

2007-0161

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2007-025340



NO FEE

11/30/2007 03:57:03 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

LAND PARTITION PLAT

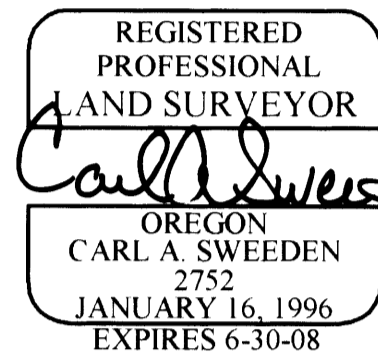
OF PARCEL 1, PARTITION PLAT #2000-0025, DOUGLAS COUNTY, OREGON, PARTITION PLAT RECORDS, IN THE NE 1/4 OF SEC. 23, T. 27 S., R. 5 W., W.M. DOUGLAS COUNTY, OREGON - AUGUST 2007

PLANNING FILE # 07-141

SURVEYORS CERTIFICATE:

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

Carl A. Sweeden
CARL A. SWEEDEN LS 2752



LINE	BEARING	LENGTH
E-1	N87°31'08"W	5.63'
E-2	N29°49'24"E	140.82'

LEGAL DESCRIPTION:

PARCEL 1, PARTITION PLAT #2000-0025, DOUGLAS COUNTY, OREGON, PARTITION PLAT RECORDS.

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED AS PARCEL 1 IN P.P. #2000-0025, DOUGLAS COUNTY, OREGON, PARTITION PLAT RECORDS AND TO THEN PARTITION SAID LAND AS SHOWN AND AS APPROVED PER DOUGLAS COUNTY PLANNING DEPARTMENT FILE #07-141. THE BOUNDARY WAS HELD TO THE CORNER MARKERS AS FOUND WITH THE SE COR. COMPUTED PER P.P. # 2004-0056. THE NEW LINE BETWEEN PARCELS 1 AND 2 WAS THEN SET AS DIRECTED. THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF P.P. #2004-0056 AS SHOWN.

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

EASEMENTS OF RECORD:

PARCEL 1 & 2 ARE SUBJECT TO THE FOLLOWING EASEMENTS:
AN EASEMENT TO THE CALIFORNIA OREGON POWER CO. PER BOOK 195, PAGE 393 - NO LOCATION
AN EASEMENT FOR WATER WELL AND RELATED FACILITIES TO MELLIE A. BRANTON PER BOOK 344, PAGE 872 - NO LOCATION
AN EASEMENT TO PACIFIC POWER PER BOOK 425, PAGE 299.
AN EASEMENT TO PACIFIC NORTHWEST BOOK 995, PAGE 459 - NO LOCATION
AN EASEMENT TO PACIFIC POWER PER BOOK 1075, PAGE 347 - NO LOCATION
OFF SITE SEPTIC LINE AND DRAINFIELD EASEMENT TO BENEFIT PARCEL 1 PER #2007-023178

ACKNOWLEDGMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

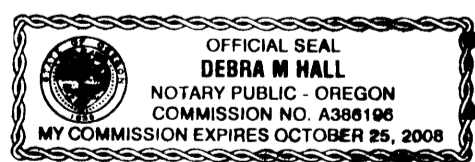
THERE PERSONALLY APPEARED BEFORE ME DENTON W. HERLAN AND LYNETTE C. HERLAN WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

26th DAY OF November, 2007.

Debra M. Hall
NOTARY PUBLIC - OREGON (PRINTED NAME)

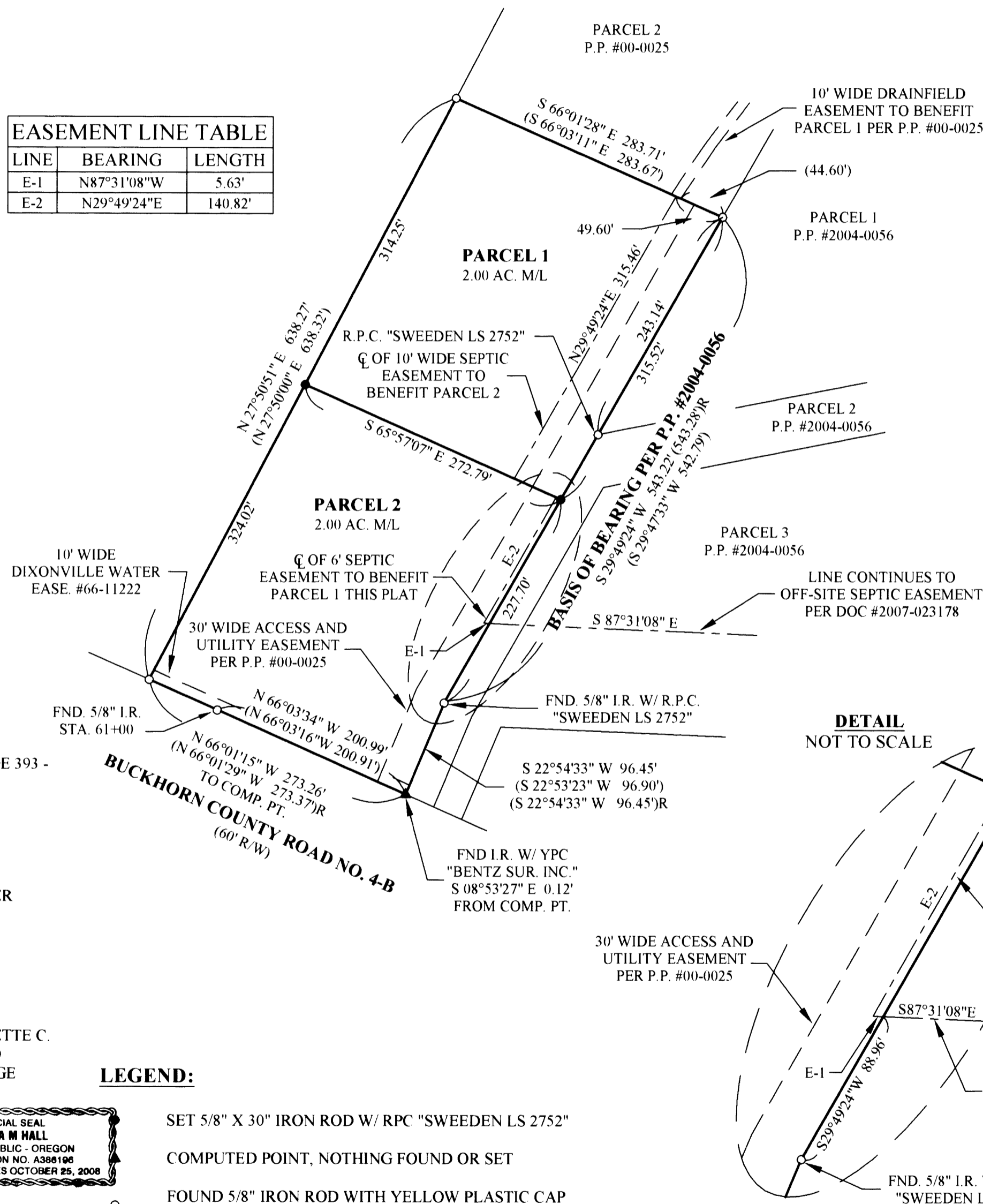
Debra M. Hall
(SIGNATURE)



A386196
COMMISSION NO. October 25, 2008
MY COMMISSION EXPIRES

LEGEND:

- SET 5/8" X 30" IRON ROD W/ RPC "SWEEDEN LS 2752"
- COMPUTED POINT, NOTHING FOUND OR SET
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP "BENTZ SUR. INC." OR AS NOTED
- () RECORD PER P.P. #2000-0025
- (JR) RECORD PER P.P. #2004-0056
- RPC RED PLASTIC CAP ON 5/8" IRON ROD



APPROVALS:

Kerry We 11-29-07
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubic 11/29/07
DIRECTOR, DOUGLAS COUNTY PLANNING DEPT. DATE

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

Sandra K. Corree 11/30/07
DOUGLAS COUNTY TAX COLLECTOR DATE

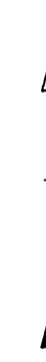
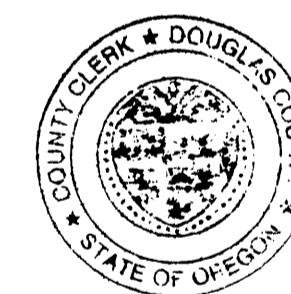
FILED THIS 30 DAY OF November, 2007

Barbara E. Nielsen 11-30-07
DOUGLAS COUNTY CLERK DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DENTON W. HERLAN AND LYNETTE C. HERLAN 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 #07-141, AND THEY DO CREATE FOR THE BENEFIT OF PARCEL 1 THE 6 FOOT WIDE SEPTIC LINE EASEMENT ACROSS PARCEL 2 AND FOR THE BENEFIT OF PARCEL 2 THE 10 FOOT WIDE SEPTIC LINE CROSSING PARCEL 1 AS SHOWN.

Denton W. Herlan *Lynette C. Herlan*
DENTON W. HERLAN LYNETTE C. HERLAN



0 100 200
SCALE 1" = 100'

OWNERS AND PARTITIONERS:

DENTON W. AND LYNETTE C. HERLAN
1576 BUCKHORN ROAD
ROSEBURG, OREGON 97470

EGR & Associates, Inc.
Engineers and Surveyors

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

WATER: DIXONVILLE WATER
SEWER: SEPTIC SYSTEM PER SITE EVALUATION OSS-07-314
ZONE: (RR) RURAL RESIDENTIAL - 2 ACRE
COMP. PLAN: (RC2) COMMITTED RESIDENTIAL - 2 ACRE

2007-0161