

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2008-016657
 NO FEE
 09/08/2008 09:03:23 AM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

LAND PARTITION PLAT

IN THE SE 1/4 OF SEC. 1 & EAST 1/2 OF SEC. 12, T. 25 S., R. 6 W.
 AND IN THE SW 1/4 OF SEC. 6 & NW 1/4 OF SEC. 7, T. 25 S., R. 5 W., W.M.
 DOUGLAS COUNTY, OREGON - APRIL 2008
 PLANNING FILE # 08-004

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE DIVIDING LINE BETWEEN PARCELS 1 AND 2 IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92 AND THAT ALL REMAINING BOUNDARY LINES HAVE NOT BEEN SURVEYED OR MARKED IN ANY WAY.

Carl A. Sweeden
 CARL A. SWEEDEN LS 2752

LEGAL DESCRIPTION:

ALL THAT LAND DESCRIBED AS PARCEL 3 OF PARTITION PLAT 2007-0130, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS.

NARRATIVE:

THIS LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO ESTABLISH PARCELS 1 AND 2 FROM THAT LAND DESCRIBED IN INSTRUMENT NO. 2006-1645, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS. AS REQUESTED THE LINE DIVIDING THE PARCELS WAS TO BE MARKED SO TIES WERE MADE TO THE SOUTHEAST CORNER OF SECTION 1, THE EAST 1/4 CORNER OF SECTION 1, A MONUMENT FROM M 135-57 WHICH WAS SET ON THE EAST WEST CENTERLINE OF SECTION 1 AND ALSO TO A FENCELINE ALONG THE EAST SIDE OF SAID LAND WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 1 BEING HELD AS THE BASIS OF BEARING. WITH THIS COMPLETED THE LINE DIVIDING THE PARCELS WAS LAYED OUT AS DIRECTED AND AS APPROVED PER DOUGLAS COUNTY PLANNING DEPARTMENT FILE #08-004 CALCULATING THE AREA OF PARCEL 1 USING THE OCCUPATION LINE FENCE AS THE EAST BOUNDARY OF THE LAND. RECORD DISTANCE BETWEEN THE EAST 1/4 CORNER AND THE FOUND 5/8" IRON ROD PER M 135-57 WAS DETERMINED TO BE TRANSPOSED NUMBERS. FIELD CREW: M. RICE, S. HANUSSAK
 EQUIPMENT: NIKON DTM-521 W/ SUPPORT
 CALCULATIONS AND MAPPING: M. RICE

EASEMENTS OF RECORD:

POWER LINE EASEMENT TO BENEFIT THE CALIFORNIA OREGON POWER COMPANY, BOOK 95, PAGE 620. ALSO THE EASEMENT TO BENEFIT DOUGLAS ELECTRIC CO-OPERATIVE, INC. IN BOOK 1342, PAGE 944, BOTH IN DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS. ALSO THE 25 FOOT WIDE ACCESS EASEMENT, THE 10' WIDE POWER LINE EASEMENTS, THE 10' WIDE WATERLINE AND WELL EASEMENTS AND THE SEPTIC EASEMENTS AS SHOWN ON P.P. # 07-0130, DOUGLAS COUNTY, OREGON, PARTITION PLAT RECORDS, AND THE EASEMENT TO BENEFIT EL PASO NATURAL GAS COMPANY IN BOOK 320, RECORDER'S NO. 318301

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BRUCE E. LEATHERWOOD 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 PLANNING APPROVAL FILE #08-004.

Bruce E. Leatherwood
 BRUCE E. LEATHERWOOD

ACKNOWLEDGMENTS:

STATE OF OREGON)
 COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME BRUCE E. LEATHERWOOD 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:

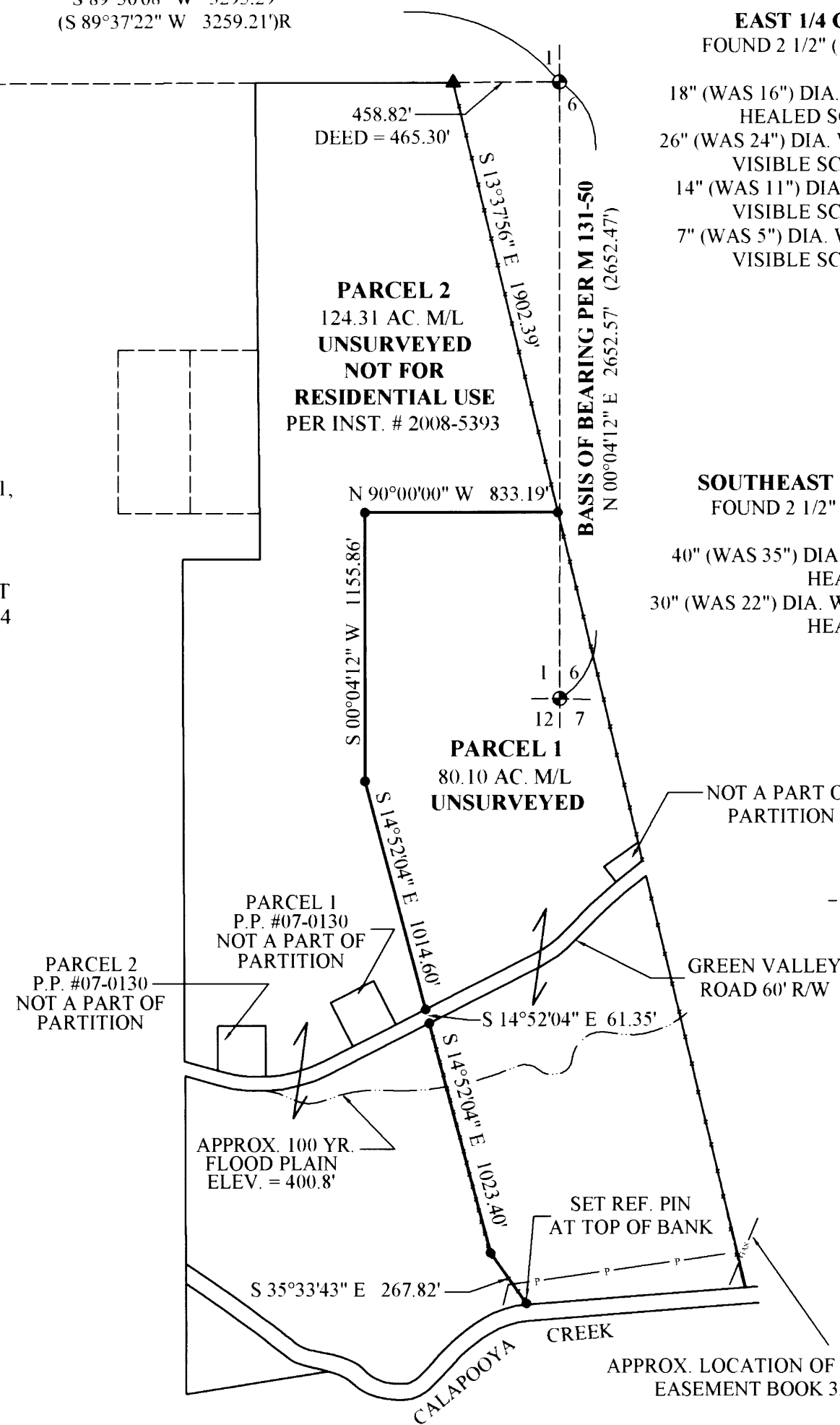
18 DAY OF July, 2008.

Carmen Miles
 NOTARY PUBLIC - OREGON (PRINTED NAME)

Carmen Miles
 (SIGNATURE)

419789 July 31, 2011
 COMMISSION NO MY COMMISSION EXPIRES

S 89°50'08" W 3295.29'
 (S 89°37'22" W 3259.21')R



EAST 1/4 CORNER SECTION 1

FOUND 2 1/2" (1960 D.C.S.O.) BRASS CAP
 B.T.S.
 18" (WAS 16") DIA. B. OAK BEARS N 74° W 42.8'
 HEALED SCAR, DOUBLE BLAZE
 26" (WAS 24") DIA. W. OAK BEARS S 75°30' E 41.9'
 VISIBLE SCRIBE, DOUBLE BLAZE
 14" (WAS 11") DIA. FIR BEARS N 63°30' W 15.5'
 VISIBLE SCRIBE, DOUBLE BLAZE
 7" (WAS 5") DIA. W. OAK BEARS N 23° W 14.2'
 VISIBLE SCRIBE, DOUBLE BLAZE

SOUTHEAST CORNER SECTION 1

FOUND 2 1/2" (D.C.S.O.) BRASS CAP
 B.T.S.
 40" (WAS 35") DIA. FIR BEARS N 25° E 336.3'
 HEALED SCAR
 30" (WAS 22") DIA. W. OAK BEARS N 85° E 179.2'
 HEALED SCAR

APPROVALS:

Randy Wren 7-24-08
 DOUGLAS COUNTY SURVEYOR DATE

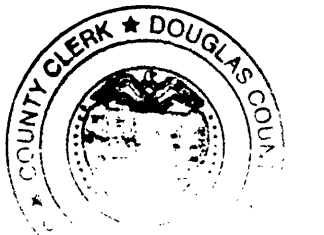
Carol A. Goodhue for 7-24-08
 DOUGLAS COUNTY PLANNING DIRECTOR DATE
 K.A.C.

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

Sandra K. Conner 9/8/08
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 8th DAY OF SEPTEMBER, 2008

Barbara E. Nielsen *Deputy* 9/8/08
 DOUGLAS COUNTY CLERK DATE



0 600 1200
 SCALE 1" = 600'

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
 OREGON
 CARL A. SWEEDEN
 2752
 JANUARY 16, 1996
 EXPIRES 6-30-08
 10

LEGEND:

- FOUND GOVT. MONUMENT AS SHOWN
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- FOUND 5/8" I.R. W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- () RECORD PER M 131-50
- ()R RECORD PER M 135-57
- FENCELINE AS SURVEYED

NOTE: VERTICAL CONTROL STATION "SILLY" APPROX. 1350' WEST OF WESTERLY BOUNDARY OF PARCEL 2, PARTITION PLAT # 2007-0130. ELEVATION PER D.C.S.O. = 402.264'

COMPREHENSIVE PLAN: AGG. FFT
 ZONING: FG, FC3
 SEWER: SEPTIC
 WATER: WELL/SPRING

SURVEY AND MAP FOR:

OWNER AND PARTITIONER: BRUCE E. LEATHERWOOD
 2697 GREEN VALLEY ROAD
 OAKLAND, OREGON 97462

EGR & Associates, Inc.
 Engineers and Surveyors

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

2008-0064

2008-0064