



NO FEE

04/02/2009 11:27:02 AM

PLAT-PAR Cnt=1 Stn=3 SHERON
This is a no fee document

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Carl A. Sweeden
CARL A. SWEEDEN

LEGAL DESCRIPTION:

ALL THAT LAND AS DESCRIBED PER INSTRUMENT #2005-026471, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JACOB E. & MARY M. HUBER 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 #2007-253, DOUGLAS COUNTY, OREGON, PLANNING DEPARTMENT AND THAT THEY DO CREATE FOR THE BENEFIT OF PARCELS 1 AND 2 THE SEPTIC DRAINFIELD EASEMENTS, THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENTS AND THE 12 FOOT WIDE WATERLINE AND WELL EASEMENTS AS SHOWN.

Jacob E. Huber
JACOB E. HUBER

Mary M. Huber
MARY M. HUBER

EASEMENTS & RIGHTS OF RECORD:

RIGHT OF WAY EASEMENTS TO BENEFIT DOUGLAS ELECTRIC COOP. PER INST. #282489 #95-03656 & #95-05058
TIMBER DEED TO BENEFIT SUSATAR RANCHES DATED MAY 17, 1994 AND RECORDED IN INST. #94-11833

LEGEND:

- FOUND GOVERNMENT CORNER AS NOTED
- FOUND 5/8" I. ROD OR AS NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP *SWEEDEN LS 2752*
- COMPUTED POINT, NOTHING FOUND OR SET
- RECORD PER M 40-58
- RECORD PER RM 2-23

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN TO ESTABLISH CERTAIN PORTIONS OF THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #2005-026471, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS AND TO THEN ESTABLISH PARCELS 1 AND 2 AS SHOWN AND AS APPROVED PER THE DOUGLAS COUNTY, PLANNING DEPARTMENT APPROVAL NO. 07-253. MONUMENTS FROM M 40-58 AND RM 2-23 WERE FOUND AND TIED AND THE LINE "A" TO "B" PER M 40-58 HELD AS THE BASIS OF BEARING FOR THE WORK. WITH THIS COMPLETED THE CENTERLINE OF THE AS-TRAVELED ROADWAY OF TYEE COUNTY ROAD NO. 33 WAS USED TO ESTABLISH THE RIGHT OF WAY LINES WHICH ESTABLISHED ONE BOUNDARY OF EACH OF THE TWO SURVEYED PARCELS. THE REMAINING BOUNDARIES OF THE PARCELS WERE POSITIONED AS APPROVED.

FIELD CREW: C. SWEEDEN & E. SWEEDEN
EQUIPMENT USED: NIKON DTM-521 W/ SUPPORT
MAPPING & CALC'S: C. SWEEDEN

ACKNOWLEDGEMENTS:

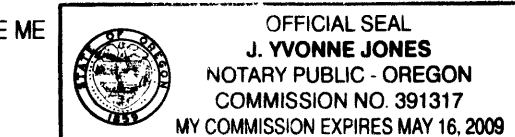
STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME JACOB E. AND MARY M. HUBER WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

22nd DAY OF March, 2009.

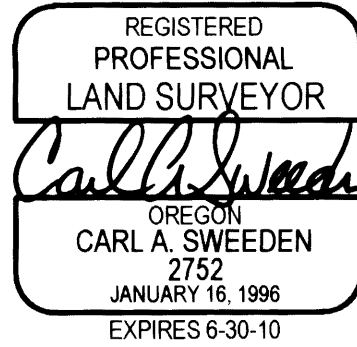
J. Yvonne Jones
NOTARY PUBLIC - OREGON (PRINTED NAME)



391317 May 16, 2009
COMMISSION NO. MY COMMISSION EXPIRES

LAND PARTITION

IN THE SE 1/4, SEC. 30, NE 1/4, SEC. 31 AND NW 1/4, SEC. 32 TOWNSHIP 24 SOUTH, RANGE 7 WEST, W.M. DOUGLAS COUNTY, OREGON - DECEMBER 2008 FILE #07-253



WATERLINE & WELL EASEMENT TABLE

LINE	BEARING	DIST.
E 1	S0°47'05"W	142.10'
E 2	S0°00'00"E	212.62'
E 3	N4°48'31"W	40.37'
E 4	S73°26'40"E	66.00' (SEE NOTE "E")
E 5	S21°00'41"W	70.22' (TIE TO CORNER)

WATERLINE EASEMENT CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BRG
EC 1	22°06'25"	462.95	178.62	90.44	177.52	N6°14'41"E

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TAN	CHORD	CHORD BRG
C 1	29°37'33"	498.95	257.99	131.95	255.13	N10°00'16"E
C 2	8°15'42"	528.95	76.27	38.20	76.21	N20°41'11"E
C 3	13°17'15"	600.00	139.15	69.89	138.84	N19°08'28"W
C 4	8°27'35"	630.00	93.02 (93.22)R1	46.59	92.93	N16°43'38"W
C 5	10°39'42"	570.00	106.07 (106.11)R1	53.19	105.91	N17°49'41"W
C 6	4°49'41"	630.00	53.09	26.56	53.07	N23°22'15"W
C 7	20°58'35"	704.33	257.86	130.39	256.42	N15°17'48"W
C 8	9°30'05"	600.00	99.50 (99.75)R1	49.86	99.39	N17°14'53"W

100 YR. FLOOD PLAIN DATA:

FIRM COMMUNITY: DOUGLAS COUNTY
COMMUNITY NUMBER: 410059
PANEL: 0505 A
ZONE: A21

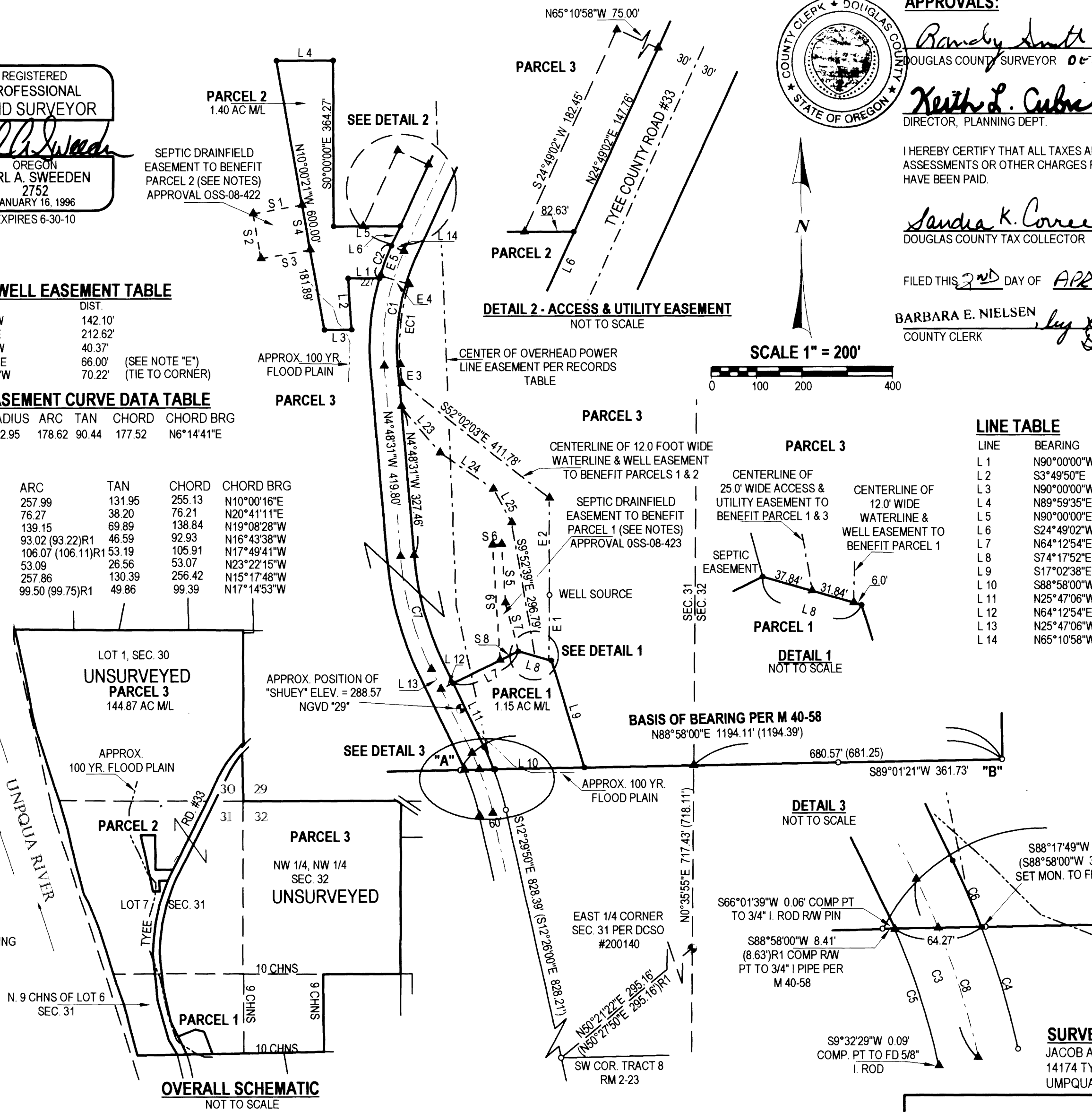
NOTE "E"

COUNTY ROAD WATERLINE CROSSING IS PER DOUGLAS COUNTY PUBLIC WORKS PERMIT #16705

NOTES:

ONLY SMALL PORTIONS OF PARCEL 1 AND 2 ARE LOCATED IN THE 100 YEAR FLOOD PLAIN. DESIGNATED BUILDING SITES ON THESE PARCELS ARE NOT IN THE FLOOD PLAIN. PORTIONS OF PARCEL 3 ARE LOCATED WITHIN THE FLOOD PLAIN. DSCO RECORD BENCHMARK "SHUEY" EXISTS 175 FEET NORTH OF THE SOUTHWEST CORNER OF PARCEL 1 ALONG THE TYEE ROAD RIGHT OF WAY.

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.



ACCESS EASEMENT TABLE

LINE	BEARING	DIST.
A 1	S40°12'13"E	132.43'
A 2	S55°56'20"E	142.02'
A 3	S28°08'52"E	83.97'

WATER: WELL
SEWER: SEPTIC SYSTEM
ZONING: F3 & FG
COMP. PLAN: AG

SEPTIC FIELD EASEMENT TABLE

LINE	BEARING	DIST.
S 1	S79°59'39"W	110.00'
S 2	S10°00'21"E	100.00'
S 3	N79°59'39"E	110.00'
S 4	S10°00'21"E	100.00'
S 5	N3°36'02"W	129.09'
S 6	S86°23'58"W	20.00'
S 7	S14°59'52"E	109.65'
S 8	S64°12'54"W	45.00'
S 9	N3°36'02"W	253.57'

APPROVALS:

Randy Smith 4-1-09
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cuba 4/1/09
DIRECTOR, PLANNING DEPT. DATE

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

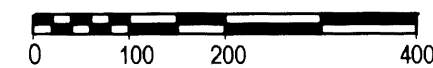
Sandra K. Corneen 4/2/09
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2nd DAY OF APRIL, 2009

BARBARA E. NIELSEN
COUNTY CLERK *By Sheron Hag* 4/2/09
DATE



SCALE 1" = 200'



LINE TABLE

LINE	BEARING	DIST.
L 1	N90°00'00"W	69.26'
L 2	S3°49'50"E	112.82'
L 3	N90°00'00"W	60.01'
L 4	N89°59'35"E	125.08'
L 5	N90°00'00"E	147.60'
L 6	S24°49'02"W	47.10'
L 7	N64°12'54"E	160.00'
L 8	S74°17'52"E	75.68'
L 9	S17°02'38"E	245.44'
L 10	S88°58'00"W	200.00'
L 11	N25°47'06"W	155.96'
L 12	N64°12'54"E	30.00'
L 13	N25°47'06"W	48.16'
L 14	N65°10'58"W	30.00'

2009-0013

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Sweeden Land Surveying
Carl A. Sweeden
P.L.S.
Conventional & Global Positioning
Surveying Systems
558 S. E. Jackson St., Roseburg, OR. 97470
Tel. 541-672-8344, Fax 541-672-1787