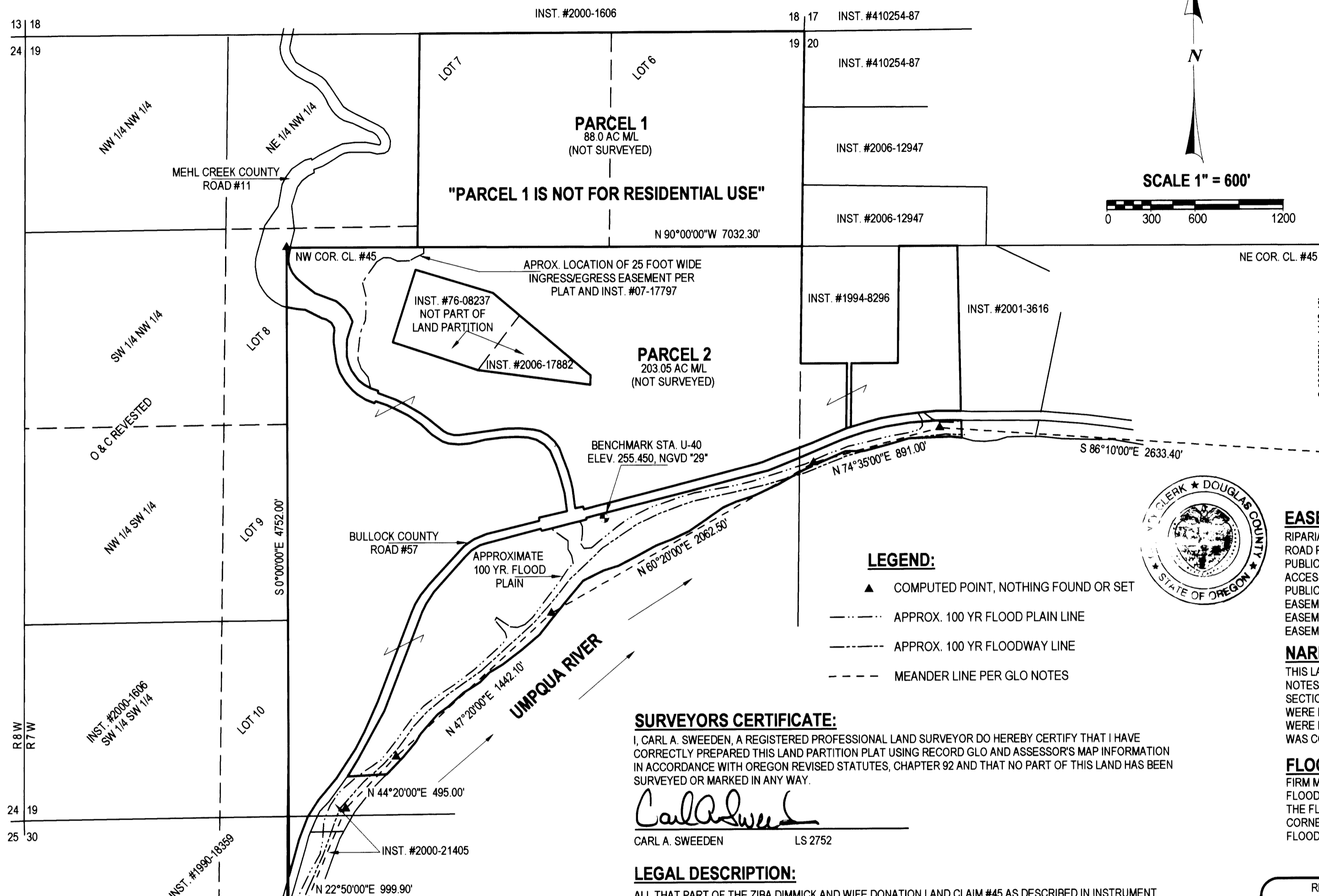


DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2008-010166  
 NO FEE  
 05/23/2008 11:42:33 AM  
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
 This is a no fee document

# LAND PARTITION PLAT

IN SECTIONS 19, 20 AND THE NORTHWEST 1/4 OF SECTION 30, T. 23 S., R. 7 W., W. M.  
 DOUGLAS COUNTY, OREGON - APRIL 2008 - FILE #08-019



**APPROVALS:**

*Randy Smith* 5-20-08  
 DOUGLAS COUNTY SURVEYOR DATE

*Keith L. Cubic* 5/20/08  
 DIRECTOR, PLANNING DEPT. DATE

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

*Sandra K. Creech* 5/22/08  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23<sup>RD</sup> DAY OF MAY, 2008

*Barbara E. Nielsen* 5/23/08  
 COUNTY CLERK DATE



**EASEMENTS & RESTRICTIONS OF RECORD:**

RIPARIAN RIGHTS BORDERING THE UMPQUA RIVER TO WALTER MACKAY PER VOL. 57, PG. 530 ROAD PURPOSES PER VOL. 74, PG. 368, VOL. 100, PG. 193 IN INST. #25403 PUBLIC UTILITIES EASEMENT TO THE CALIFORNIA OREGON POWER COMPANY, INST. #18836 ACCESS LIMITS TO/FROM STATE OF OREGON PER INST. #265091 & INST. #303778 PUBLIC UTILITIES EASEMENT TO DOUGLAS ELECTRIC COOPERATIVE, INC. PER INST. #69-3548 EASEMENT IN FAVOR OF MICHAEL E. AND CRYSTAL F. MADISON PER INST. 76-8237 EASEMENT FOR INGRESS AND EGRESS PER INSTRUMENT #2007-17797 TO BENEFIT PARCEL 1 EASEMENT AND MAINTENANCE AGREEMENT PER INSTRUMENT #2007-17795 TO BENEFIT PARCEL 1

**NARRATIVE:**

THIS LAND PARTITION PLAT WAS PREPARED USING ORIGINAL GLO DONATION LAND CLAIM NOTES TO LAY OUT THE ZIBA DIMMICK CLAIM #45. THE REMAINING PORTIONS, TAX LOTS, SECTION LINES, SECTION SUBDIVISION LINES, COUNTY ROADS AND THE UMPQUA RIVER WERE LAID OUT USING ASSESSOR'S MAPS AND THE FLOOD PLAIN AND FLOOD WAY LINES WERE LAID OUT USING PUBLISHED FLOOD MAPS AS NOTED. NO FIELD SURVEY WORK WAS COMPLETED AND NO CORNERS OR LINES HAVE BEEN MARKED.

**FLOOD PLAIN DATA:**

FIRM MAP 410059 0380 A WAS USED TO APPROXIMATE THE FLOOD PLAIN ON THE PLAT FLOOD BOUNDARY AND FLOODWAY MAP 410059 380 WAS USED TO APPROXIMATE THE FLOODWAY THE FLOOD PLAIN ELEVATION IS A GRADIENT RANGING FROM 207 FEET AT THE SOUTHEASTERLY CORNER OF PARCEL 2 TO 210.8 FEET AT THE SOUTHWEST CORNER OF PARCEL 2. FLOOD ZONE = A21, EFFECTIVE DATE DEC. 15, 1978

**LEGEND:**

- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- APPROX. 100 YR FLOOD PLAIN LINE
- APPROX. 100 YR FLOODWAY LINE
- MEANDER LINE PER GLO NOTES

**SURVEYORS CERTIFICATE:**

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY PREPARED THIS LAND PARTITION PLAT USING RECORD GLO AND ASSESSOR'S MAP INFORMATION IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT NO PART OF THIS LAND HAS BEEN SURVEYED OR MARKED IN ANY WAY.

*Carl A. Sweeden*  
 CARL A. SWEEDEN LS 2752

**LEGAL DESCRIPTION:**

ALL THAT PART OF THE ZIBA DIMMICK AND WIFE DONATION LAND CLAIM #45 AS DESCRIBED IN INSTRUMENT #90-18360, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS BEING WEST OF THE WEST LINE OF THAT LAND DESCRIBED IN INSTRUMENT #2001-3616 OF SAID COUNTY RECORDS AND ALSO LOT 6 AND LOT 7, SECTION 19, T23S, R7 W, W. M.

EXCEPTING THEREFROM THAT LAND DESCRIBED IN THE FOLLOWING INSTRUMENTS #94-8296, #2006-17882, #76-08237 AND #2000-21405 ALL OF DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT STEPHEN MADISON, TRUSTEE OF THE GAROLD MADISON TRUST AND RICK MATHEWS, AGENT FOR DOUGLAS COUNTY FOREST PRODUCTS 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 #08-019, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT THEY DO CREATE FOR THE BENEFIT OF PARCEL 1 AN ADDITIONAL INGRESS AND EGRESS EASEMENT BEING 5 FEET IN WIDTH LAYING ALONG AND SOUTH OF THAT 20 FOOT WIDE INGRESS AND EGRESS EASEMENT AS DESCRIBED IN INSTRUMENT #2007-17797, AND IN ACCORDANCE WITH THE EASEMENT AND MAINTENANCE AGREEMENT PER INSTRUMENT #2007-17795, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS.

*Stephen Madison*  
 STEPHEN MADISON, TRUSTEE

*Rick Mathews*  
 RICK MATHEWS, AGENT  
 DOUGLAS COUNTY FOREST PRODUCTS

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

**OWNERS AND PARTITIONERS:**

STEPHEN MADISON, TRUSTEE DOUGLAS COUNTY FOREST PRODUCTS  
 GAROLD MADISON TRUST 398 DEL RIO ROAD  
 9224 BULLOCK ROAD ROSEBURG, OREGON 97470  
 OAKLAND, OREGON 97462



602 S. E. Parrott (541) 672-8344  
 Roseburg, Oregon 97470 Fax (541) 672-1782

**ACKNOWLEDGEMENTS:**

STATE OF OREGON  
 COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME STEPHEN MADISON, TRUSTEE OF THE GAROLD MADISON TRUST AND RICK MATHEWS, AGENT FOR DOUGLAS COUNTY FOREST PRODUCTS WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

9<sup>th</sup> DAY OF May, 2008.

*Julie A. Lee*  
 NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

390517 5-22-09  
 COMMISSION NO. MY COMMISSION EXPIRES

2008-0033

2008-0033