AC ML

PARCEL 2
 2.76 AC ML

PARCEL 3
 4.12 AC ML

30' WIDE ACCESS & UTILITY
 EASEMENT TO BENEFIT
 PARCEL 1

3/4" I. ROD
 UP 0.7', LEANS SOUTH
 AT CORNER POST - TIED TOP

3/4" I. ROD
 UP 0.4', LEANS SOUTH
 AT CORNER POST
 TIED TOP

EX. ACCESS EASEMENT
 PER INST. #88-8886
 THIS CORNER FALLS ON NORTH EDGE
 OF CONC. WATER VALVE COVER AND
 WAS NOT SET

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN TO ESTABLISH OR LOCATE THE BOUNDARY OF PARCEL 3 PARTITION PLAT #90-0029 AND TO THEN DIVIDE THE LAND INTO 3 PARCELS AS DIRECTED AND AS APPROVED PER THE DOUGLAS COUNTY PLANNING APPROVAL FILE #04-125. A CLOSED LOOP TRAVERSE WAS COMPLETED TO TIE FOUND MONUMENTS FROM PARTITION PLATS #90-0029, #00-0025 AND SURVEY M 10-22. WITH THIS COMPLETED THE NORTH LINE OF PARCEL 3, P. P. #90-0029 WAS HELD AS THE BASIS OF BEARING FOR THIS PARTITION. FIRST POINT "A", A COMPUTED POSITION, WAS ESTABLISHED ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 4C BY HOLDING PLAT BEARING FROM THE FOUND 5/8" IRON ROD. POINT "B" WAS THEN ESTABLISHED BY HOLDING PLAT BEARING AND DISTANCE FROM POINT "A" AS THIS METHOD FIT BEST WITH THE FOUND BENT OVER IRON ROD. POINT "C" WAS THEN ESTABLISHED ON THE EXTENDED RIGHT OF WAY AT PLAT DISTANCE AND POINT "D" AT PLAT BEARING AND DISTANCE. ALL OTHER FOUND MONUMENTS WERE HELD. A DISCREPANCY WAS DISCOVERED IN THE LENGTH OF THE SOUTH LINE OF PARCEL 3, P. P. #90-0029 AS IS SHOWN. THE NEW PARCELS WERE THEN LAID OUT AS DIRECTED.

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Carl A. Sweeden
 OREGON
 CARL A. SWEEDEN
 2752
 JANUARY 16, 1996
 EXPIRES 6-30-06

WATER: DIXONVILLE WATER ASSOCIATION
 SEWER: SEPTIC SYSTEM
 ZONING: RR - 2 AC
 COMP. PLAN: RESIDENTIAL COMMITTED - 2 AC

APPROVALS:

Randy We 9-29-04
 DOUGLAS COUNTY SURVEYOR DATE

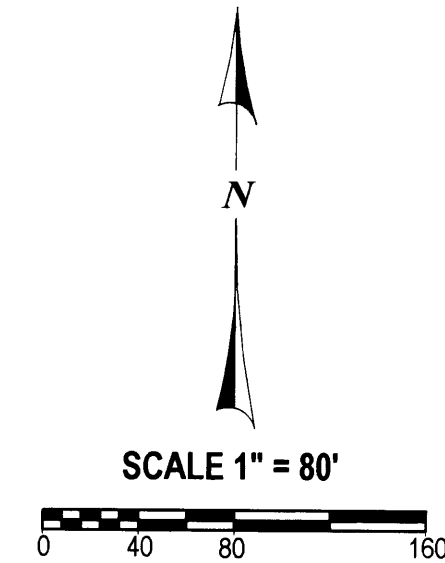
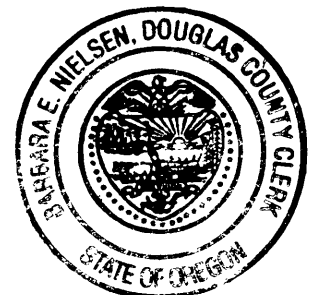
Keith L. Cubic 9/28/04
 DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Conree 9/29/04
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30th DAY OF SEPT, 2004 11:03 AM.

2004-023853
 BARBARA E. NIELSEN *Barbara E. Nielsen* 9-30-04
 COUNTY CLERK BY: DEPUTY DATE



LEGEND:

- FOUND 5/8" I. ROD W/ YPC "BENTZ" UNLESS NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER PARTITION PLAT #90-0029
- ()R1 RECORD PER PARTITION PLAT #00-0025
- ()R2 RECORD PER M10-22

OWNER & PARTITIONER:

R. M. & JODY T. BATSON, TRUSTEES
 BATSON LOVING TRUST
 1638 BUCKHORN RD.
 ROSEBURG, OREGON 97470



Sweeden
Land Surveying

Carl A. Sweeden
 P.L.S.

558 S. E. Jackson St.
 Roseburg, Oregon 97470
 Tel. 541-672-8344 or 459-9523

2004-0056

2004-0056