

# LAND PARTITION PLAT

IN PART OF LOT # 55, & ALL OF 56, EDEN ORCHARDS  
SUBDIVISION, VOL. 3, PG. 31, BEING IN THE E 1/2 OF SEC.

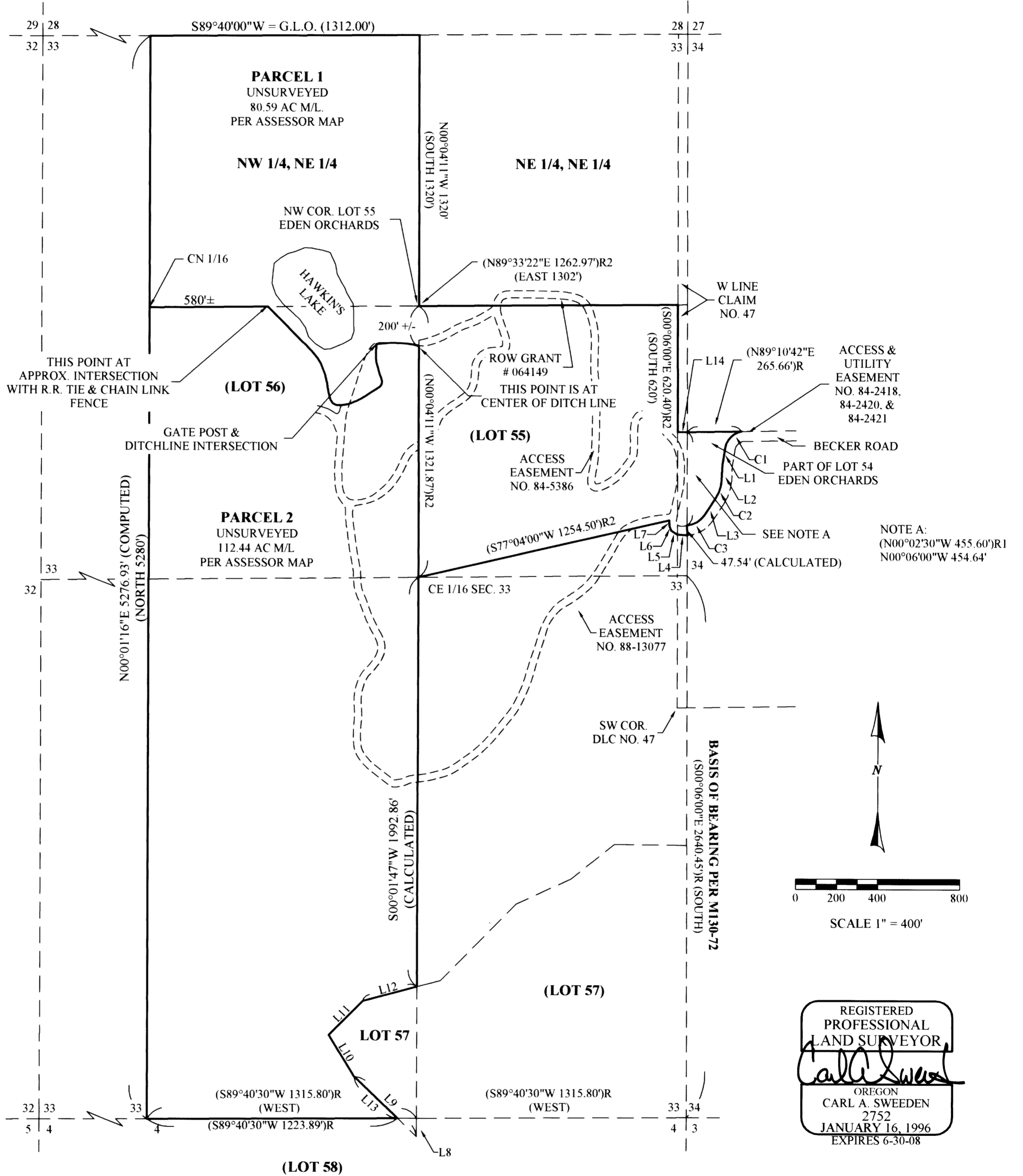
33, & NW 1/4 OF SEC. 34

T.26S., R.7W., W.M.

DOUGLAS COUNTY, OREGON - JULY 2007

PLANNING FILE # 03-063

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK  
2008-005218  
NO FEE  
03/13/2008 08:47:40 AM  
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
This is a no fee document



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

LINE	BEARING	LENGTH
L1(O)R1	S09°17'21"W	84.30'
L2(O)R1	S02°58'00"W	74.00'
L3(O)R1	S33°12'00"W	98.00'
L4(O)R2	N85°00'00"W	49.60'
L5(O)R2	N57°00'00"W	34.50'
L6(O)R2	N20°00'00"W	23.30'
L7(O)R2	N01°00'00"W	27.30'
L8(O)R	S00°00'00"E	88.82'
L9(O)R	N46°08'47"W	423.54'
L10(O)R	N31°43'20"W	235.56'
L11(O)R	N44°33'56"E	235.17'
L12(O)R*	N75°12'49"E	273.65'
L13(O)R*	N46°08'47"W	296.09'
L14(O)R2	N89°30'03"E	46.20'

**LEGEND**

- ( ) RECORD PER EDEN ORCHARDS PLAT, VOL. 3, PAGE 31
- ( )R RECORD PER SURVEY M 130-72
- ( )R1 RECORD PER INST. #1996-4892
- ( )R2 RECORD PER INST. #1992-8874

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG.
C1 PER (O)R1	120.86	97.50	71°01'26"	69.58	113.27	S44°48'41"W
C2 PER (O)R1	93.93	178.00	30°14'01"	48.08	92.84	S18°05'00"W
C3 PER (O)R1	102.84	113.00	52°08'44"	55.29	99.33	S59°16'22"W

(O)R\* = BY CALCULATION

**OWNER & PARTITIONER:**  
RUSS FERGUSON  
P.O. BOX 693  
ROSEBURG, OREGON 97470

**EGR & Associates, Inc.**  
Engineers and Surveyors

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

# LAND PARTITION PLAT

IN PART OF LOT # 55, & ALL OF 56, EDEN ORCHARDS  
SUBDIVISION, VOL. 3, PG. 31, BEING IN THE E 1/2 OF  
SEC. 33, & IN THE NW 1/4 OF SEC. 34  
T.26S., R.7W., W.M.  
DOUGLAS COUNTY, OREGON - JULY 2007  
PLANNING FILE # 03-063

**LEGAL DESCRIPTION:**

ALL THAT LAND DESCRIBED IN INSTRUMENT #92-08874 AND #96-04892,  
DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS.

**PARCEL 1**

ALL OF THAT PART OF LOT 56, EDEN ORCHARDS PLAT, VOLUME 3, PAGE 31, DOUGLAS COUNTY, OREGON SUBDIVISION PLAT RECORDS AS DESCRIBED IN INSTRUMENT # 92-08874, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS BEING NORTH OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT A POINT ON THE WEST LINE OF LOT 56 SAID POINT BEING THE CENTER NORTH 1/16 CORNER OF SECTION 33; THENCE, EASTERLY ALONG THE EAST / WEST CENTERLINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 TO A POINT OF INTERSECTION WITH A RAILROAD TIE AND CHAINLINK FENCE; THENCE FOLLOWING SAID FENCE IN A SOUTHERLY, EASTERLY AND THEN NORTHEASTERLY DIRECTION TO A POINT THAT IS AT THE SOUTHERLY END ON AN EXISTING GATEWAY SAID POINT BEING AT THE CENTER OF A DITCH LINE ON THE SOUTHERLY SIDE OF AN ACCESS ROAD; THENCE LEAVING SAID FENCELINE AND ALONG THE BOTTOM OF SAID DITCH LINE IN AN EASTERLY DIRECTION TO A POINT ON THE COMMON LINE BETWEEN LOT 55 AND 56 ALSO BEING THE NORTH / SOUTH CENTERLINE OF THE NORTHEAST 1/4 OF SECTION 33 AND THERE ENDING. SAID ENDING POINT BEING 200 FEET SOUTH MORE OR LESS FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 33.

AND ALSO:

ALL THAT PART OF LOT 55, EDEN ORCHARDS PLAT, VOLUME 3, PAGE 31 AS DESCRIBED IN INSTRUMENT #92-08874 AND THAT PORTION OF LOT 54, EDEN ORCHARDS PLAT, VOLUME 3, PAGE 31 AS DESCRIBED IN INSTRUMENT #96-04892 ALL OF DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

**PARCEL 2**

ALL OF THAT PART OF LOT 56, EDEN ORCHARDS PLAT, VOLUME 3, PAGE 31, DOUGLAS COUNTY, OREGON SUBDIVISION PLAT RECORDS AS DESCRIBED IN INSTRUMENT # 92-08874, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS BEING SOUTH OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT A POINT ON THE WEST LINE OF LOT 56 SAID POINT BEING THE CENTER NORTH 1/16 CORNER OF SECTION 33; THENCE, EASTERLY ALONG THE EAST / WEST CENTERLINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 TO A POINT OF INTERSECTION WITH A RAILROAD TIE AND CHAINLINK FENCE; THENCE FOLLOWING SAID FENCE IN A SOUTHERLY, EASTERLY AND THEN NORTHEASTERLY DIRECTION TO A POINT THAT IS AT THE SOUTHERLY END ON AN EXISTING GATEWAY SAID POINT BEING AT THE CENTER OF A DITCH LINE ON THE SOUTHERLY SIDE OF AN ACCESS ROAD; THENCE LEAVING SAID FENCELINE AND ALONG THE BOTTOM OF SAID DITCH LINE IN AN EASTERLY DIRECTION TO A POINT ON THE COMMON LINE BETWEEN LOT 55 AND 56 ALSO BEING THE NORTH / SOUTH CENTERLINE OF THE NORTHEAST 1/4 OF SECTION 33 AND THERE ENDING. SAID ENDING POINT BEING 200 FEET SOUTH MORE OR LESS FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 33.

**EASEMENTS OF RECORD:**

PARCEL 1 OF LOT 55, EDEN ORCHARDS, IS SUBJECT TO THE FOLLOWING EASEMENTS:  
AN EASEMENT AND RIGHT-OF-WAY 35 FEET WIDE ACROSS THE MIDDLE AND SOUTH END OF LOT 55, TO BENEFIT LOT 56 OF EDEN ORCHARDS AS PER INSTRUMENT NO. 88-13077.  
A NON-EXCLUSIVE PERPETUAL EASEMENT AND RIGHT-OF-WAY TO BENEFIT LOT 56 AS PER INSTRUMENT NO. 84-5386.  
AN EASEMENT FOR ELECTRIC TRANSMISSION TO BENEFIT LOT 56 OF EDEN ORCHARDS AS PER INSTRUMENT NO. 81-9838, NOT SHOWN ON PLAT.  
A PERPETUAL NON-EXCLUSIVE EASEMENT 35 FEET WIDE TO BE USED FOR ROADWAY PURPOSES TO PROVIDE ACCESS TO BENEFIT LOT 56 AS PER INSTRUMENT NO. 84-2418, 84-2420, 84-2421.  
A RIGHT-OF-WAY GRANT #064149 (SHOWN).

**ACKNOWLEDGMENTS:**

STATE OF OREGON )  
COUNTY OF DOUGLAS)

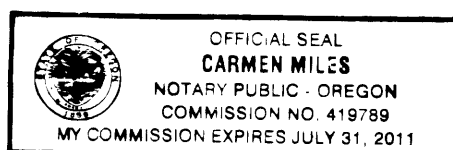
THERE PERSONALLY APPEARED BEFORE ME RUSS FERGUSON SR., ALSO KNOWN AS RUSS FERGUSON, WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

05 DAY OF November, 2007.

Carmen Miles  
NOTARY PUBLIC - OREGON (PRINTED NAME)

Carmen Miles  
(SIGNATURE)



419787  
COMMISSION NO.                      July 31 / 2011  
MY COMMISSION EXPIRES

**SURVEYORS CERTIFICATE:**

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS NOT BEEN SURVEYED OR MARKED IN ANYWAY AND THAT THE LAND SHOWN IS PREPARED USING ASSESSORS MAPS AND INST. # 1996-4892, AND INST. #1992-8874, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92.

Carl A. Sweeden  
CARL A. SWEEDEN                      LS 2752

**NARRATIVE:**

THIS PLAT WAS PREPARED AT THE REQUEST OF THE OWNER FROM THAT LAND DESCRIBED PER INST. NO. 92-8874 AND NO. 96-4892, SHOWN TO CREATE PARCELS 1 AND 2 AS DIRECTED BY THE OWNER AND APPROVED PER DOUGLAS COUNTY, PLANNING DEPARTMENT APPROVAL #03-063. THE MAP WAS PREPARED USING RECORD INFORMATION. NO FIELD SURVEYING WAS COMPLETED AND NO MONUMENTS SET.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT RUSS FERGUSON SR., ALSO KNOWN AS RUSS FERGUSON, DOES HEREBY DECLARE THAT HE IS THE OWNER OF THE LAND AND THAT HE DOES 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, OREGON PLANNING APPROVAL FILE #03-063.

Russ Ferguson  
RUSS FERGUSON SR.

**APPROVALS:**

Romy Wm                      2-27-08  
DOUGLAS COUNTY SURVEYOR                      DATE

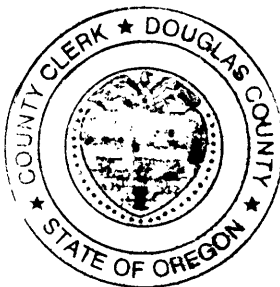
Keith L. Cubie                      2/27/08  
DOUGLAS COUNTY PLANNING DIRECTOR                      DATE

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

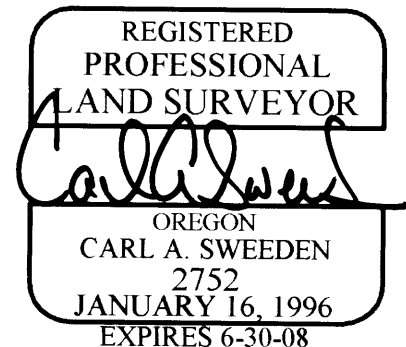
Sandra K. Conner                      3/12/08  
DOUGLAS COUNTY TAX COLLECTOR                      DATE

FILED THIS 13<sup>th</sup> DAY OF MARCH, 2007

Barbara E. Nielsen                      3/13/2008  
DOUGLAS COUNTY CLERK                      DATE



CALCULATIONS AND MAPPING: S. HANUSSAK



OWNER & PARTITIONER:  
RUSS FERGUSON  
P.O. BOX 693  
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