DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2007-022062
NO FEE
00199290200700220620010016
10/09/2007 03:12:57 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

2007-0130

PARTITION PLAT

IN THE SE 1/4 OF SEC. 1 & EAST 1/2 OF SEC. 12 T. 25 S., R. 6 W.,
AND IN THE SW 1/4 OF SEC. 6 & NW 1/4 OF SEC. 7, T. 25 S., R. 5 W., W. M.
DOUGLAS COUNTY, OREGON - MAY 2006
PLANNING FILE #05-084

SURVEYORS CERTIFICATE:

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

CARL A. SWEEDEN LS 2752

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
CARL A. SWEEDEN
2752
JANUARY 18, 1996
EXPIRES 6-30-08

LEGAL DESCRIPTION:

INSTRUMENT ~~#95-12730~~ 2006-1645, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ALAN C. AND BRUCE E. LEATHERWOOD 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 #05-084, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT THEY DO CREATE FOR THE BENEFIT OF PARCEL 2 THE 25 FOOT WIDE ACCESS EASEMENT AND FOR PARCELS 1 AND 2 THE 10 FOOT WIDE POWER LINE EASEMENTS THE 10 FOOT WIDE WATERLINE AND WELL EASEMENT AND THE SEPTIC EASEMENTS AS SHOWN.

ALAN C. LEATHERWOOD

BRUCE E. LEATHERWOOD

LEGEND:

- FOUND GOVERNMENT CORNER
- FOUND MONUMENT 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 131-50

RECORD RESTRICTIONS:

RIGHT OF WAY TO BENEFIT EL PASO NATURAL GAS COMPANY BOOK 3320, RECORDERS NO. 318301, DOUGLAS COUNTY OREGON, DEEDS AND RECORDS

N

SCALE 1" = 100'
0 50 100 200

APPROVALS:

DOUGLAS COUNTY SURVEYOR DEPUTY 9-19-07 DATE

DIRECTOR, PLANNING DEPT. 9/19/07 DATE

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

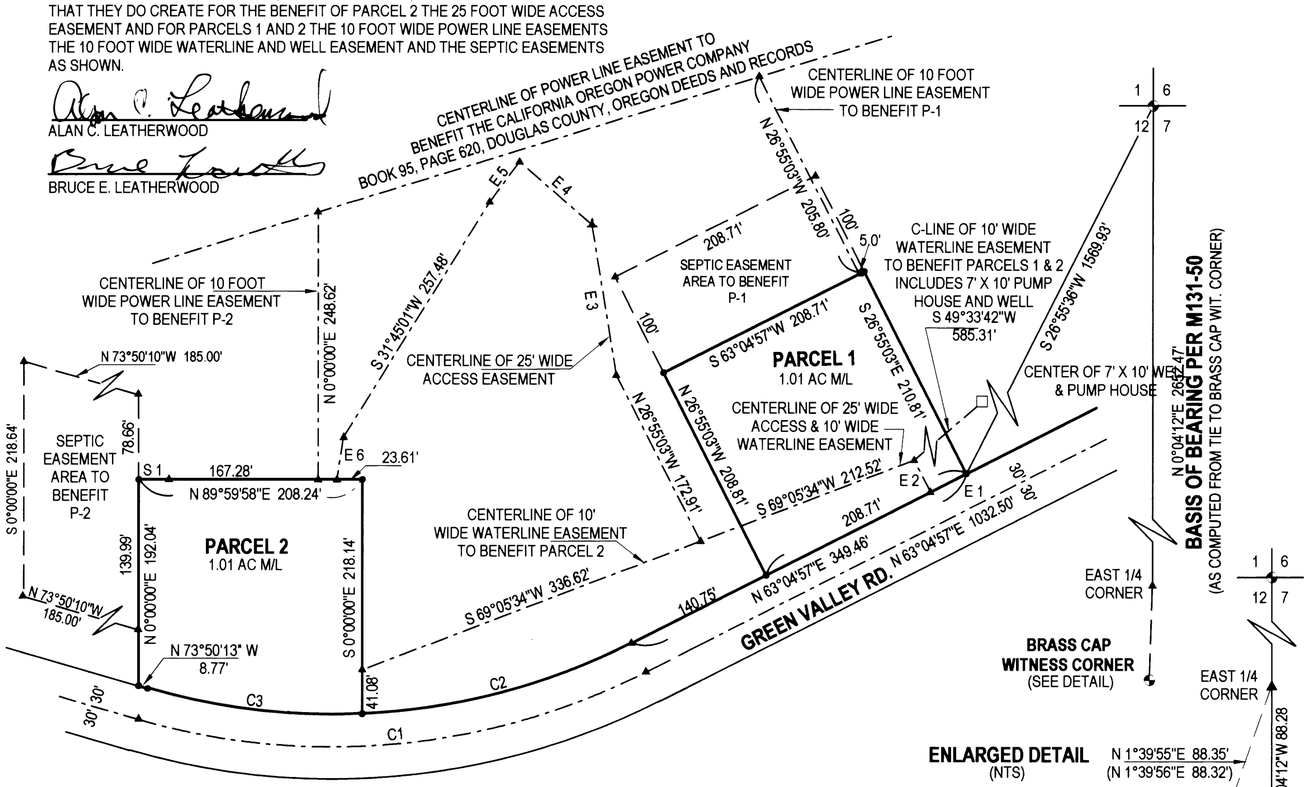
DOUGLAS COUNTY TAX COLLECTOR 10/9/07 DATE

FILED THIS 9th DAY OF OCT, 2007

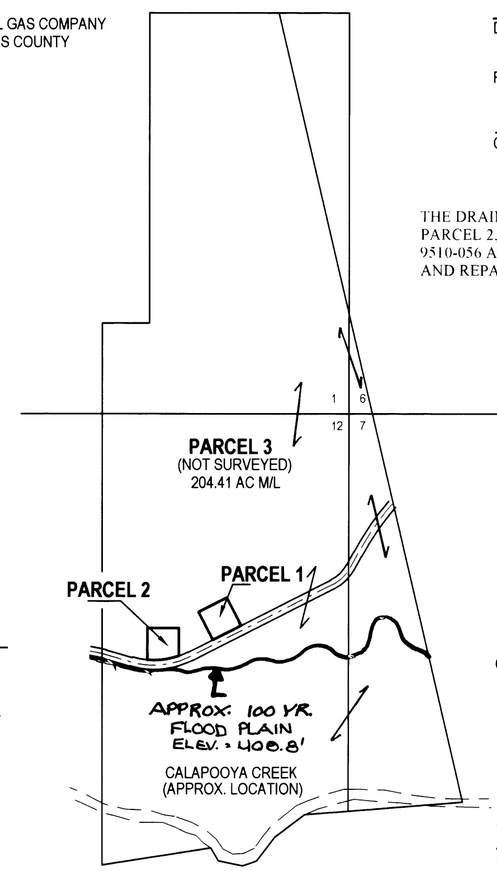
BARBARA E. NIELSEN 10/9/07
COUNTY CLERK by Sheron Page DEPUTY DATE

COUNTY CLERK ★ DOUGLAS CO. ★ STATE OF OREGON

THE DRAINFIELD EASEMENTS DEPICTED HEREON TO BENEFIT PARCEL 1 AND PARCEL 2. FULFILL THE SITING REQUIREMENTS OF THE DEQ SITE ELEVATIONS 9510-056 AND ~~4031-05~~ 4030-96 WITH REGARD TO SIZE AND LOCATION OF THE DRAINFIELD AND REPAIR AREA EASEMENTS.



ENLARGED DETAIL (NTS)
N 1°39'55"E 88.35'
(N 1°39'56"E 88.32')



OVERALL PARTITION SCHEMATIC
NOT TO SCALE

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E 1	S 63°04'57"W	37.51' (TIE)
E 2	N 26°55'02"W	33.45'
E 3	N 9°14'10"W	142.05'
E 4	N 49°11'37"W	89.09'
E 5	S 36°36'05"W	46.81'
E 6	S 8°55'55"W	39.61'

R/W CURVE INFORMATION:

CURVE	DELTA	RAD	ARC	TAN	CHORD	CHORD BRG
C 1	43°04'53"	645.23	485.15	254.69	473.81	S 84°37'23"W
C 2	24°15'27"	615.23	260.47	132.22	258.53	S 75°12'40"W
C 3	18°49'26"	615.23	202.13	101.98	201.22	N 83°14'53"W

NOTE:
VERTICAL CONTROL STA. "SILLY"
APPROX. 1350' WEST OF PARCEL 2
PER DCSO RECORD, ELEV. = 402.264'

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME ALAN C. AND BRUCE E. LEATHERWOOD 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:

6 DAY OF JUNE, 2007.

NANCY A. WINCHELL
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

397654
COMMISSION NO.

OCT. 20, 2009
MY COMMISSION EXPIRES

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO ESTABLISH THE RIGHT OF WAY OF COUNTY ROAD #23, GREEN VALLEY ROAD AND TO THEN POSITION PARCELS 1 AND 2 ALONG SAID RIGHT OF WAY. BOTH PARCELS BEING A PART OF THAT LAND DESCRIBED IN INSTRUMENT #2006-1645, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS. THE LOCATION OF THE COUNTY ROAD RIGHT OF WAY IS BY TIES MADE TO THE ACTUAL AS TRAVELED PAVED CENTERLINE AND HOLDING RECORD WIDTH. THE PARCELS WERE THEN LAID OUT AS DIRECTED AND AS APPROVED PER THE DOUGLAS COUNTY, PLANNING DEPARTMENT, FILE #05-084. TIES TO THE NORTHEAST CORNER OF SECTION 12 AND THE WITNESS CORNER FOR THE EAST 1/4 CORNER OF SECTION 12 WERE MADE AND THE LINE BETWEEN THE COMPUTED EAST 1/4 CORNER AND THE SECTION CORNER WAS HELD AS THE BASIS OF BEARING FOR THE SURVEY. A DISTANCE DISTANCE INTERSECTION WAS USED TO DETERMINE POINT "A" SHOWN IN THE ENLARGED DETAIL USING THE RECORD FROM M 131-50 HOLDING THE SECTION CORNER AND WITNESS CORNER BRASS CAPS. THE COMPUTED POSITION FOR THE EAST 1/4 CORNER WAS THEN DETERMINED USING RECORD DISTANCES.

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

WATER: WELL/SPRING
SEWER: SEPTIC SYSTEM
ZONING: FG, F3
COMP. PLAN: AGG;AGC;FFT

OWNER AND PARTITIONER:

ALAN & BRUCE LEATHERWOOD
356 FAIROAKS ROAD
OAKLAND, OR 97462

EGR & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
602 S E Parrott
Roseburg, Oregon 97470
(541) 672-8344
Fax (541) 492-1167

2007-0130