

LAND PARTITION PLAT

IN THE SOUTHWEST 1/4 OF SEC.9, T. 25 S., R. 7 W., W. M.
 DOUGLAS COUNTY, OREGON - FEBRUARY 2006 - PLANNING DEPT. FILE #05-189



SURVEYORS CERTIFICATE:

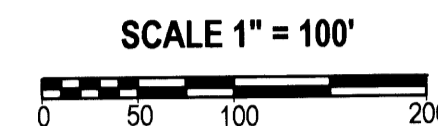
I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON AS PARCELS 1 AND 2 IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT PARCEL 3 HAS NOT BEEN SURVEYED AND IS SHOWN ACCORDING TO RECORD INFORMATION FROM ASSESSOR MAPS AND GLO RECORD.

Carl A. Sweeden
 CARL A. SWEEDEN LS 2752



LEGAL DESCRIPTION:

PARCEL 1 PER INSTRUMENT #2001-9988, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.



APPROVALS:

Randy Smith 3-30-06
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

Keith L. Cubie 3/30/06
 COUNTY PLANNING DIRECTOR DATE

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

Sandra L. Hester 4/3/06
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 3RD DAY OF APRIL 2006 3:05 P.M.

Barbara E. Nielsen 4-3-06
 COUNTY CLERK DEPUTY DATE

WATER: WELL
 SEWER: SEPTIC SYSTEM
 ZONING: FF
 COMP. PLAN: FFT

100 YR. FLOOD PLAIN DATA

COMMUNITY NAME: DOUGLAS COUNTY
 MAP & PANEL NO.: 410059-0510
 BASE FLOOD ELEVATION: 323.8' (PARCEL 1) & 324.0' (PARCEL 2)

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CHARLES D. AND SANDRA L. HESTER, TRUSTEES OF THE TRUST AGREEMENT DATED 5-1-2001 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 #05-189, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THEY DO CREATE FOR THE BENEFIT OF PARCEL 1 AND 2 THE 25 FOOT WIDE WELL ACCESS EASEMENT AND 6 FOOT WIDE WATERLINE AND 15 FOOT BY 15 FOOT PUMP HOUSE EASEMENT AND FOR THE BENEFIT OF PARCEL 2 THE SEPTIC EASEMENT AREA "B" AND THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AND FOR THE BENEFIT OF PARCEL 1 THE 25 FOOT WIDE ACCESS EASEMENT AS SHOWN.

Charles D. Hester
 CHARLES D. HESTER

Sandra L. Hester
 SANDRA L. HESTER

ACKNOWLEDGEMENTS:

STATE OF OREGON)
 COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME CHARLES D. AND SANDRA L. HESTER 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:

16 DAY OF MARCH, 2006.

David T. Rushing Jr.
 NOTARY PUBLIC - OREGON (PRINTED NAME)

David T. Rushing Jr.
 (SIGNATURE)

401619
 COMMISSION NO.

1-19-2010
 MY COMMISSION EXPIRES

NARRATIVE:

THIS LAND PARTITION SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS TO LOCATE A PORTION OF THE EAST BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #2005-013535, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS AND TO THEN MARK OUT PARCELS 1 AND 2 AS SHOWN AND AS DIRECTED BY THE OWNERS AND AS APPROVED PER DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #05-189. A CLOSED LOOP TRAVERSE WAS COMPLETED MAKING SURVEY TIES TO MONUMENTS OF RECORD FROM RM 3-11, M 130-16, M 79-69, M 79-54 AND COUNTY ROAD #33 RIGHT OF WAY MONUMENTS. THE COUNTY ROAD RIGHT OF WAY WAS FIRST DETERMINED BY DIVIDING THE DISTANCE BETWEEN MONUMENTS AT "A" AND "B" TO ESTABLISH A CENTER LINE POSITION AND A COMPUTED POINT ON THE NORTH RIGHT OF WAY LINE. THIS WAS THEN USED WITH THE MONUMENT AT POINT "C" AND COUNTY ROAD PLAN TO ESTABLISH THE REMAINING PORTION OF THE NORTH LINE. THE EAST LINE OF THE LAND WAS THEN ESTABLISHED BY HOLDING THE FOUND BRASS CAP MARKING THE CENTER 1/4 CORNER OF SECTION 9 AND THE FOUND MONUMENT AT "D" PER SURVEY M 109-43. PARCEL LINES FOR PARCELS 1 & 2 WERE THEN SET AS DIRRECTED.

FIELD CREW: J. SNOW & M. SCHMIDT
 EQUIP. USED: NIKON DTM 521 W/ SUPPORT
 MAPPING & CALC'S: C. SWEEDEN & T. RUSHING

ROAD ACCESS EASEMENT FOR PARCEL 1

LINE	BEARING	DISTANCE
R 4	N 50°20'25"E	117.67'
R 6	S 60°25'46"E	53.64' (TIE)
R 7	S 54°26'43"E	23.32'

ROAD ACCESS EASEMENT FOR PARCEL 2

LINE	BEARING	DISTANCE
R 1	S 25°51'58"W	70.59'
R 2	N 87°54'52"W	209.85'
R 3	N 54°26'43"W	31.55' (TIE)

SEPTIC EASEMENT PARCEL 1

LINE	BEARING	DISTANCE
A 1	S 84°53'06"E	75.92'
A 2	N 54°26'43"W	32.21'
A 3	N 50°20'25"E	51.71'
A 4	S 54°26'43"E	19.02'

WELL MAINTENANCE ACCESS EASEMENT FOR PARCEL 1 & 2

LINE	BEARING	DISTANCE
R 4	N 50°20'25"E	117.67'
R 5	N 31°47'26"E	50.95'
R 6	S 60°25'46"E	53.64' (TIE)

WATERLINE EASEMENT

LINE	BEARING	DISTANCE
W 1	S 28°43'19"E	193.33'
W 2	S 87°54'52"E	209.85'
W 3	N 15°03'55"E	189.83' (TIE)

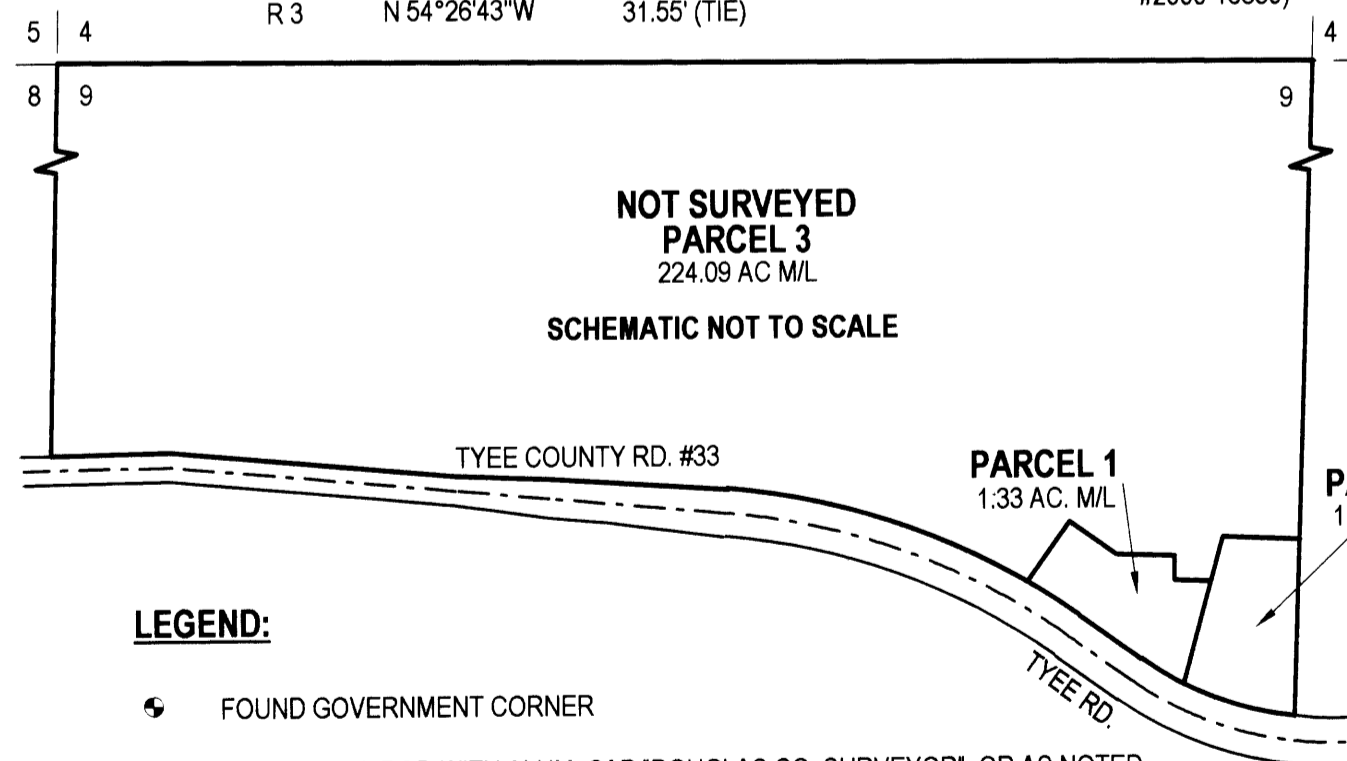
SEPTIC EASEMENT PARCEL 2

LINE	BEARING	DISTANCE
B 1	N 15°03'55"E	6.16'
B 2	N 87°54'52"W	12.73'
B 3	N 15°03'55"E	103.84'
B 4	N 87°54'52"W	110.00'
B 5	S 35°44'07"W	44.59'
B 6*	S 2°05'08"W	70.07'
B 7*	S 87°54'52"E	122.73'

* EQUALS BOUNDARY LINE

LEGEND:

- ◉ FOUND GOVERNMENT CORNER
- ◊ FOUND 5/8" I. ROD WITH ALUM. CAP "DOUGLAS CO. SURVEYOR", OR AS NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER M 145-37
- ()R1 RECORD PER M 109-43
- ()R2 COUNTY ROAD RECORD SHT. #15, FEB.1963



NOT SURVEYED
 PARCEL 3
 224.09 AC. M/L
 SCHEMATIC NOT TO SCALE

2006-0032

2006-0032



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