

LAND PARTITION AND BOUNDARY LINE ADJUSTMENT

PART OF LOTS 15 AND 16, BOGGS ORCHARD TRACTS IN THE SE 1/4 SECTION 2, TWP 28 S, R6 W, W.M.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE PORTIONS OF LOTS 15 AND 16, BOGGS ORCHARD TRACTS SUBDIVISION, DESCRIBED IN DEED INSTRUMENT 2004-26041, DOUGLAS COUNTY DEED RECORDS, INTO TWO UNITS, AND TO PARTITION UNIT TWO INTO THREE PARCELS AS APPROVED BY DOUGLAS COUNTY PLANNING DEPARTMENT.

MONUMENTS FOUND ALONG THE NORTH LINE OF PIPPINDALE SUBDIVISION, VOL.9, PAGE 1, WERE USED AS A BASIS OF BEARING AND TO CALCULATE ORIGINAL SOUTH LOT CORNER LOCATIONS OF LOT 15 OF BOGGS ORCHARD TRACTS. MONUMENTS AND RECORD DATA PER M57-43 WERE USED TO DETERMINE THE I-5 WESTERLY RIGHT OF WAY, WHICH IS THE EAST LINE LOT 15.

DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT PROVIDED COORDINATES FOR REFERENCE MONUMENTS AND THE CENTERLINE OF SPEEDWAY CO. ROAD NO 274.

OWNER/PARTITIONER:

JOHN W. DOYLE, JR.
 WATER SUPPLY: ROBERTS CREEK WATER DISTRICT
 SANITARY SEWER: GREEN SANITATION DISTRICT
 NO. OF PARCELS: 3
 ZONING: M-2
 COMP. PLAN DESIG: CI
 PLANNING FILE NO: 04-170

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN W. DOYLE JR. AND SHIRLEY L. DOYLE, TRUSTEES OF THE DOYLE LOVING TRUST OF THE LAND REPRESENTED ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

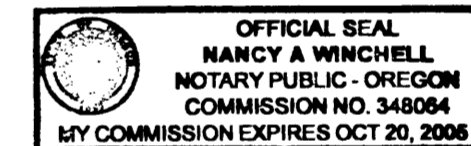
John W. Doyle Jr.
 JOHN W. DOYLE, JR.
Shirley L. Doyle
 SHIRLEY L. DOYLE

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5 DAY OF Nov., 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN W. DOYLE JR. AND SHIRLEY L. DOYLE, TRUSTEES OF THE PROPERTY DESCRIBED, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH HEREIN.

Nancy A. Winchell
 NOTARY PUBLIC, STATE OF OREGON



APPROVALS:

Keith L. Aubie 11/10/04
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

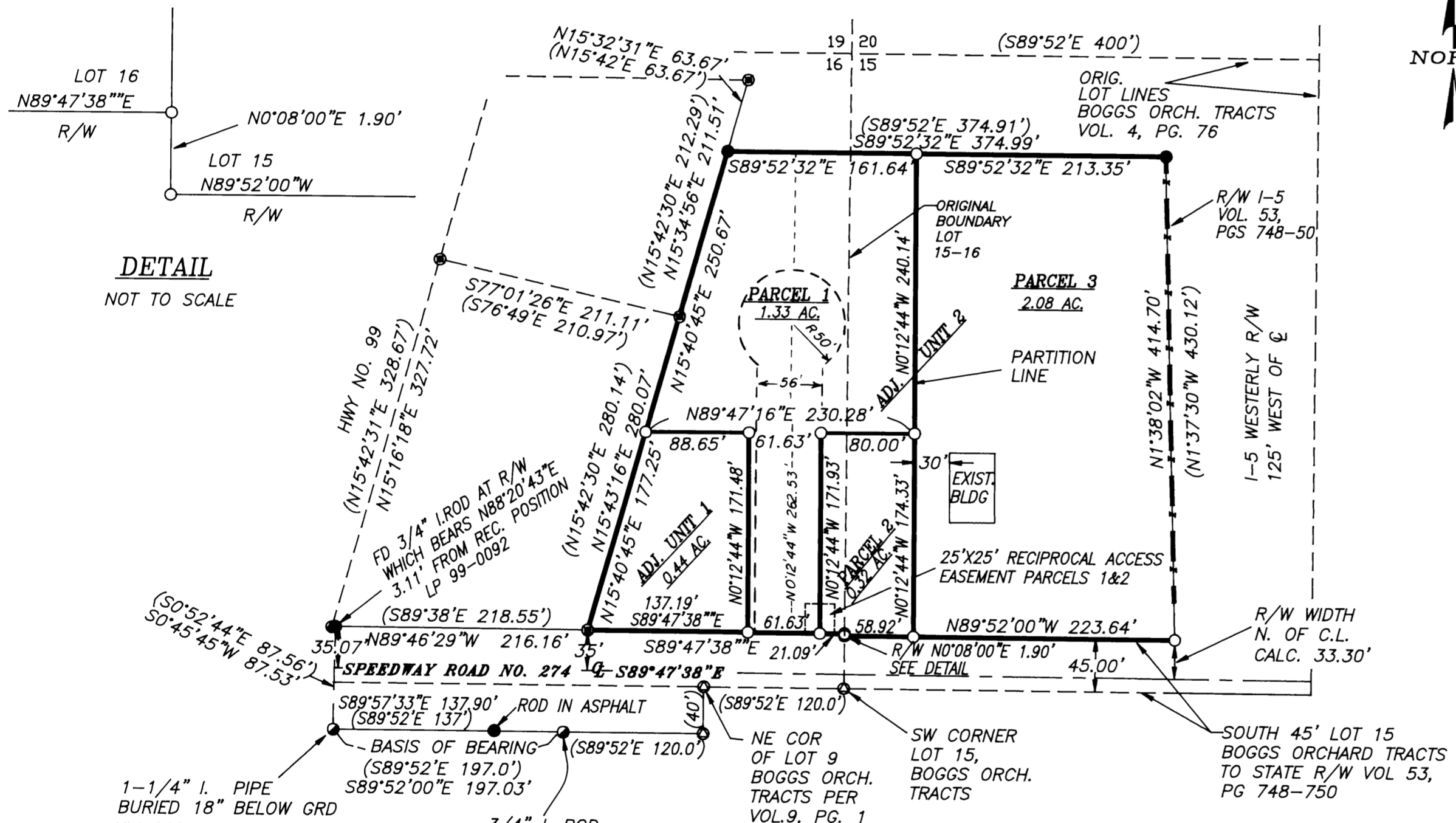
Rory Wan 11-10-04
 DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Cress 11/8/04
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 10th DAY OF NOVEMBER, 2004, 3:14 O'CLOCK PM

Barbara E. Nielsen
 DOUGLAS COUNTY CLERK By: DEPUTY



DETAIL
 NOT TO SCALE

LEGEND

- SET 5/8"X30" IRON ROD W/PC *BEEDLE LS2798*
- FOUND PER LP99-0092
- FOUND PER VOL 9, PG 1, PIPPINDALE SUB.
- FOUND PER M57-43 OR AS NOTED
- CALCULATED POINT
- < > RECORD DATA
- X FENCE LINE
- FUTURE DEVELOPMENT PLANS

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON WHICH ARE DESCRIBED AS PARCEL 6 IN DEED INSTRUMENT NO. 2004-024318, OF THE DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON.

TOGETHER WITH A 25' RECIPROCAL ACCESS EASEMENT FOR PARCEL 1 AND PARCEL 2 AS SHOWN.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
David J. Beedle
 OREGON
 JANUARY 21, 1997
 DAVID J. BEEDLE
 #2798
 EXPIRES 12-31-05

DAVID J. BEEDLE PROFESSIONAL LAND SURVEYING LLC	TEL 541-874-3258 163 TRAYLOR ROAD RIDDLER, OREGON 97469	SCALE: 1"=100' DATE: OCTOBER 20, 2004	SURVEYED FOR: JOHN W. DOYLE JR. 65 N. RIVER DRIVE ROSEBURG, OR 97470
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2004-0065

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