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# PARTITION PLAT

IN THE SOUTHEAST 1/4 OF SEC. 10 AND THE SOUTHWEST 1/4 OF SEC. 11  
T. 24 S., R. 5 W., W. M.

DOUGLAS COUNTY, OREGON - DECEMBER 2004 - FILE #02-141

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICHARD S. BUYNITZKY DOES HEREBY DECLARE THAT HE IS THE OWNER OF THE LAND AND THAT HE DOES 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 #2002-141, DOUGLAS COUNTY, PLANNING DEPARTMENT AND HE DOES CREATE FOR THE BENEFIT OF PARCELS 1, 2 AND 3 THE 25 FOOT WIDE ACCESS EASEMENT AND FOR THE BENEFIT OF PARCEL 3 THE SEPTIC DRAIN FIELD AREA AS SHOWN.

*Richard S. Buynitzky*  
RICHARD S. BUYNITZKY

**APPROVALS:**

*Kary Wan* 12-29-04  
DOUGLAS COUNTY SURVEYOR DATE

*Keith L. Cubie* 12/28/04  
DIRECTOR, PLANNING DEPT. DATE

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

*Sandra K. Conner* 12/29/04  
DOUGLAS COUNTY TAX COLLECTOR DATE

2004-031384  
FILED THIS 29 DAY OF DEC, 2004 1:22 P.M.



*Barbara E. Nielsen* 12-29-04  
COUNTY CLERK DATE  
By: DEPUTY, *Glenn D. Burnett*

**SHORT LINE TABLE**

LINE	BEARING	DIST.
L 1	N 48°18'05"E	23.03'
L 2	N 24°30'35"E	103.86'
L 3	N 23°45'50"E	110.13'
L 4	S 25°05'59"E	136.91'

**R/W & CENTERLINE CURVE INFORMATION:**

CURVE	DELTA	RAD	ARC	TAN	CHORD	CHORD BRG
C 1	21°39'06"	788.51	297.97	150.78	296.20	N 34°35'23"E
C 2	24°04'23"	788.51	331.30	168.13	328.86	N 35°48'01"E
C 3	49°31'43"	818.51	707.55	377.59	685.72	S 48°31'41"W
C 4	27°27'40"	440.74	211.24	107.69	209.22	S 37°29'40"W
C 5	2°25'17"	788.51	33.32	16.66	33.32	N 46°37'34"E

**ACCESS AND UTILITY EASEMENT TABLE**

LINE	BEARING	DIST.
A 1	S 2°35'55"W	134.29'
A 2	S 25°05'59"E	171.19'
A 3	N 45°53'45"E	13.22'
A 4	N 44°55'56"E	13.30'
A 5	S 25°05'59"E	156.18'

**SEPTIC EASEMENT TABLE**

LINE	BEARING	DIST.
S 1	S 50°43'58"E	68.57'
S 2	S 2°35'55"W	140.14'
S 3	N 87°01'58"W	55.00'

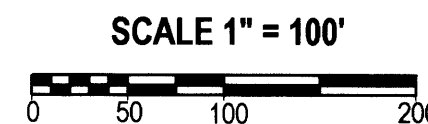
**SURVEYORS CERTIFICATE:**

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON AS PARCELS 2 & 3 AND THAT PARCEL 1 HAS NOT BEEN SURVEYED OR MARKED IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

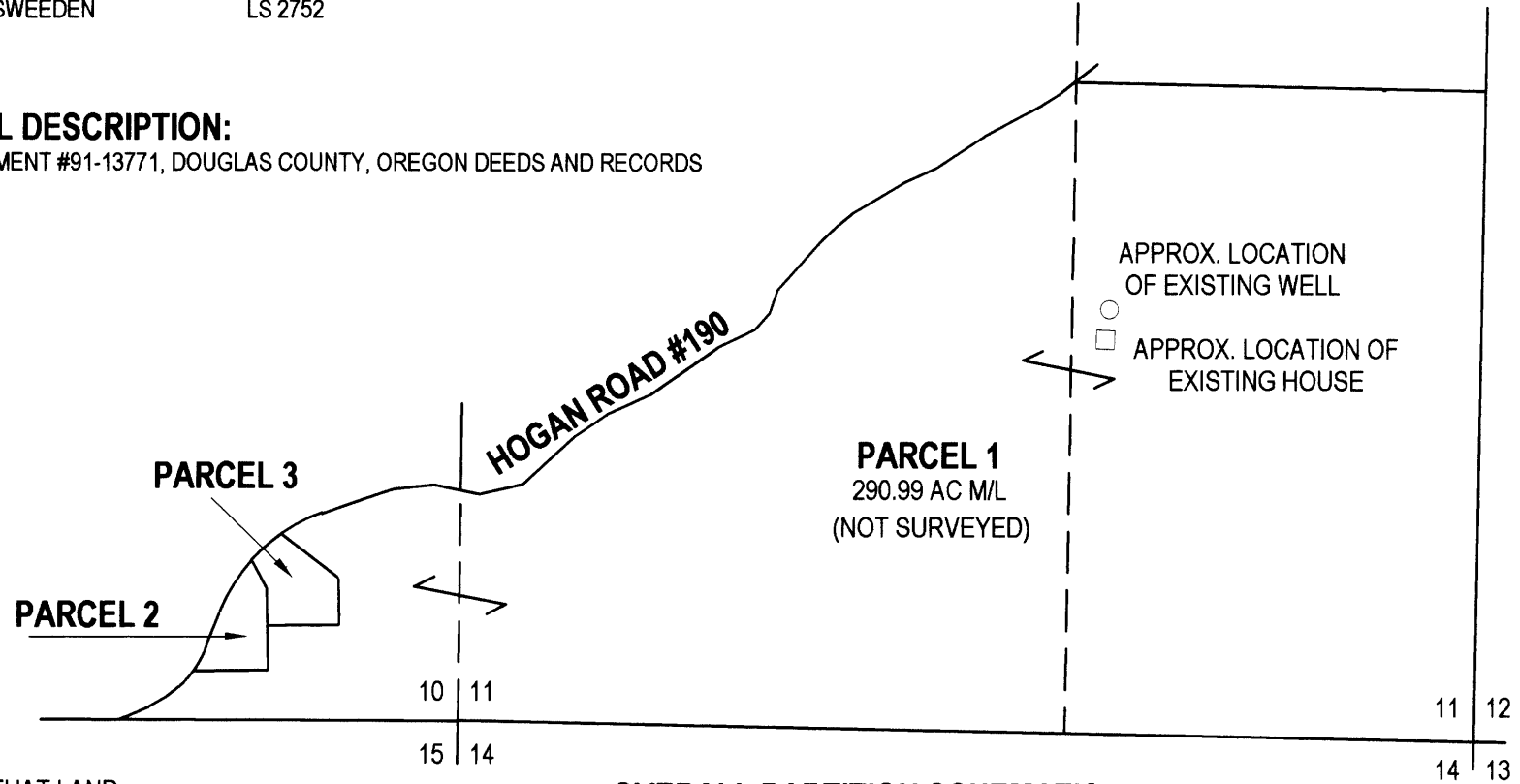
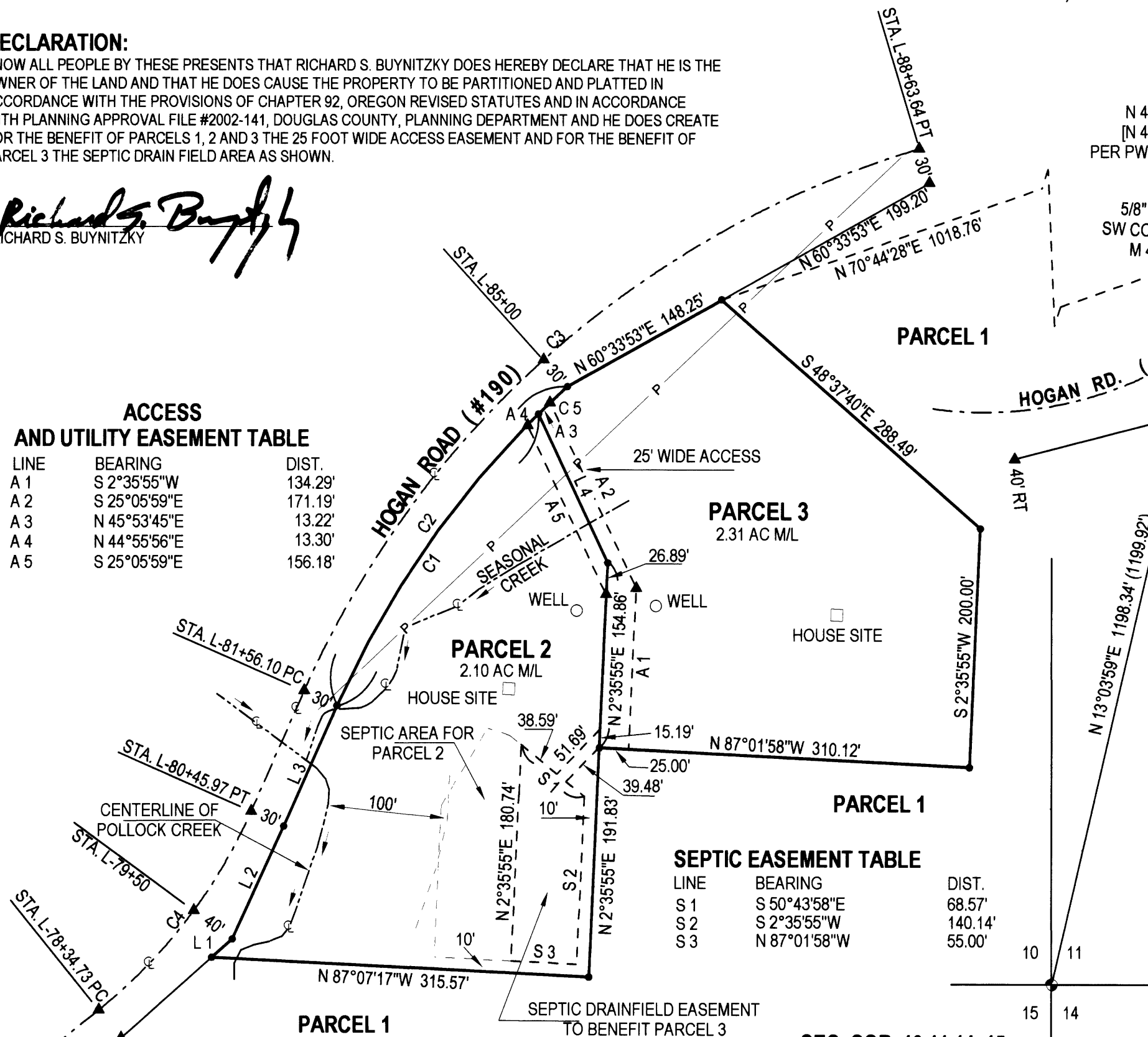
*Carl A. Sweeden*  
CARL A. SWEEDEN LS 2752

**LEGAL DESCRIPTION:**

INSTRUMENT #91-13771, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS



SCALE 1" = 100'



**OVERALL PARTITION SCHEMATIC**  
NOT TO SCALE

**ACKNOWLEDGEMENTS:**

STATE OF OREGON )  
COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME RICHARD S. BUYNITZKY WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

20 DAY OF December 2004.

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

A352097 11/22/05  
COMMISSION NO. MY COMMISSION EXPIRES

**NARRATIVE:**

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER TO PARTITION THAT LAND DESCRIBED IN INSTRUMENT #91-13771, DOUGLAS COUNTY, OREGON DEEDS AND RECORD AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #02-141. THE SURVEY INCLUDED TIES TO MONUMENTS TIED DURING THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING SURVEY AT "A" AND "B" WHICH WERE USED TO ESTABLISH THE CENTERLINE AND SOUTH RIGHT OF WAY LINE OF COUNTY ROAD #190, HOGAN ROAD. THIS RIGHT OF WAY NOT BEING MONUMENTED AT THIS TIME AND THE PLANS ARE IN PRELIMINARY STAGE. A TIE WAS ALSO MADE TO THE SOUTHEAST CORNER OF SECTION 10 AND THE LINE FROM THE SOUTHEAST CORNER OF SECTION 10 AND SOUTHWEST CORNER OF LOT 5 AT "A" PER SURVEY M 41-50 WAS USED TO ESTABLISH A BASIS OF BEARING FOR THIS PARTITION PLAT. THE PARCEL BOUNDARIES WERE THEN DETERMINED AS DIRECTED AND APPROVED.

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

**EASEMENTS & RESTRICTIONS OF RECORD:**

EASEMENT IN FAVOR OF EL PASO NATURAL GAS CO., BK. 325, PG. 931

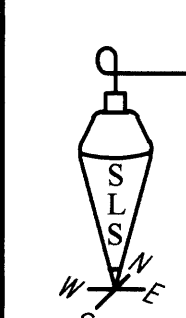
TERMS & PROVISIONS PER INST. #86-8046

**LEGEND:**

- FD GOV. 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 M 41-50
- PW ENG. PRELIM. PLANS

**OWNER & PARTITIONER:**

RICHARD S. BUYNITZKY  
2351 HOGAN ROAD  
OAKLAND, OREGON 97462



**Sweden**  
**Land Surveying**

Carl A. Sweeden  
P.L.S.  
558 S. E. Jackson St.  
Roseburg, Oregon 97470  
Tel. 541-672-8344 or 459-9523

2004-0083

2004-0083