

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2005-022785
NO FEE
09/09/2005 03:17:22 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

LAND PARTITION PLAT
OF PARCEL 1, PARTITION PLAT #2000-0075
SW 1/4, SECTION 12, T. 28 S., R. 5 W., W. M.
DOUGLAS COUNTY, OREGON - AUGUST 2005 - FILE #05-076

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 PARCEL 2 AND THE WEST LINE OF PARCEL 3 IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92. THE REMAINING LINES OF PARCEL 1 AND PARCEL 3 HAVE NOT BEEN RESURVEYED AND ARE SHOWN AS PER SURVEY M 138-20.

Carl A. Sweeden
CARL A. SWEEDEN LS 2752



LEGAL DESCRIPTION:

PARCEL 1 OF PARTITION PLAT #2000-0075, DOUGLAS COUNTY, OREGON PARTITION PLAT RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLIAM L. & CORA L. FUMMERTON, TRUSTEES OF FUMMERTON 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 #05-076, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THEY DO CREATE FOR THE BENEFIT OF PARCEL 2 A 6.0 FOOT WIDE WATER LINE EASEMENT AS SHOWN AND EASEMENT AREA FOR THE PUMP HOUSE AND WELL AS SHOWN.

William L. Fummerton *Cora L. Fummerton*
WILLIAM L. FUMMERTON CORA L. FUMMERTON

LEGEND:

- FOUND 5/8" X 30" I. ROD W/ RPC "SWEEDEN LS 2752" PER M138-20
 - SET 5/8" X 30" I. ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
 - ▲ COMPUTED POINT, NOTHING FOUND OR SET
- MEASURED EQUAL M 138-20 UNLESS NOTED

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME WILLIAM L. FUMMERTON & CORA L. FUMMERTON, TRUSTEES OF THE FUMMERTON LOVING TRUST 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 August, 2005.

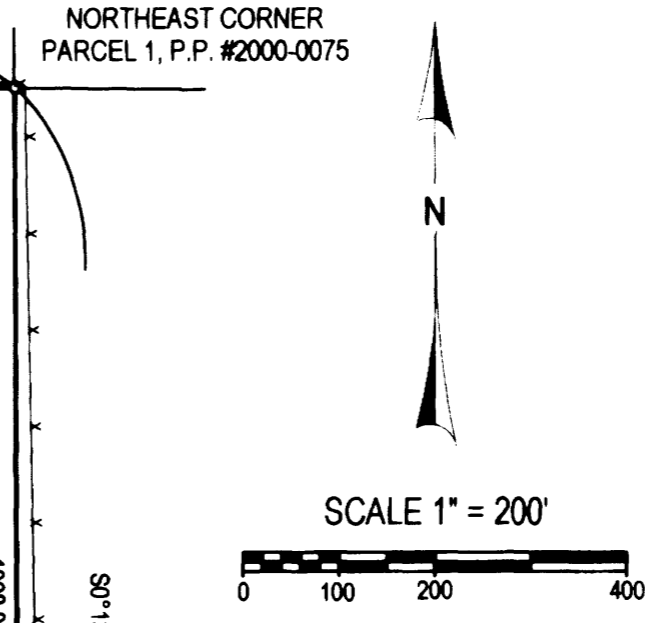
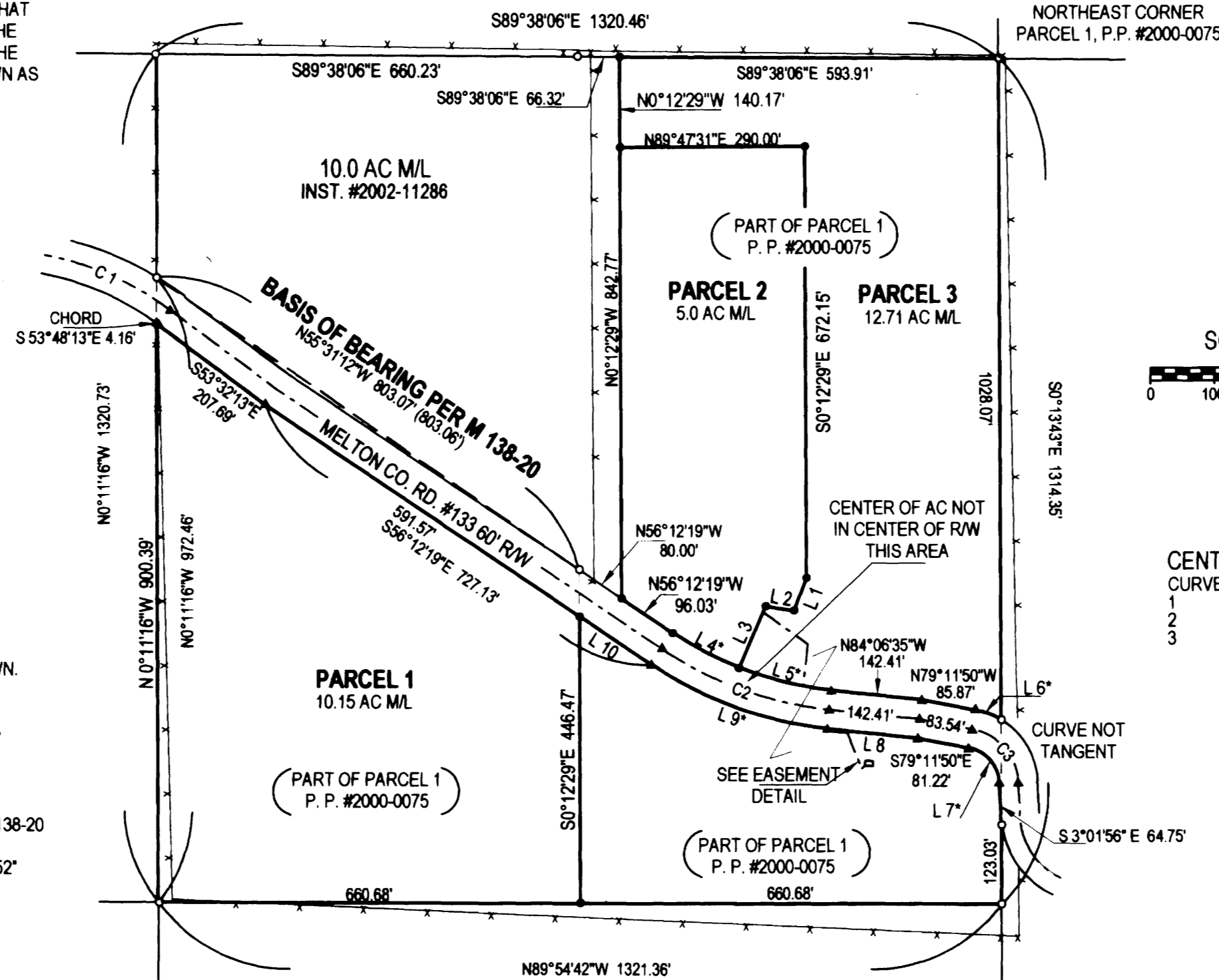
Kristi A. Gilbert
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)
383332 MY COMMISSION EXPIRES 08/02/08
COMMISSION NO. MY COMMISSION EXPIRES



NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AS DIRECTED BY THE OWNER TO PARTITION PARCEL 1 OF PARTITION PLAT #2000-0075 AS APPROVED PER DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #05-076. IT IS BASED ON SURVEY M 138-20 COMPLETED BY SWEEDEN LAND SURVEYING IN MAY 2001 WHICH ESTABLISHED THE BOUNDARY OF PARCELS 1 AND 2 OF P. P. #2000-0075. MONUMENTS AS NOTED FROM THAT SURVEY WERE FOUND AND USED FOR CONTROL OF THIS PARTITION.

FIELD CREW: C. SWEEDEN & D. SWEEDEN
EQUIPMENT USED: NIKON DTM-521 W/ SUPPORT
MAPPING: C. SWEEDEN



CENTERLINE CURVE DATA:

| CURVE | DELTA | RAD. | ARC | TAN. | CHD. | CHD. BRG. |
|-------|-----------|--------|--------|--------|--------|-------------|
| 1 | 3°07'12" | 477.14 | 25.98 | 12.99 | 25.98 | S55°05'49"E |
| 2 | 27°54'16" | 578.69 | 281.83 | 143.77 | 279.06 | S70°09'27"E |
| 3 | 76°39'49" | 88.86 | 118.90 | 70.26 | 110.22 | S41°19'55"E |

APPROVALS:

Randy Wan 9-7-05
DOUGLAS COUNTY SURVEYOR DATE

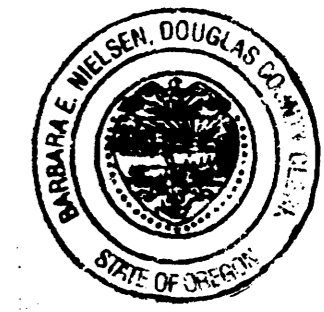
Keith L. Cubic 9/7/05
DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Corree 9/9/05
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF SEPT., 2005

Barbara E. Nielsen 9-9-05
COUNTY CLERK BY: DEPUTY DATE



WATER: WELL
SEWER: SEPTIC SYSTEM
ZONING: 5R
COMP. PLAN: COMMITTED RESIDENTIAL - 5 AC (RC5)

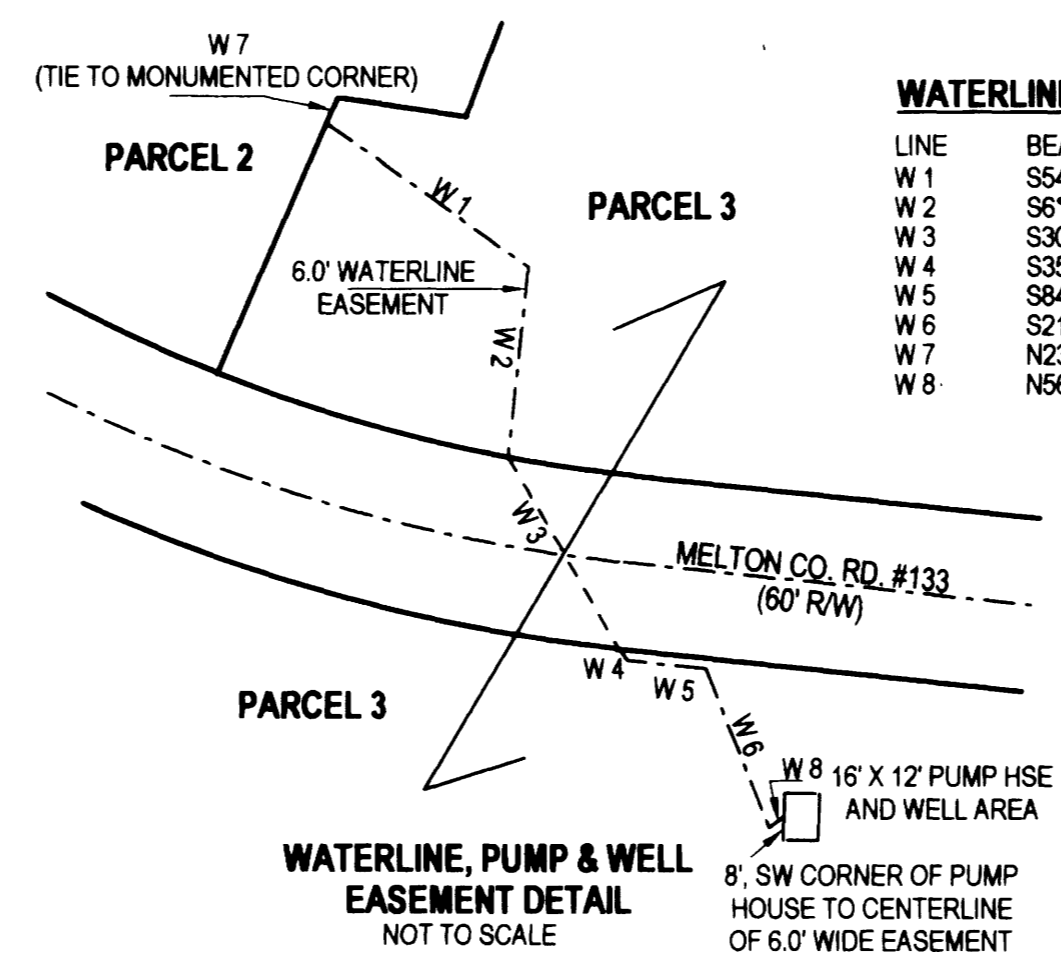
SHORT BOUNDARY LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L 1 | S20°59'47"W | 54.22' |
| L 2 | N81°31'11"W | 45.05' |
| L 3 | S23°40'22"W | 104.30' |
| L 4 | N62°21'34"W | 117.64' |
| L 5 | N76°18'42"W | 148.90' |
| L 6 | N69°22'49"W | 43.00' |
| L 7 | N41°15'53"W | 73.08' |
| L 8 | N84°06'35"W | 142.41' |
| L 9 | N70°09'27"W | 293.52' |
| L 10 | N56°12'19"W | 135.56' |

* = CHORD

WATERLINE EASEMENT LINE TABLE

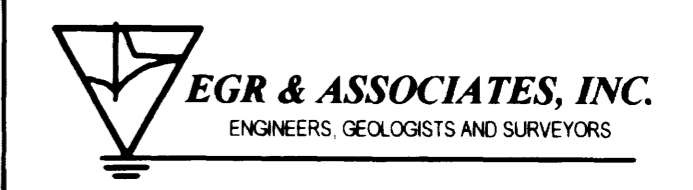
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| W 1 | S54°40'20"E | 86.06' |
| W 2 | S6°06'26"W | 66.33' |
| W 3 | S30°25'48"E | 76.65' |
| W 4 | S35°06'12"E | 4.65' |
| W 5 | S84°06'35"E | 27.61' |
| W 6 | S21°56'07"E | 59.19' |
| W 7 | N23°40'22"E | 9.59' |
| W 8 | N56°29'31"E | 21.06' |



NOTE:

IN ACCORDANCE WITH DOUGLAS COUNTY PLANNING APPROVAL #05-076 & RESTRICTIVE COVENANT #2000-19874 - "NO FURTHER DIVISION OF THE PARCELS CREATED BY THIS LAND PARTITION WILL BE ALLOWED."

OWNER/PARTITIONER
FUMMERTON LOVING TRUST
WILLIAM L. & CORA L. FUMMERTON, TRUSTEES
1622 MELTON ROAD
ROSEBURG, OREGON 97470



558 S. E. Jackson (541) 672-8344
Roseburg, Oregon 97470 Fax (541) 672-1782

2005-0080

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