

PARTITION PLAT AND BOUNDARY LINE ADJUSTMENT

IN THE SOUTH 1/2 OF SEC. 24, T. 27 S., R. 7 W., W. M.
DOUGLAS COUNTY, OREGON - MARCH 2005
FILE #04-184 & #04-M084

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN H. AND YVONNE L. RUSSELL DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND AND THEY DO CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND AS APPROVED PER COUNTY PLANNING APPROVAL FILE #04-184, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT THEY DO CREATE THE 25.0' WIDE ACCESS AND UTILITY EASEMENT AS SHOWN FOR THE BENEFIT OF PARCEL 2.

John H. Russell
JOHN H. RUSSELL
Yvonne L. Russell
YVONNE L. RUSSELL

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



DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2005-014560
NO FEE
06/14/2005 12:51:58 PM
PLAT-PAR Cnt=1 Str=1 RECEIPT/COUNTER
This is a no fee document

APPROVALS:

Paul Smith 6-13-05
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Keith L. Cubie 6/13/05
DIRECTOR, PLANNING DEPT. DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Sandra K. Connel 6/14/05
DOUGLAS COUNTY TAX COLLECTOR DATE
2005-014560
FILED THIS 14th DAY OF JUNE, 2005 12:51 P.M.

BARBARA E. NIELSEN 6-14-05
COUNTY CLERK 24: DEPUTY DATE

LEGAL DESCRIPTION:

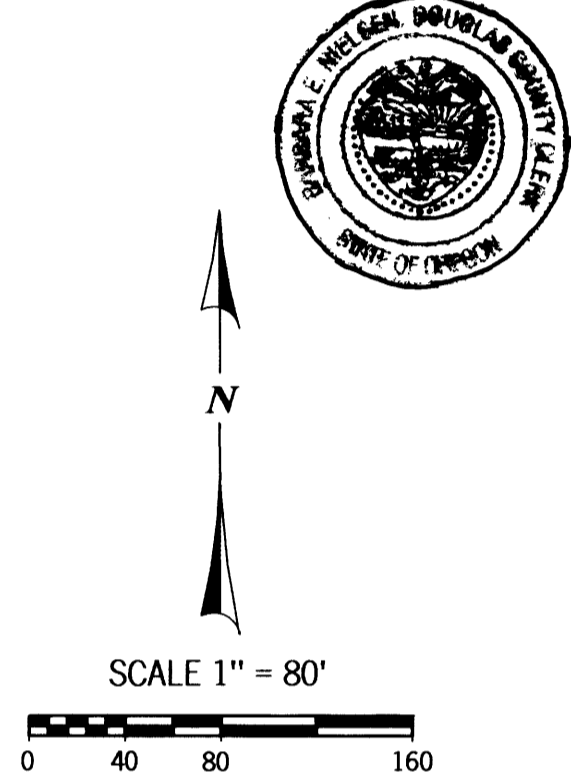
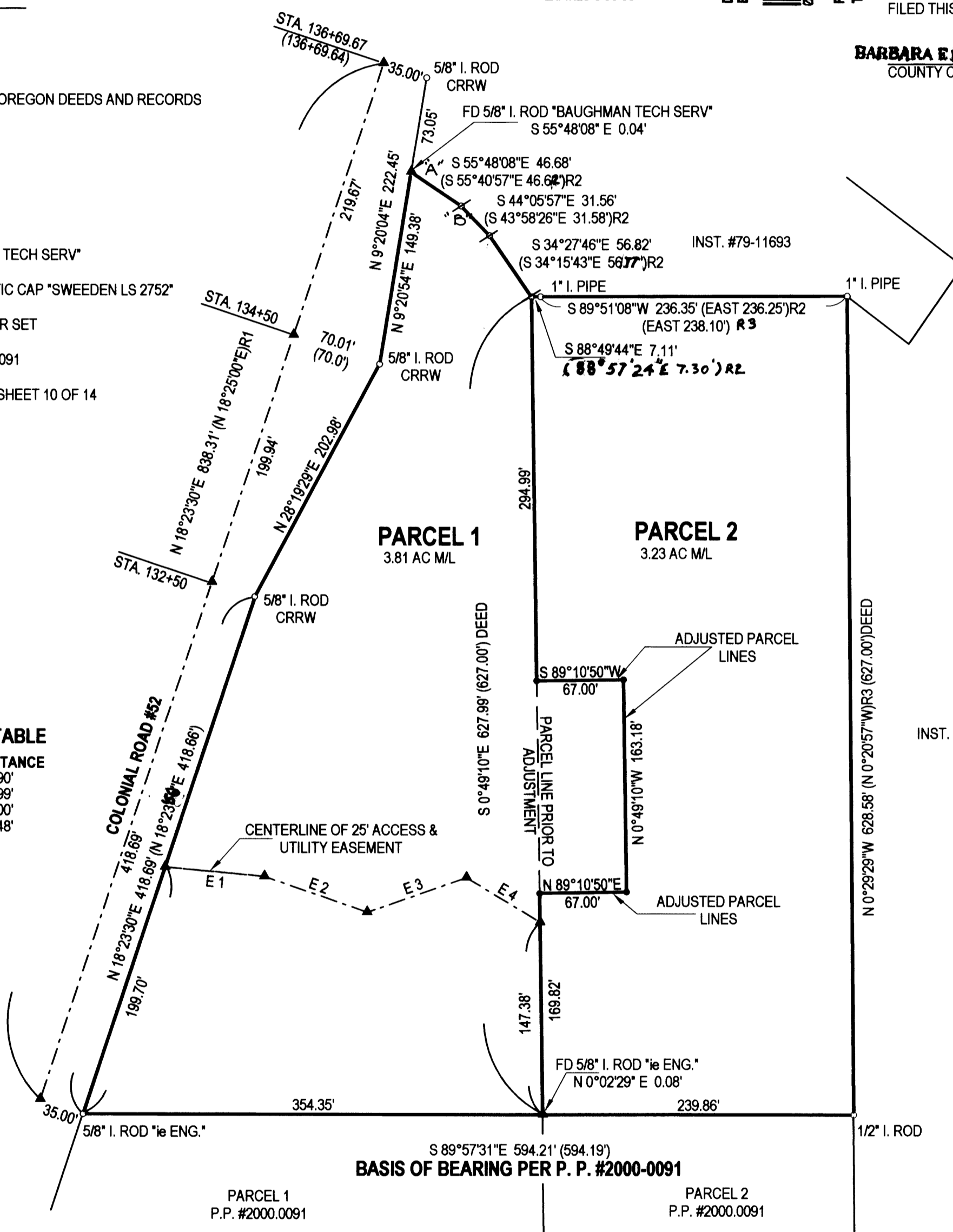
INSTRUMENT #91-04990, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS

LEGEND:

- o FOUND MONUMENT AS SHOWN
- ⊗ FOUND 5/8" I. ROD W/ YPC "BAUGHMAN TECH SERV"
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER PARTITION PLAT #2000-0091
- ()R1 RECORD PER CO. RD. #52, JUNE 1972, SHEET 10 OF 14
- ()R2 RECORD PER CS 63/35-6
- ()R3 RECORD PER RM 1-70

ACCESS & UTILITY EASEMENT TABLE

LINE	BEARING	DISTANCE
E 1	S 84°38'11"E	76.90'
E 2	S 70°52'49"E	83.99'
E 3	N 70°42'51"E	81.00'
E 4	S 58°47'37"E	66.48'



ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME JOHN H. & YVONNE L. RUSSELL WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS 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:

25 DAY OF MAY, 2005.

Donetta J. Cooper
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)
384500
COMMISSION NO. MY COMMISSION EXPIRES September 8, 2008

NARRATIVE:

THIS SURVEY, LAND PARTITION AND BOUNDARY LINE ADJUSTMENT WAS COMPLETED AT THE REQUEST OF THE OWNERS TO LOCATE THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #91-04990, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS AND TO THEN DIVIDE SAID LAND INTO TWO PARCELS AS SHOWN AND DIRECTED BY THE OWNERS AND AS APPROVED PER DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #04-184 AND THEN ADJUST THE PARCEL LINE PER BLA FILE #04-M084 WHICH WAS APPROVED TO RELOCATE THE PROPOSED PARCEL LINE FROM THE APPROVED POSITION PER #04-184. A CLOSED LOOP TRAVERSE WAS COMPLETED TO MAKE SURVEY TIES TO MONUMENTS OF RECORD FROM PARTITION PLAT #2000-0091, CS 65/35-6 AND RM 1-70. THOSE MONUMENTS WERE THEN USED TO DETERMINE THE BOUNDARY WITH THE EXCEPTION OF THE POINT AT "A" WHICH WAS COMPUTED ON THE RIGHT OF WAY LINE USING THE LINE BETWEEN "B" AND THE 5/8" IRON ROD FOUND PER CS 63/35-6. THE NORTH LINE OF PARCEL 1 AND 2 PER PARTITION PLAT #2000-0091 WAS USED AS THE BASIS OF BEARING FOR THIS PARTITION PLAT.

FIELD CREW: C. SWEEDEN & E. WILDS
EQUIP. USED: NIKON DTM-521 W/ SUPPORT
MAPPING & CALC'S: C. SWEEDEN
WATER: UMPQUA BASIN WATER DISTRICT
SEWER: SEPTIC SYSTEM
ZONING: PARCEL 1, 5R & PARCEL 2, FF
COMP. PLAN: PARCEL 1, RC5 & PARCEL 2, FFT

OWNERS & PARTITIONERS:

JOHN & YVONNE RUSSELL
2325 COLONIAL RD.
ROSEBURG, OREGON 97470

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