

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2008-010690
 NO FEE
 06/02/2008 09:12:56 AM
 PLAT-PAR Cnt=1 Stn=3 MARRIAGECOUNTER
 This is a no fee document

LAND PARTITION PLAT

LOCATED IN THE SW 1/4 OF SEC. 14, THE
 SE 1/4 OF SEC. 15 & THE NE 1/4 OF SEC. 22
 T. 25 S., R. 6 W., W.M.
 DOUGLAS COUNTY, OREGON - MAY 2008
 PLANNING FILE # 07-152

APPROVALS:

Randy Smith 5-22-08
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Keith L. Cubic 5/30/08
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

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 IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92.

Carl A. Sweeden 5/12/08
 CARL A. SWEEDEN LS 2752 DATE

LINE	BEARING	DISTANCE
L1	N 49°18'02" W	25.03'
L2	N 76°14'05" E	32.04'
L3	N 50°53'53" E	38.07'
L4	N 35°57'24" W	27.68'
L5	N 75°00'00" E	99.90'
L6	S 13°39'09" E	74.37'

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES R. NICHOLS AND NANCY CHARLENE NICHOLS DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND HEREON DESCRIBED AND THEY HAVE CAUSED THE SAME TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92 AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #07-152, DOUGLAS COUNTY PLANNING DEPARTMENT AND THEY DO CREATE FOR THE BENEFIT OF PARCELS 1 AND 2 THE 30 FOOT WIDE ACCESS EASEMENT AND 10 FOOT WIDE WATERLINE, AND DO CREATE FOR THE BENEFIT OF PARCELS 1 AND 2 THE SEPTIC EASEMENTS AS SHOWN.

James Robert Nichols
 JAMES R. NICHOLS

Nancy Charlene Nichols
 NANCY CHARLENE NICHOLS

ACKNOWLEDGMENTS:

STATE OF OREGON)
 COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME JAMES R. NICHOLS AND NANCY CHARLENE NICHOLS, 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

12 DAY OF May, 2008.

Kimberly A. Risk
 NOTARY PUBLIC - OREGON (PRINTED NAME)
 (SIGNATURE)

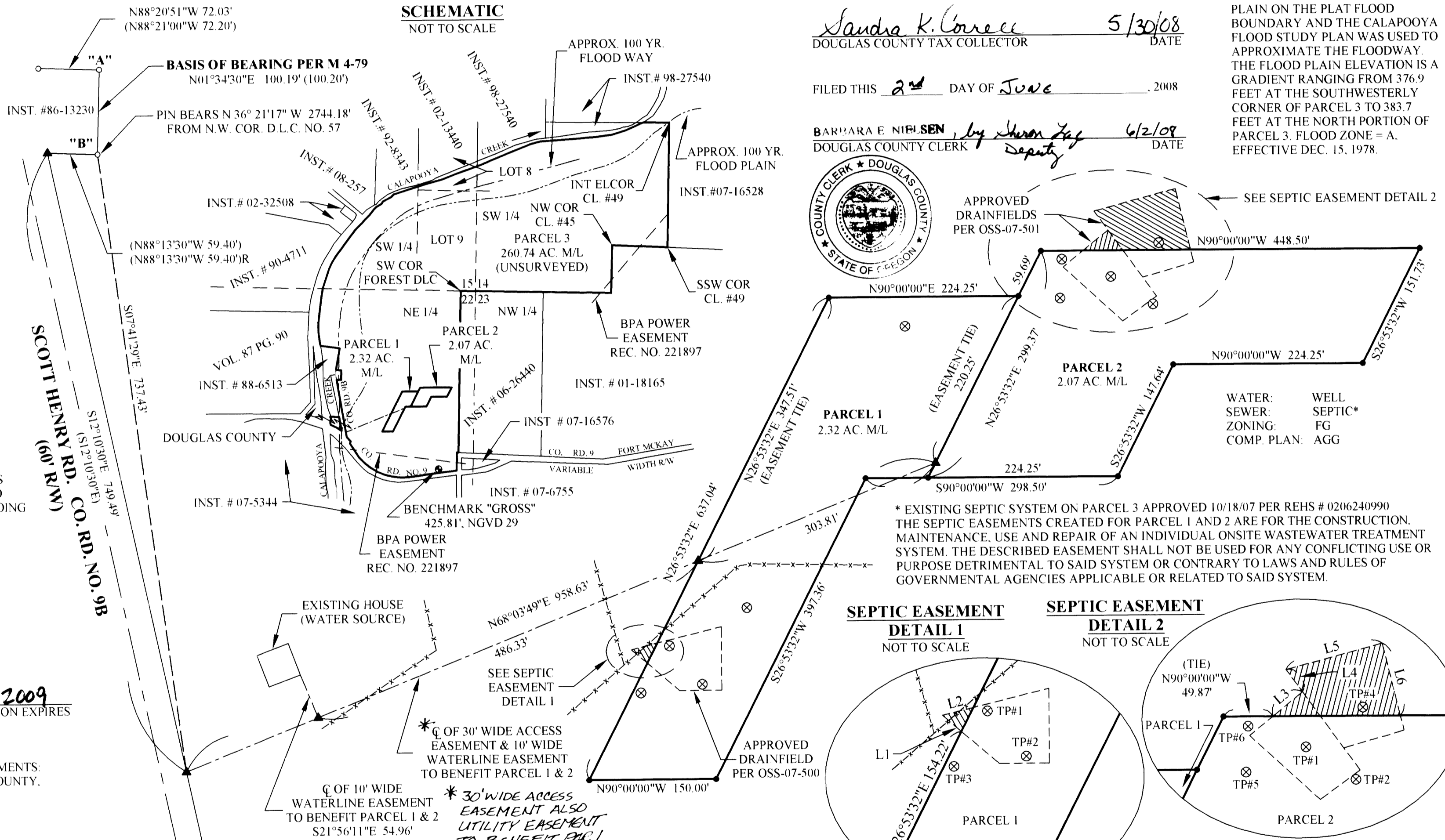
389597 February 14, 2009
 COMMISSION NO. MY COMMISSION EXPIRES

LEGAL DESCRIPTION:

ALL THAT LAND AS DESCRIBED PER THE FOLLOWING INSTRUMENTS: INSTRUMENT #83-4205 AND INSTRUMENT #94-312, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS.

LEGEND:

- FOUND 3/4" IRON ROD OR AS NOTED
 - SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
 - ▲ COMPUTED POINT, NOTHING FOUND OR SET
 - ⊗ TEST PIT
 - () RECORD PER M 4-79
 - (JR) RECORD PER M 125-74
 - x-x- FENCE
- FIELD CREW: M. RICE, S. HANUSSAK
 EQUIPMENT: NIKON DTM-521 W/ SUPPORT
 CALCULATIONS AND MAPPING: M. RICE, S. HANUSSAK

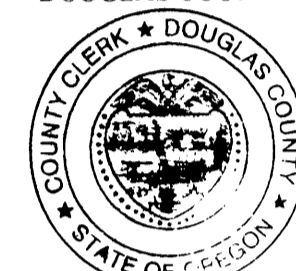


I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

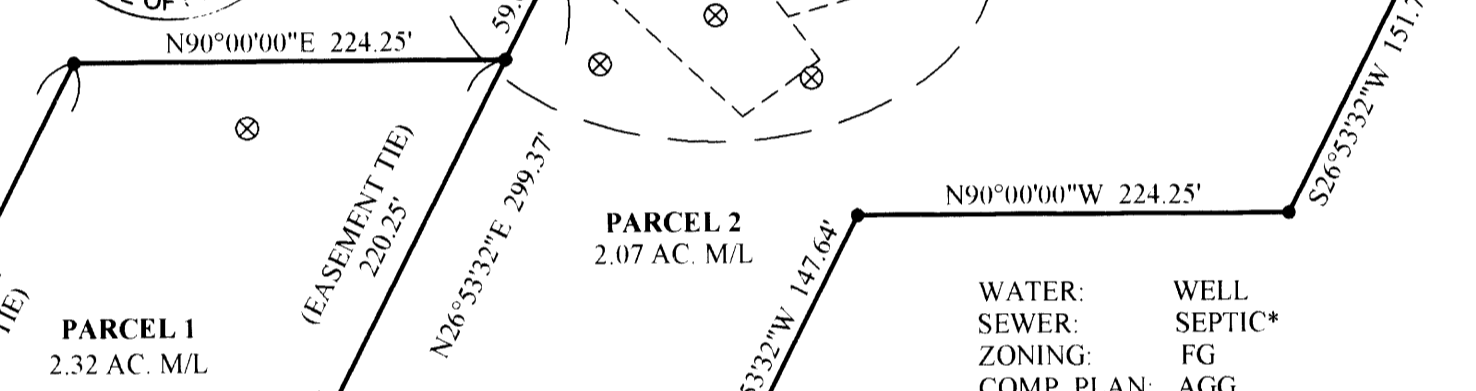
Sandra K. Corvex 5/30/08
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2nd DAY OF June, 2008

BARBARA E. NIELSEN by *Heron Day* 6/2/08
 DOUGLAS COUNTY CLERK DEPUTY DATE



APPROVED DRAINFIELDS PER OSS-07-501
 SEE SEPTIC EASEMENT DETAIL 2
 N90°00'00" W 448.50'



* EXISTING SEPTIC SYSTEM ON PARCEL 3 APPROVED 10/18/07 PER REHS # 0206240990 THE SEPTIC EASEMENTS CREATED FOR PARCEL 1 AND 2 ARE FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM. THE DESCRIBED EASEMENT SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

FLOOD PLAIN DATA:

FIRM MAP 410059 0550 A WAS USED TO APPROXIMATE THE FLOOD PLAIN ON THE PLAT FLOOD BOUNDARY AND THE CALAPOOYA FLOOD STUDY PLAN WAS USED TO APPROXIMATE THE FLOODWAY. THE FLOOD PLAIN ELEVATION IS A GRADIENT RANGING FROM 376.9 FEET AT THE SOUTHWESTERLY CORNER OF PARCEL 3 TO 383.7 FEET AT THE NORTH PORTION OF PARCEL 3. FLOOD ZONE = A. EFFECTIVE DEC. 15, 1978.

WATER: WELL
 SEWER: SEPTIC*
 ZONING: FG
 COMP. PLAN: AGG

NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO ESTABLISH THE BOUNDARY OF PARCELS 1 AND 2 AS DIRECTED AND AS APPROVED PER THE DOUGLAS COUNTY, PLANNING DEPARTMENT FILE #07-152. PARCELS 1 AND 2 ARE THE ONLY PARCELS TO BE SURVEYED WITH THIS LAND PARTITION AND THEY ARE LOCATED IN REFERENCE TO THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #86-13230 PER SURVEY M4-79 WITH THE LINE BETWEEN THE FOUND MONUMENTS AT "A" AND "B" BEING THE BASIS OF BEARING. PARCEL 3 IS "NON-SURVEYED" AND IS MARKED AS SUCH ON THE PLAT.

RECORD OF EASEMENTS:

PUBLIC UTILITIES EASEMENT TO THE CALIFORNIA OREGON POWER COMPANY PER RECORDER NO. 77158, 10730, & 68422
 PUBLIC UTILITIES EASEMENT TO PACIFIC POWER AND LIGHT COMPANY PER RECORDER NO. 65-7893 AND 88-15327
 PUBLIC UTILITIES AND ACCESS EASEMENT TO THE UNITED STATES OF AMERICA PER RECORDER NO. 221897

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

OWNER AND PARTITIONER:

JIM & CHARLENE NICHOLS
 141 SCOTT HENRY ROAD
 OAKLAND, OREGON 97462

EGR & Associates, Inc.
 Engineers and Surveyors

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

2008-0034

2008-0034