

# LAND PARTITION PLAT

## IN THE EAST 1/2, SEC. 1, AND NE 1/4, SEC. 12, T. 26 S., R. 7 W., W. M.

DOUGLAS COUNTY, OREGON - JULY 2008  
PLANNING FILE #03-156

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2008-020568  
NO FEE  
00231343200800205680010011 11/17/2008 03:08:16 PM  
PLAT-PAR Cnt=1 Stn=3 MARRIAGECOUNTER  
This is a no fee document

**SURVEYORS CERTIFICATE:**

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY PREPARED THE NON SURVEYED LAND PARTITION AS SHOWN IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 USING RECORD SURVEY AND ASSESSORS INFORMATION ONLY.

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

**LEGAL DESCRIPTION:**

INSTRUMENT #94-26015, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS

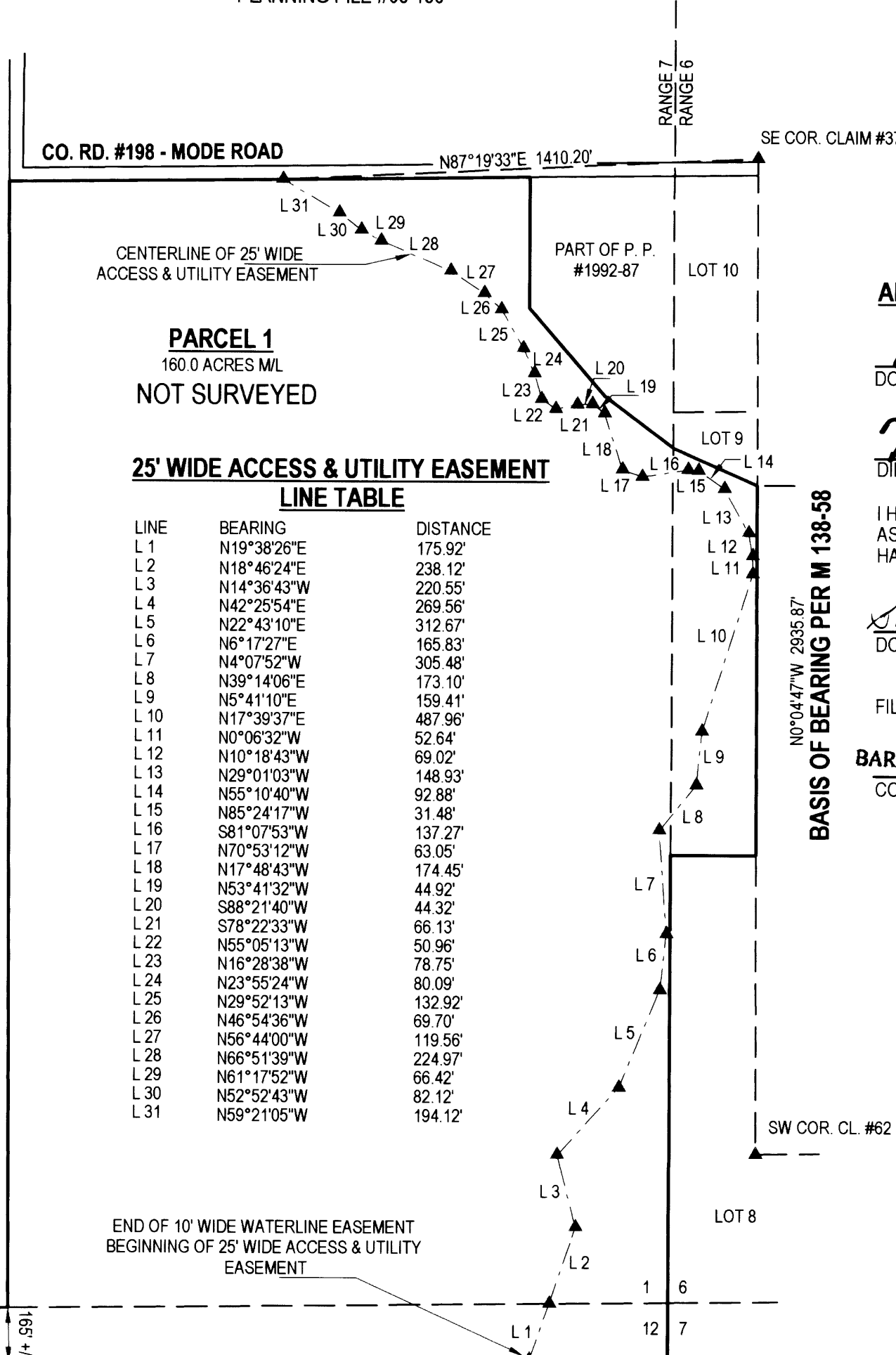


**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT WALTER AND GLORIA EGLI 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 #03-156, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THEY DO CREATE THE 10 FOOT WIDE WATER LINE EASEMENT AS SHOWN FOR THE BENEFIT OF PARCEL 1 AND THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN FOR THE BENEFIT OF PARCEL 2.

*Walter Egli*  
WALTER EGLI

*Gloria Egli*  
GLORIA EGLI



**PARCEL 1**  
160.0 ACRES M/L  
NOT SURVEYED

**25' WIDE ACCESS & UTILITY EASEMENT**  
**LINE TABLE**

LINE	BEARING	DISTANCE
L 1	N19°38'26"E	175.92'
L 2	N18°46'24"E	238.12'
L 3	N14°36'43"W	220.55'
L 4	N42°25'54"E	269.56'
L 5	N22°43'10"E	312.67'
L 6	N6°17'27"E	165.83'
L 7	N4°07'52"W	305.48'
L 8	N39°14'06"E	173.10'
L 9	N5°41'10"E	159.41'
L 10	N17°39'37"E	487.96'
L 11	N0°06'32"W	52.64'
L 12	N10°18'43"W	69.02'
L 13	N29°01'03"W	148.93'
L 14	N55°10'40"W	92.88'
L 15	N85°24'17"W	31.48'
L 16	S81°07'53"W	137.27'
L 17	N70°53'12"W	63.05'
L 18	N17°48'43"W	174.45'
L 19	N53°41'32"W	44.92'
L 20	S88°21'40"W	44.32'
L 21	S78°22'33"W	66.13'
L 22	N55°05'13"W	50.96'
L 23	N16°28'38"W	78.75'
L 24	N23°55'24"W	80.09'
L 25	N29°52'13"W	132.92'
L 26	N46°54'36"W	69.70'
L 27	N56°44'00"W	119.56'
L 28	N66°51'39"W	224.97'
L 29	N61°17'52"W	66.42'
L 30	N52°52'43"W	82.12'
L 31	N59°21'05"W	194.12'

**LEGEND:**

▲ COMPUTED POINT, NOTHING FOUND OR SET

**PARCEL 2**  
150.40 ACRES M/L  
NOT SURVEYED

**10' WIDE WATER LINE EASEMENT**  
**LINE TABLE**

LINE	BEARING	DISTANCE
W 1	N31°50'22"E	46.74'
W 2	N23°57'05"E	75.28'
W 3	N50°10'13"E	252.98'
W 4	S88°07'53"E	66.35'
W 5	N20°46'42"E	484.78'
W 6	N61°47'22"E	374.72'
W 7	N39°58'39"E	73.67'
W 8	N57°58'24"E	180.24'
W 9	N51°34'34"E	89.50'
W 10	N22°05'29"E	51.46'
W 11	N3°10'56"E	97.50'
W 12	N41°28'57"E	91.11'
W 13	N27°21'39"E	52.68'
W 14	N28°49'29"E	93.16'
W 15	N55°33'29"E	121.32'

**APPROVALS:**

*Randy Smith* 8-5-08  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

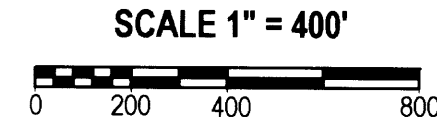
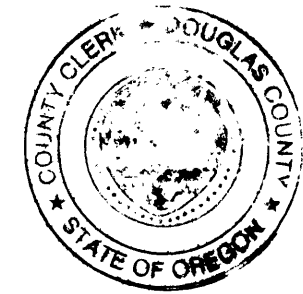
*Keith J. Cubic* 8/5/08  
DIRECTOR, PLANNING DEPT. DATE

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

*Sandra K. Corcoran* 11/17/08  
DOUGLAS COUNTY TAX COLLECTOR DATE

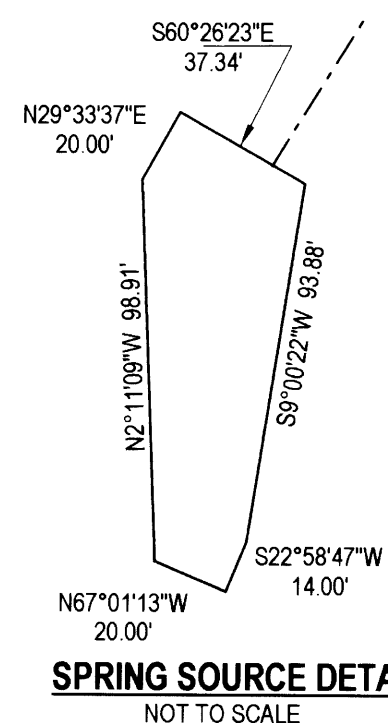
FILED THIS 17 DAY OF Nov, 2008

*Barbara E. Nielsen by g. leach* 11/17/08  
COUNTY CLERK DATE



**EASEMENTS OF RECORD:**

- 60' WIDE INGRESS & EGRESS EASEMENT PER INST. #74-51 (OVER WHAT IS NOW MODE ROAD)
- ELECTRICAL TRANSMISSION & DISTRIBUTION TO BENEFIT PACIFIC POWER AND LIGHT CO. PER INST. #75-10640
- OIL & GAS LEASE TO MOBIL OIL CO. PER INST. #77-24505
- EASEMENT FOR USE OF EXISTING ROAD TO GAIN ACCESS TO A BARN PER INST. #78-22494. EASEMENT ON PROPERTY IN SECTION 36.



**ACKNOWLEDGEMENTS:**

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
  
THERE PERSONALLY APPEARED BEFORE ME WALTER AND GLORIA EGLI WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL 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: 04 DAY OF August, 2008.

*Carmen Miles* (Signature)  
NOTARY PUBLIC - OREGON (PRINTED NAME)  
  
*Carmen Miles* (Signature)  
COMMISSION NO. 419789  
MY COMMISSION EXPIRES July 31, 2011

WATER: SPRING  
SEWER: SEPTIC SYSTEM  
ZONING: FARM CROPLAND (F3), FARM GRAZING (FFT) & FARM FOREST (FF)  
COMP. PLAN: AGRICULTURAL (AGG) & FARM FOREST TRANSITIONAL (FFT)

**NARRATIVE:**

THIS PLAT HAS BEEN PREPARED USING RECORD SURVEY INFORMATION TO GRAPHICALLY DEPICT THE ENTIRE PROPERTY TO BE PARTITIONED AND THE PARCELS LAID OUT AS APPROVED PER DOUGLAS COUNTY PLANNING APPROVAL #03-156 AND AS DIRECTED BY THE OWNERS SHOWN. ACREAGES ARE AS SHOWN ON THE ASSESSORS MAPS. A FIELD SURVEY WAS COMPLETED TO LOCATE THE EASEMENTS SHOWN USING THE BASIS OF BEARING AS SHOWN.

**EGR & ASSOCIATES, INC.**  
ENGINEERS AND SURVEYORS  
602 S. E. Parrott Roseburg, Oregon 97470 (541) 672-8344 Fax (541) 672-1782