

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2007-025150
 NO FEE
 11/29/2007 08:28:49 AM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

LAND PARTITION PLAT

IN E 1/2 OF SEC. 22 & NW 1/4 OF SEC. 23, T.26S., R.6W., W.M.
 DOUGLAS COUNTY, OREGON - JUNE 2007
 PLANNING FILE # 05-156

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 AS PARCELS 2 AND 3 IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, AND THAT PARCEL 1 HAS NOT BEEN SURVEYED OR MARKED IN ANY WAY.

Carl A. Sweeden
 CARL A. SWEEDEN LS 2752

LEGAL DESCRIPTION:

PER INSTRUMENT #97-11381 DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS.

APPROVALS:

Randy Smith 8-15-07
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Keith L. Cubic 8/15/07
 COUNTY PLANNING DIRECTOR DATE

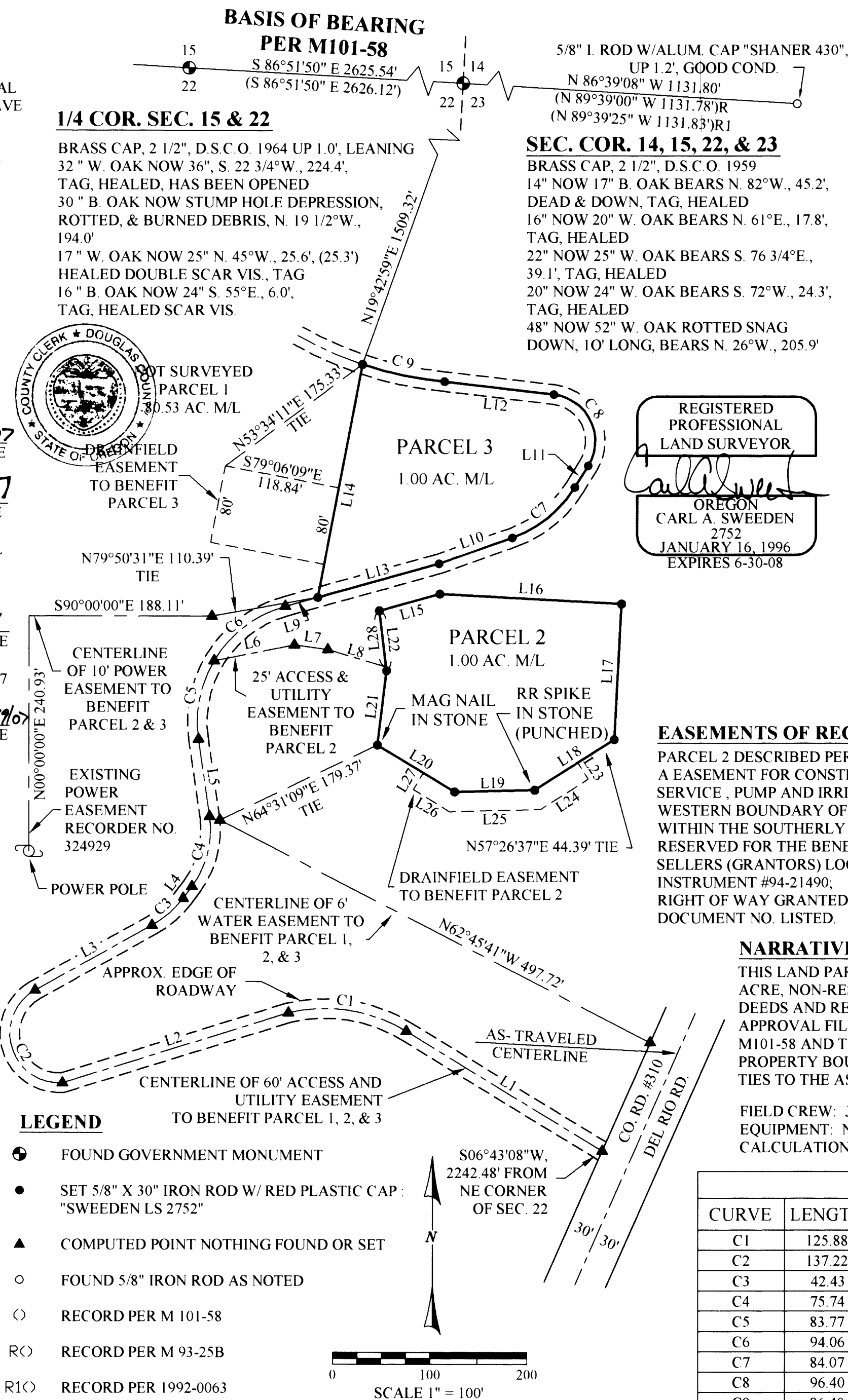
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Sandra K. Conner 11/28/07
 DOUGLAS COUNTY TAX COLLECTOR DATE

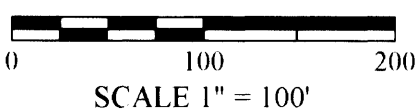
FILED THIS 29 DAY OF NOVEMBER, 2007

BARBARA E. NIELSEN 11/29/07
 DOUGLAS COUNTY CLERK by *Sherry King* Deputy DATE

LINE	LENGTH	BEARING
L1	235.95	S58°42'49"E
L2	242.78	N72°45'34"E
L3	137.63	S60°57'46"W
L4	15.24	S36°39'08"W
L5	80.18	S08°13'09"E
L6	84.03	N78°53'13"E
L7	34.52	S82°11'59"E
L8	62.58	S73°34'20"E
L9	34.69	S74°30'40"W
L10	80.06	S70°27'09"W
L11	26.11	S31°44'03"W
L12	113.22	N83°20'09"W
L13	129.46	S74°30'40"W
L14	243.25	S10°53'51"W
L15	64.71	N74°30'40"E
L16	187.03	S86°53'45"E
L17	139.20	S03°06'15"W
L18	96.71	S57°26'37"W
L19	82.56	S88°38'32"W
L20	92.83	N58°46'09"W
L21	76.80	N06°58'11"E
L22	61.93	N06°55'10"W
L23	20.00	S32°33'23"E
L24	57.90	S57°26'37"W
L25	93.99	S88°38'32"W
L26	43.55	N58°46'09"W
L27	20.00	S31°13'51"W
L28	58.00	N06°55'10"W



- LEGEND**
- FOUND GOVERNMENT MONUMENT
 - SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP: "SWEEDEN LS 2752"
 - ▲ COMPUTED POINT NOTHING FOUND OR SET
 - FOUND 5/8" IRON ROD AS NOTED
 - ⊙ RECORD PER M 101-58
 - ⊙ RECORD PER M 93-25B
 - R1⊙ RECORD PER 1992-0063



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MICHAEL D. AND LOUISE A. SULLIVAN 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 THE DOUGLAS COUNTY PLANNING APPROVAL FILE #05-156 AND THEY DO CREATE FOR THE BENEFIT OF PARCELS 1, 2, AND 3 THE 60 FOOT WIDE ACCESS AND UTILITY EASEMENT AND THE 6 FOOT WATERLINE EASEMENT, THE 25 FOOT WIDE ACCESS EASEMENT TO BENEFIT PARCEL 2 THE SEPTIC DRAINFIELD EASEMENTS TO BENEFIT PARCELS 2 AND 3 AND THE 10 FOOT WIDE POWERLINE EASEMENT TO BENEFIT PARCELS 2 AND 3 AS SHOWN.

Michael D. Sullivan
 MICHAEL D. SULLIVAN

Louise A. Sullivan
 LOUISE A. SULLIVAN

ACKNOWLEDGMENTS:

STATE OF OREGON)
 COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME MICHAEL D. & LOUISE A. SULLIVAN 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:

24th DAY OF JULY, 2007.

Selina S.W. Madson
 NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

397812 NOV. 11, 2009
 COMMISSION NO. MY COMMISSION EXPIRES

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
 OREGON
 CARL A. SWEEDEN
 2752
 JANUARY 16, 1996
 EXPIRES 6-30-08

EASEMENTS OF RECORD:

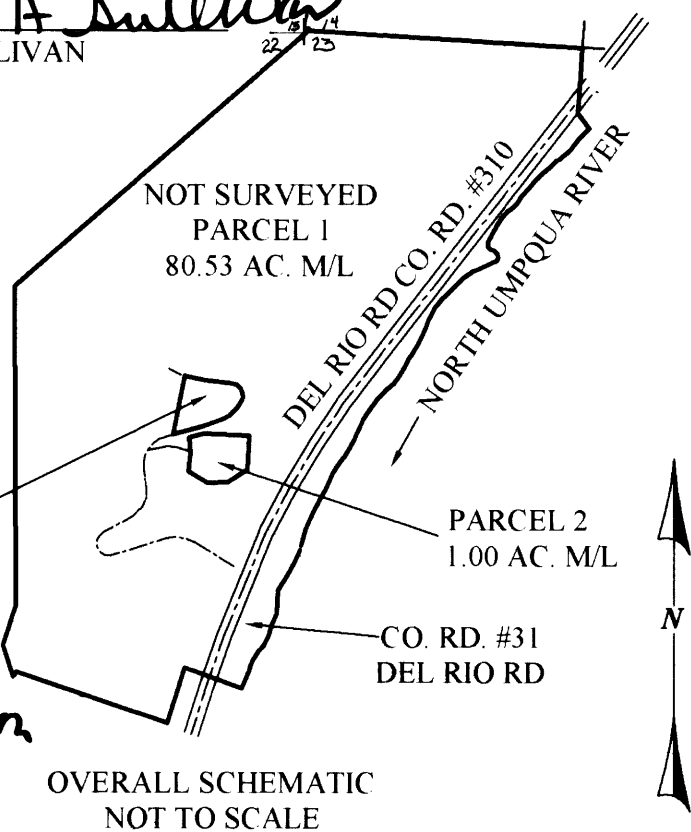
PARCEL 2 DESCRIBED PER INSTRUMENT #97-11381 RESERVING THE FOLLOWING EASEMENTS: A EASEMENT FOR CONSTRUCTION, LOCATION, MAINTENANCE, AND USE OF ELECTRICAL SERVICE, PUMP AND IRRIGATION PIPELINE FROM THE NORTH UMPQUA RIVER TO THE WESTERN BOUNDARY OF THE ABOVE-DESCRIBED PROPERTY. THIS EASEMENT IS LOCATED WITHIN THE SOUTHERLY 400 FEET OF THE SUBJECT PROPERTY. THIS EASEMENT IS RESERVED FOR THE BENEFIT OF AND IS APPURTENANT TO THE PROPERTY OWNED BY SELLERS (GRANTORS) LOCATED TO THE WEST OF SUBJECT PROPERTY DESCRIBED IN INSTRUMENT #94-21490; RIGHT OF WAY GRANTED TO THE CALIFORNIA OREGON POWER COMPANY, PER DEED, NO DOCUMENT NO. LISTED.

NARRATIVE:

THIS LAND PARTITION SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS TO ESTABLISH THE BOUNDARY OF TWO 1 ACRE, NON-RESOURCE PARCELS BEING PART OF THE LAND DESCRIBED IN INSTRUMENT #97-11381 DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AS DIRECTED BY THE OWNERS AND APPROVED PER DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #05-156. A CLOSED LOOP TRAVERSE WAS COMPLETED MAKING SURVEY TIES TO MONUMENTS OF RECORD FROM M101-58 AND THE NORTH 1/4 AND NE CORNER OF SECTION 22, T. 26 S., R 6 W., W. M. TO TIE THE TWO NEW PARCELS TO THE PARENT PROPERTY BOUNDARY. THE COUNTY ROAD RIGHT OF WAY WAS ESTABLISHED BY USING COUNTY ROAD RECORD WIDTH AND TIES TO THE AS TRAVELED CENTERLINE.

FIELD CREW: J. SNOW, T. RUSHING, C. BEECROFT
 EQUIPMENT: NIKON DTM-521 W/ SUPPORT
 CALCULATIONS AND MAPPING: T. RUSHING, S. HANUSSAK

CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG.
C1	125.88	160.22	45°00'56"	66.39	122.67	N81°13'16"W
C2	137.22	50.67	155°08'58"	230.00	98.98	S16°36'43"E
C3	42.43	100.00	24°18'38"	21.54	42.11	N48°48'27"E
C4	75.74	96.72	44°52'12"	39.93	73.82	N14°13'02"E
C5	83.77	123.15	38°58'14"	43.58	82.16	S11°16'03"W
C6	94.06	123.15	43°45'30"	49.46	91.79	S52°37'55"W
C7	84.07	124.41	38°43'04"	43.71	82.48	N51°05'37"E
C8	96.40	48.00	115°04'12"	75.45	81.00	N25°48'03"W
C9	86.40	372.59	13°17'11"	43.40	86.21	S78°19'53"E



WATER: UMPQUA BASIN WATER DISTRICT
 SEWER: SEPTIC SYSTEM
 ZONING: FG
 COMP. PLAN: AGG

THE DRAINFIELD EASEMENTS DEPICTED HEREON TO BENEFIT PARCEL 2 AND PARCEL 3 FULFILL THE SITING REQUIREMENTS OF DEQ SITE EVALUATIONS OS#493119 AND OS#403113 WITH REGARD TO SIZE AND LOCATION OF THE DRAINFIELD AND REPAIR AREA EASEMENTS.

OWNER & PARTITIONER:
 MICHAEL & LOUISE SULLIVAN
 2841 DEL RIO RD.
 ROSEBURG, OREGON 97470

EGR & Associates, Inc.
 Engineers and Surveyors
 602 SE Parrott St. (541) 672-8344
 Roseburg, Oregon 97470 Fax (541) 492-1167

2007-0156

2007-0156