

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2008-000821



NO FEE
01/14/2008 12:45:19 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
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LAND PARTITION

IN THE SW 1/4 OF SEC. 27,
AND THE NW 1/4 OF SEC. 34,
T26S, R4W, W.M.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT M. DENNY POTTER AND KARLA M. POTTER ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

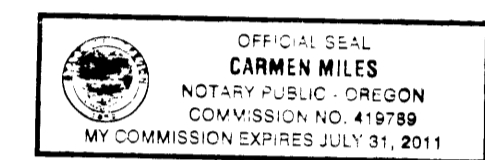
M. Denny Potter
M. DENNY POTTER
Karla Marie Potter
KARLA M. POTTER

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 06 DAY OF December, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED M. DENNY POTTER AND KARLA M. POTTER, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Carmen Miles
NOTARY PUBLIC, STATE OF OREGON



SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY PREPARED THE LAND PARTITION SHOWN HEREON OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 2007-18327, (EXCEPTING THAT PORTION OF PROPERTY DESCRIBED IN SAID DEED INSTRUMENT WHICH IS THE PORTION OF THE RICHARD A. RAPER DONATION LAND CLAIM NO. 49 LYING IN SECTION 28), AND HAVE PROPERLY MONUMENTED PARCELS 1 & 2. I HAVE NOT SURVEYED PARCEL 3 AND MAKE NO REPRESENTATION OF THE ACCURACY OF THE BOUNDARIES OR THE ACREAGE THEREOF.

TOGETHER WITH THE FOLLOWING EASEMENTS:

- 1) AN ACCESS & UTILITY EASEMENT, 25' IN WIDTH, OVER PARCEL 3, OF WHICH THE GRANTOR RETAINS RIGHT OF USE, FOR BENEFIT OF PARCEL 1 & 2 OF THIS LAND PARTITION, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON OR NEAR THE NORTHERLY RIGHT OF WAY OF SINGLETON COUNTY ROAD NO. 79, WHICH BEARS S42°28'43"W 1069.86' FROM THE 1/4 CORNER OF SECTION 27 & 34, T26S, R4W, W.M.; THENCE N11°42'29"E 16.92' TO A POINT; THENCE N20°07'39"W 55.05' TO A POINT; THENCE N6°06'17"W 181.66' TO A POINT; THENCE N33°09'06"E 341.10' TO A POINT; THENCE N41°37'10"W 212.58' TO A POINT; THENCE N33°13'20"W 25.80' TO A POINT; THENCE N2°19'47"W 315.25' TO THE SOUTH LINE OF PARCEL 2 OF THIS LAND PARTITION.
- 2) A WATER LINE EASEMENT, 6' IN WIDTH, FOR SERVICE OF PARCEL 1, AS SHOWN.
- 3) A WATER LINE EASEMENT, 6' IN WIDTH, FOR SERVICE OF PARCEL 2, AS SHOWN.
- 4) A POWER LINE EASEMENT, 6' IN WIDTH, FOR SERVICE OF PARCELS 1 & 2, AS SHOWN.

SUBJECT TO THE FOLLOWING RECORDED EASEMENTS:

- 1) INSTRUMENT NO. 78168; CALIFORNIA OREGON POWER CO., FOR POWER LINE; LOCATION NOT SET OUT.
- 2) INSTRUMENT NO. 221523; A FENCE LINE AGREEMENT.

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

Sandra L. Couese 1/14/08
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14th DAY OF JANUARY 12:45 AM
O'CLOCK PM

BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK
Sharon Age
Deputy

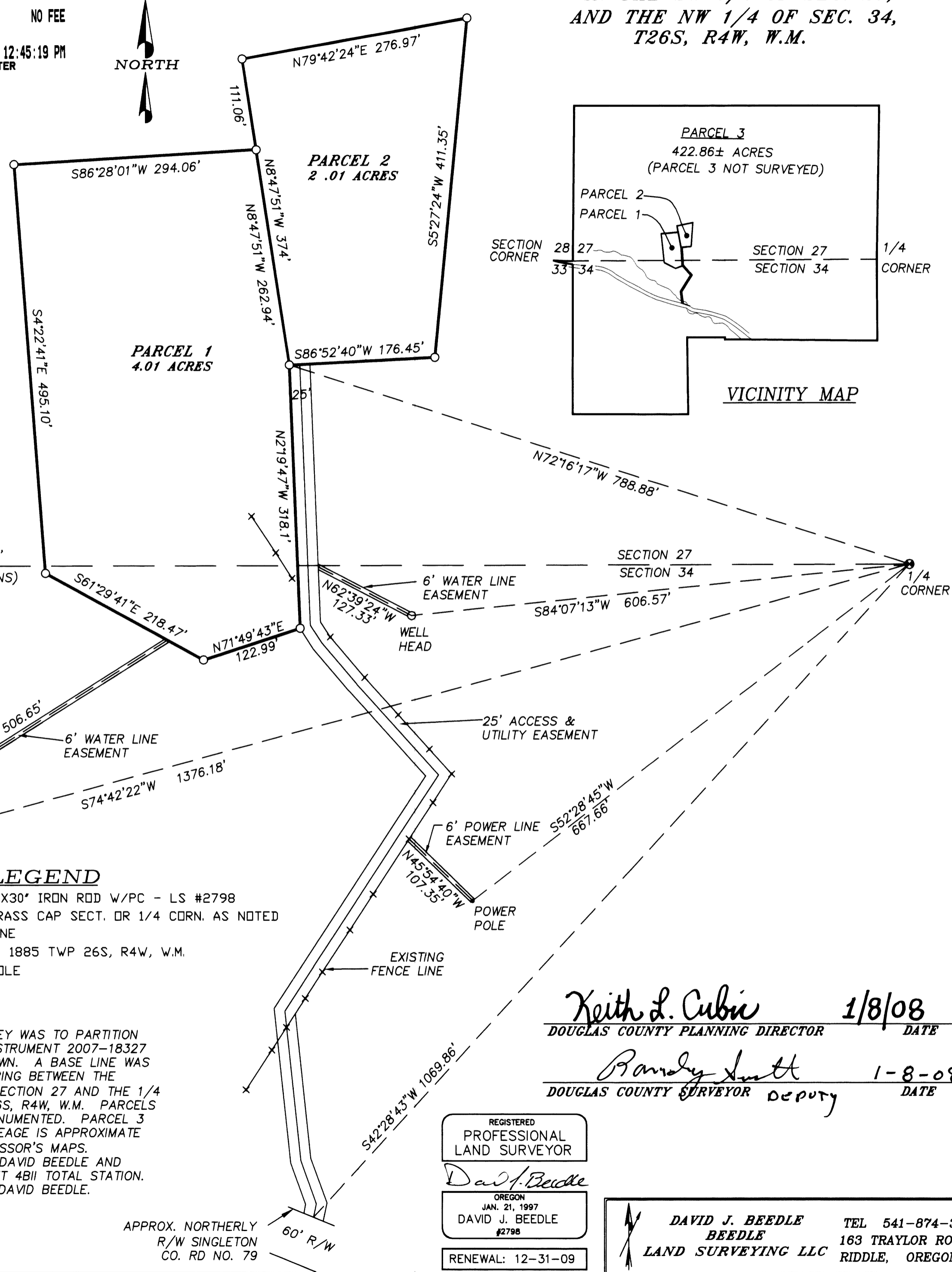


COMPREHENSIVE PLAN:

DESIGNATION: AG
ZONING: FG
WATER: WELLS
SEWER: SEPTICS
PLANNING DEPT FILE NO 07-214

SECTION CORNER

28 | 27
33 | 34
S89°51'00"W 2644.52'
(S89°51'W 39.90 CHAINS)
BASIS OF BEARING
1885 PLAT MAP



LEGEND

- SET 5/8"X30' IRON ROD W/PC - LS #2798
- FOUND BRASS CAP SECT. OR 1/4 CORN. AS NOTED
- x FENCE LINE
- () PER PLAT 1885 TWP 26S, R4W, W.M.
- POWER POLE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LANDS DESCRIBED IN DEED INSTRUMENT 2007-18327 INTO THE THREE PARCELS AS SHOWN. A BASE LINE WAS ESTABLISHED AS A BASIS OF BEARING BETWEEN THE SOUTHWEST SECTION CORNER OF SECTION 27 AND THE 1/4 CORNER OF SECTION 27 & 34, T26S, R4W, W.M. PARCELS 1 AND 2 WERE SURVEYED AND MONUMENTED. PARCEL 3 WAS NOT SURVEYED AND THE ACREAGE IS APPROXIMATE BASED ON DOUGLAS COUNTY ASSESSOR'S MAPS. THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

Keith L. Cubie 1/8/08
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Brendy Smith 1-8-08
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID J. BEEDLE
JAN. 21, 1997
#2798

RENEWAL: 12-31-09

DAVID J. BEEDLE
LAND SURVEYING LLC
TEL 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469

SCALE: 1"=100'
DATE: NOVEMBER 16, 2007

SURVEYED FOR:
DENNY POTTER
835 SINGLETON ROAD
ROSEBURG, OR 97470

APPROX. NORTHERLY R/W SINGLETON CO. RD NO. 79
60' R/W

2008-0005

2008-0005