

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
001619252006002281000300238
PLAT-PAR Cnt-1 Stmt-1 RECEIPT/COUNTER
09/20/2006 11:47:04 AM
2006-022810
NO FEE

LAND PARTITION PLAT

IN THE SW 1/4, SEC. 5 AND SE 1/4 SEC. 6

T. 25 S., R. 4 W., W.M.

DOUGLAS COUNTY, OREGON - JULY 2006

PLANNING FILE # 06-102

BASED ON MEASURE 37 WAIVER

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREIN IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92.

Carl Sweeden
CARL A. SWEEDEN LS 2752

EASEMENTS OR ENCUMBRANCES OF RECORD:

ALL PARCELS OF THIS INSTRUMENT ARE SUBJECT TO THE FOLLOWING EASEMENTS: A STRIP OF LAND 200 FEET IN WIDTH TO THE CALIFORNIA OREGON POWER COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND FOR ALL PURPOSES CONNECTED THEREWITH. 137.50 FEET WESTERLY AND 62.50 FEET EASTERLY OF CENTERLINE AS RECORDED IN VOLUME 83, PAGE 540.

OIL AND GAS LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, VOLUME 233, PAGE 477. SALE IN 1/2 INTEREST IN MINERALS, INCLUDING THE TERMS AND PROVISIONS THEREOF, VOLUME 234, PAGE 480. AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF IN RECORDERS NUMBERS: 303070, 303971, AND 303972.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LINDEN C. LONGBRAKE AND DOROTHY L. LONGBRAKE DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND AND THAT THEY DO CAUSE THE LAND TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING APPROVAL FILE #06-102 AND THEY DO CREATE A 6' WIDE WATER LINE AND WELL ACCESS EASEMENT TO BENEFIT PARCEL 3 CROSSING INST. #68-3472. A 6' WIDE WATER LINE EASEMENT CROSSING PARCEL 2 INCLUDING A 20' BY 20' SPRING SOURCE EASEMENT AS SHOWN TO BENEFIT PARCEL 1, AND A 25' WIDE ACCESS EASEMENT ACROSS PARCEL 3 TO BENEFIT PARCEL 1 AND PARCEL 2.

Linden C. Longbrake *Dorothy L. Longbrake*
LINDEN C. LONGBRAKE DOROTHY L. LONGBRAKE

- ### LEGEND:
- ▲ COMPUTED POINT, NOTHING FOUND NOTHING SET
 - FOUND BRASS CAP AS NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - ⊙ FOUND 3/4" IRON PIPE
 - SET 5/8" X 30" I.R. w/ R.P.C. MARKED "SWEEDEN LS 2752"
 - ⊙ FOUND 5/8" I.R. w/ ALUM. CAP "DOUGLAS CO."
 - RECORD PER INST. #75-18050
 - R1 RECORD PER M57-28
 - R2 RECORD PER INST. #68-3472
 - FENCELINE AS SURVEYED

NW COR. DLC #48

FND. 2 1/2" DCSO BRASS CAP, DOWN 0.4' 12" NOW 22" W. OAK S 16.5° W. 318.4'. TAGGED, HEALED 11" NOW 16" W. OAK S 8° W. 155.0'. TAGGED, DOUBLE BLAZED 11" NOW 12" W. OAK S 49° E. 267.2'. TAGGED, HEALED 10" NOW 17" W. OAK S 76° E. 241.5'. (DEAD)

FND. 3/4" I. PIPE S 26°25'48" W 12.52' FROM COMP. POINT



APPROVALS:

Romy Wan 9-19-06
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubic 9/18/06
DIRECTOR, DOUGLAS COUNTY PLANNING DATE

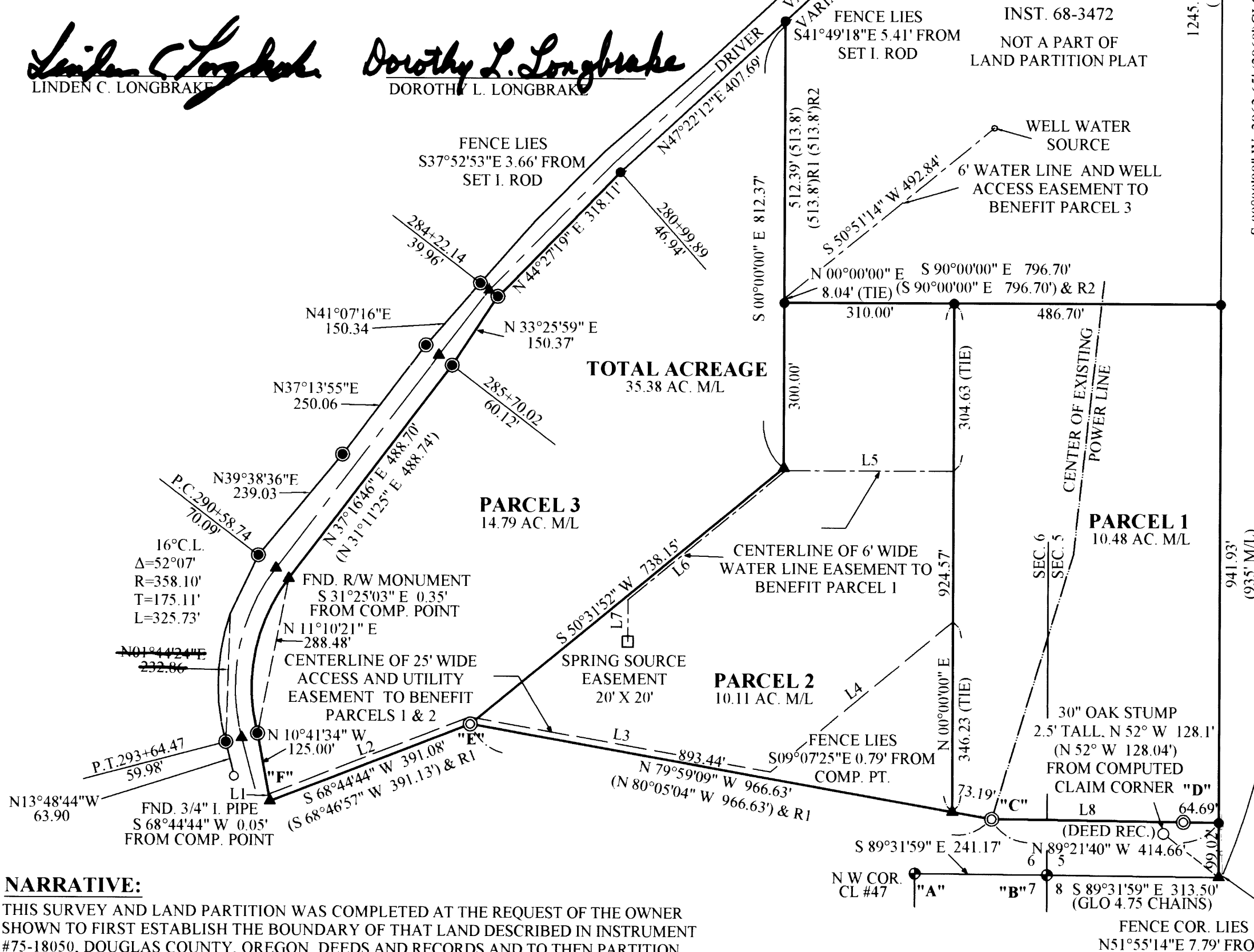
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Sandra K. Conroy 9/19/06
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20th DAY OF SEPTEMBER 11:47A.M. 2006

Barbara E. Nielsen 9-20-06
DOUGLAS COUNTY CLERK By: DEPUTY DATE
2006-022810

LINE	LENGTH	BEARING
L1	12.72	(TIE) N10°28'32"W
L2	392.25	N68°44'44"E
L3	557.72	N79°59'09"W
L4	430.97	N50°21'41"E
L5	306.19	N90°00'00"W
L6	371.68	S50°31'52"W
L7	77.20	S00°00'00"E
L8	349.97	S89°25'40"E
	(350.00)&R1	(S89°25'35"E)&R1



NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN TO FIRST ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #75-18050, DOUGLAS COUNTY, OREGON. DEEDS AND RECORDS AND TO THEN PARTITION SAID LANDS AS APPROVED BY THE DOUGLAS COUNTY, PLANNING DEPARTMENT APPROVAL FILE NO. 06-102. A CLOSED LOOP TRAVERSE WAS COMPLETED AND SURVEY TIES MADE TO MONUMENTS OF RECORD FROM THE FOLLOWING SURVEYS: M 57-28, M 44-7 AND M 41-64. DURING THE FIELD SEARCH AND SURVEY 5/8" IRON RODS WITH ALUMINUM CAP "DOUGLAS COUNTY ENGINEERING DEPT" WERE ALSO FOUND ALONG THE RIGHT OF WAY BUT WERE NOT SHOWN AS SET MONUMENTS ON THAT PLAN. WITH THIS COMPLETED THE SOUTHWEST CORNER OF CLAIM # 48 WAS COMPUTED BY EXTENDING THE LINE FROM "A" TO "B" PER GLO RECORD AND THEN USING THE GLO CALL DISTANCE FROM "B" OF 4.75 CHAINS. THIS POSITION FALLS IN CLOSE PROXIMITY TO AN EXISTING FENCE CORNER AND ALSO FITS VERY WELL WITH A 30" STUMP FOUND AS SHOWN. THE EAST LINE OF SAID LAND WAS THEN ESTABLISHED HOLDING THE COMPUTED SOUTHWEST CORNER AND THE BRASS CAP MARKING THE NW CORNER OF CLAIM #48 AND THE SOUTHEAST CORNER POSITIONED AT A POINT OF INTERSECTION USING LINE "C" TO "D" WITH THE EAST LINE. THE SOUTH LINE OF SAID LAND WAS HELD TO THE FOUND 3/4" IRON PIPES PER M 57-28 WITH THE EXCEPTION OF THE POINT ON THE RIGHT OF WAY OF COUNTY ROAD #22 WHICH WAS COMPUTED HOLDING THE LINE "F" TO "E" AND INTERSECTING IT WITH THE EASTERLY RIGHT OF WAY LINE DETERMINED FROM THE FOUND RIGHT OF WAY MONUMENTS. THE WESTERLY BOUNDARY WAS THEN ESTABLISHED AS THE EASTERLY RIGHT OF WAY LINE HOLDING COUNTY ROAD PLAN RECORD AND USING "F" TO DETERMINE THE POINT OF CURVATURE AT STATION 290+58.74 AND THEN HOLDING FOUND RIGHT OF WAY MONUMENTS THROUGH STATION 284+00. AFTER THIS POINT THE CENTERLINE OF THE EXISTING TRAVELED WAY WAS USED AND THE EASTERLY R/W LINE WAS INTERSECTED WITH THE WEST BOUNDARY OF DLC #48 AS ESTABLISHED TO COMPUTE THE NORTH CORNER OF THAT LAND DESCRIBED IN INSTRUMENT #68-3472. WITH THIS COMPLETED THE NORTH LINE OF INSTRUMENT #75-18050 WAS ESTABLISHED PER DEED AND THE LAND PARTITIONED AS DIRECTED.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 25 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 75-18050 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME LINDEN C. LONGBRAKE AND DOROTHY L. LONGBRAKE WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

8 DAY OF August, 2006.

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

401619 Jan 19, 2010
COMMISSION NO. MY COMMISSION EXPIRES

WATER: SPRING/WELL
SEWER: SEPTIC SYSTEM
ZONING: FG. EXCLUSIVE FARM USE - GRAZING
COMP. PLAN: AGRICULTURE

PARTITIONERS AND OWNERS:

LINDEN C. LONGBRAKE AND DOROTHY L. LONGBRAKE
12670 DRIVER VALLEY ROAD
OAKLAND, OREGON 97462

EGR & Associates, Inc.
Engineers and Surveyors

602 SE Parrott St. (541) 672-8344
Roseburg, Oregon 97470 Fax (541) 492-1167

FIELD CREW: J. SNOW, T. RUSHING
EQUIPMENT: NIKON DTM-521 W/ SUPPORT
CALCULATIONS AND MAPPING: M. RICE