

2004-0061

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2004-026357
NO FEE
PLAT - PRE Civil Street RECEPTION COUNTER
10/29/2004 02:52:11 PM
This is a no fee document

LAND PARTITION

IN THE NW 1/4 OF SECTION 3, T. 25 S., R. 5 W., W. M.
DOUGLAS COUNTY, OREGON - SEPTEMBER 2004 - PLANNING FILE #03-103

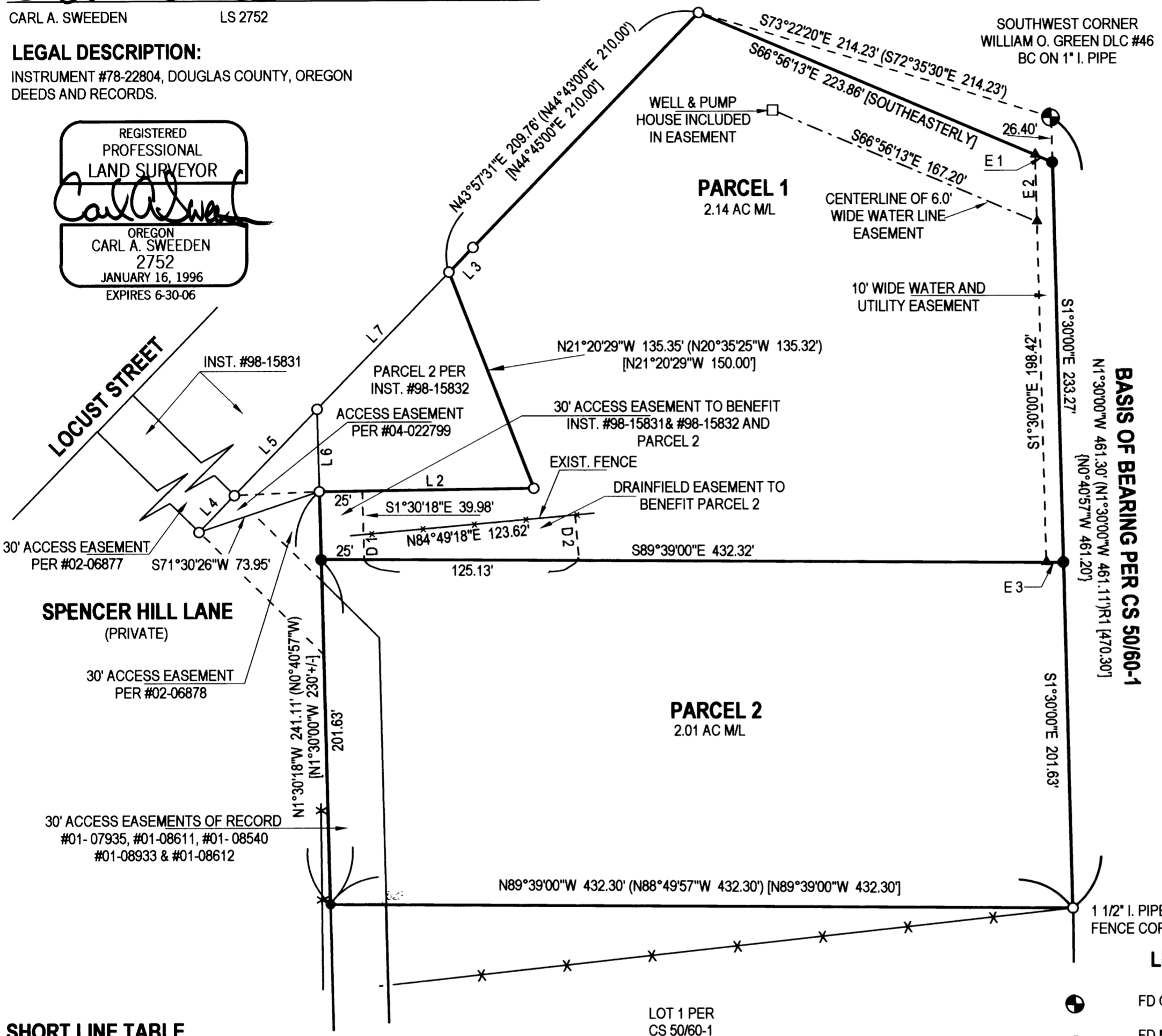
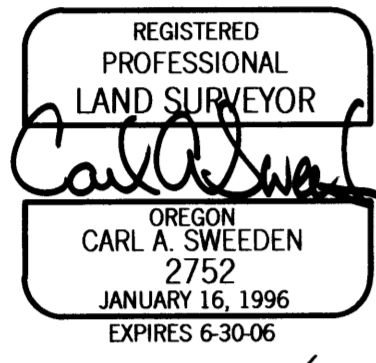
SURVEYORS CERTIFICATE:

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 #78-22804, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.



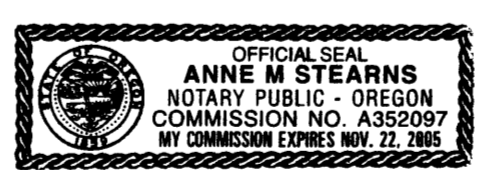
SHORT LINE TABLE

LINE	BEARING	DIST.
2	N89°13'01"E	124.94' (N89°58'00"E 125.00') [EAST 125.0']
3	N43°58'47"E	19.99' (N44°43'00"E 20.00') [N44°45'00"E 20.00']
4	N43°58'02"E	29.77' (N44°43'00"E 29.75')
5	N43°55'27"E	69.53' (N44°43'00"E 69.49')
6	S1°27'47"E	48.07' (N00°40'57"W 48.00')
7	N43°58'01"E	110.76' (N44°43'00"E 110.83')
8	N71°30'26"E	73.95'

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS)
THERE PERSONALLY APPEARED BEFORE ME O. L. FREEMAN AND CAROL T. FREEMAN WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO ACKNOWLEDGES SAID NARRATIVE STATEMENT TO BE HIS TRUE AND EXACT STATEMENT.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:
29th DAY OF Sept., 2004.
Anne M. Stearns *Anne M. Stearns*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)
A352097 Nov 22, 2005
COMMISSION NO. MY COMMISSION EXPIRES



NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #78-22804, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND TO THEN PARTITION SAID LANDS AS DIRECTED AND APPROVED PER THE DOUGLAS COUNTY PLANNING DEPARTMENT, FILE #03-103. A CLOSED LOOP TRAVERSE WAS COMPLETED AND FOUND MONUMENTS FROM SURVEY M63-40 WERE TIED AS WELL AS THE SOUTHWEST CORNER OF DLC #46 AND A 1 1/2" IRON PIPE AT A THREEWAY FENCE INTERSECTION IN THE SOUTHEAST CORNER OF THE LAND. THE 1 1/2" IRON PIPE WAS ALSO SHOWN IN SURVEY M63-40 ALTHOUGH THERE IS NO INDICATION IN THAT SURVEY THAT IT WAS THE CORNER OF THIS LAND. THE PIPE MAY HAVE BEEN SET IN CS 50/60-1 HOWEVER NEITHER THE MAP OR FILE NOTES INDICATE THAT IT WAS. LAND PARTITION M93-31 ALSO SHOWS THIS PIPE AND USED IT WITH THE SOUTHWEST CORNER OF DLC #46 TO ESTABLISH THE WEST LINE OF THAT SURVEY. AFTER REVIEW OF THE POSITIONS OF THE MONUMENTS TIED IN THIS SURVEY THEY WERE HELD TO ESTABLISH ALL BUT THE SOUTH AND NORTH BOUNDARY OF THE INSTRUMENT #78-22804. THE SOUTH LINE WAS ESTABLISHED PER THE DEED USING THE 1 1/2" IRON PIPE AS THE SOUTHEAST CORNER AND THE NORTHEAST CORNER WAS ESTABLISHED ON THE EAST LINE AT RECORD DISTANCE FROM THE SOUTHWEST CORNER OF CLAIM #46. THE LINE BETWEEN THE SOUTHWEST CORNER DLC# 46 AND THE 1 1/2" IRON PIPE WAS USED AS THE BASIS OF BEARING.

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT O. L. FREEMAN AND CAROL T. FREEMAN 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 #03-103, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THEY DO HEREBY CREATE FOR THE BENEFIT OF INSTRUMENTS #98-15832 AND #98-15831 THE 30.0 FOOT ACCESS EASEMENT AND FOR THE BENEFIT OF PARCEL 2 THE 6.0 FOOT WIDE WATERLINE EASEMENT AND 10.0 FOOT WIDE WATERLINE AND UTILITY EASEMENTS AND THE DRAINFIELD EASEMENT AS SHOWN.

O. L. Freeman *Carol T. Freeman*
O. L. FREEMAN CAROL T. FREEMAN

OWNERS / PARTITIONERS:

O. L. & CAROL T. FREEMAN
144 SPENCER HILL LANE
OAKLAND, OREGON 97462

APPROVALS:

Romy Wa 10-26-04
DOUGLAS COUNTY SURVEYOR DATE

Keith J. Cubic 10/25/04
DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Coore 10/28/04
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29th DAY OF OCT., 2004 2:52 P.M.

Barbara E. Nielsen 10-29-04
COUNTY CLERK DATE

Deputy



UTILITIES & WATER EASEMENT TABLE

LINE	BEARING	DISTANCE
E 1	N66°56'13"W	10.99'
E 2	S1°30'00"E	39.10'
E 3	S89°39'00"E	10.01'

DRAIN FIELD EASEMENT TABLE

LINE	BEARING	DISTANCE
D 1	N1°30'18"W	14.55'
D 2	S5°10'42"E	26.58'

LEGEND:

- FD GOVERNMENT CORNER
- 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 M63-40
- { } RECORD PER M93-31
- [] RECORD PER INST. #78-22804
- ()R1 RECORD PER CS 50/60-1
- EASEMENT LINE

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

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