

2009-0024

BOUNDARY LINE ADJUSTMENT AND LAND PARTITION PLAN OF TRACTS 10 & 11 IN THE NE 1/4 OF SECTION 31 AND NW 1/4 OF SECTION 32, T. 24 S., R. 7 W., W. M. DOUGLAS COUNTY, OREGON - MAY 2009 - PLANNING FILE #08-134

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2009-010073
NO FEE
0024632200900100730010014
05/29/2009 03:38:37 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MICHAEL BRUCE REPCHINUCK, TRUSTEE OF THE MICHAEL BRUCE REPCHINUCK REVOCABLE TRUST DATED 7-11-97 DOES HEREBY DECLARE THAT HE IS THE OWNER OF SAID LAND AND THAT HE DOES CAUSE THE LANDS TO BE ADJUSTED, PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #08-134, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT HE DOES CREATE THE 20 FOOT WIDE IRRIGATION EASEMENT AS SHOWN FOR THE BENEFIT OF PARCELS 1 AND 2 AND ALSO FOR THE BENEFIT OF ADJUSTED UNIT 2.

Michael Bruce Repchinuck
MICHAEL BRUCE REPCHINUCK, TRUSTEE
MICHAEL BRUCE REPCHINUCK REVOCABLE TRUST

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

LEGAL DESCRIPTION:

INSTRUMENT #2001-12753, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS EXCEPT THAT PORTION OF PARCEL TWO OF SAID DOCUMENT BEING THE 1/28 TH INTEREST OF THE LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY BOUNDARY OF COUNTY ROAD NO. 33, SAID POINT BEING 1668.46 FEET SOUTH AND 1.78 FEET WEST OF THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 7 WEST, W. M. DOUGLAS COUNTY, OREGON; THENCE, WEST 371.08 FEET TO THE CENTER OF THE UMPQUA RIVER; THENCE, NORTH 8°20' WEST 137.16 FEET AND NORTH 15°45' WEST 166.27 FEET ALONG THE CENTER OF THE UMPQUA RIVER; THENCE, EAST 400.21 FEET TO A 5/8" IRON ROD ON THE WESTERLY BOUNDARY OF COUNTY ROAD NO. 33; THENCE, ON A 4641.57 FOOT RADIUS CURVE RIGHT (THE CHORD OF WHICH BEARS SOUTH 6°55' EAST 297.90 FEET) A DISTANCE OF 297.96 FEET TO THE POINT OF BEGINNING.

APPROVALS:

Randy Lamb 5-28-09
DOUGLAS COUNTY SURVEYOR Deputy DATE
Charles Gooden 5/29/09
DIRECTOR, PLANNING DEPT. DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Joselyn Walker Chief Deputy 5/29/09
DOUGLAS COUNTY TAX COLLECTOR DATE

LEGEND:

- BRASS CAP MONUMENT AS NOTED
- FOUND 5/8" IRON ROD OR AS SHOWN
- FD 5/8" I. ROD W/ RPC "SWEEDEN LS 2752"
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- COMPUTED POINT, NOTHING FOUND OR SET
- RECORD PER RM 2-23
- RECORD PER LP 2009-0013

NARRATIVE:

THIS SURVEY WAS COMPLETED TO ESTABLISH THE BOUNDARIES OF THOSE LANDS DESCRIBED IN INSTRUMENT #2001-12753, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS BEING TRACTS 9, 10 AND 11 PER RM 2-23 AND TO THEN ADJUST PORTIONS OF THE INTERIOR LINES OF SAID LANDS CREATING THREE UNITS OF LAND AND TO THEN PARTITION ADJUSTED UNIT THREE AS DIRECTED AND APPROVED PER THE DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #08-134. A TRAVERSE WAS COMPLETED TO THE FOUND MONUMENTS FROM RM 2-23 SOME BEING USED TO RE-ESTABLISH THE BOUNDARIES WITH THE BASIS OF BEARING FOR THIS WORK BEING THE LINE "A" TO "B" PER RM 2-23. THE NORTHEAST CORNER OF TRACT 11, PARCEL TWO PER DEED WAS THEN ESTABLISHED BY HOLDING THE MONUMENT AT "B" AND THE TIED POSITION OF THE MONUMENT AT "C" AND COMPLETING A BEARING / BEARING INTERSECTION USING THE POSITION OF "E" A COMPUTED POINT ESTABLISHED HOLDING "D" AND RECORD PER RM 2-23. THAT PORTION OF THE SOUTH BOUNDARY ALONG WOLF VALLEY ROAD WAS THEN ESTABLISHED FROM "E" AND USING RECORD PER RM 2-23 WHILE HOLDING THE MONUMENT AT "F". THE PORTION OF THE SOUTH BOUNDARY ALONG THE NORTH LINE OF WHITNEY COURT WAS ESTABLISHED USING RECORD TO POINT "G" BEING THE MOST SOUTHEASTERLY CORNER OF THE VACATED WHITNEY COURT PER INSTRUMENT #2009-006046. COMPUTED POINT "H" WAS THEN ESTABLISHED ON THE SOUTHWESTERLY RIGHT OF WAY OF WHITNEY COURT USING THE RECORD PER THE COURT JOURNAL WHICH IS BASED ON RM 2-23. THIS POINT IS THE SOUTHEAST CORNER OF TRACT 9. THE SOUTH LINE OF TRACT 9, BEING PARCEL B OF PARCEL ONE PER THE DEED WAS THEN ESTABLISHED FIRST BY HOLDING MONUMENTS AT "J" AND "K" TO DETERMINE THE EASTERLY RIGHT OF WAY LINE OF TYEE ROAD #33 AND THEN INTERSECTING THAT LINE USING THE LINE DETERMINED BETWEEN THE COMPUTED POINT AT "H" AND THE NORTH / SOUTH POSITION OF THE MONUMENT AT "L". THE WEST RIGHT OF WAY LINE OF TYEE ROAD #33 WAS THEN ESTABLISHED PARALLEL AT RECORD WIDTH FROM THE EAST RIGHT OF WAY LINE AND A COMPUTED POINT ESTABLISHED AT THE INTERSECTION OF THE SOUTH LINE OF TRACT 9 ON THE WEST SIDE OF TYEE ROAD BY HOLDING THE NORTH / SOUTH POSITION OF THE MONUMENT AT "M" AND USING THE RECORD BEARING FROM RM 2-23. THE SOUTHWEST CORNER, BEING AT THE CENTER OF THE UMPQUA RIVER WAS THEN DETERMINED AT RECORD BEARING AND DISTANCE FROM THIS COMPUTED RIGHT OF WAY POINT. THE NORTHWEST CORNER OF THE LAND WAS THEN COMPUTED BY EXTENDING THE LINE "B" TO "A" AND HOLDING THE RECORD DISTANCE FROM THE COMPUTED POINT "N" WHICH IS THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF TYEE ROAD #33 AND WESTERLY PORTION OF THE NORTH LINE OF THE LAND DETERMINED BY "A" TO "B".

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

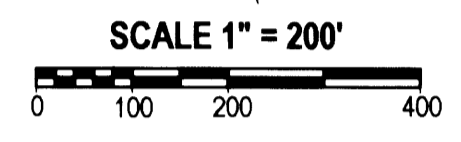
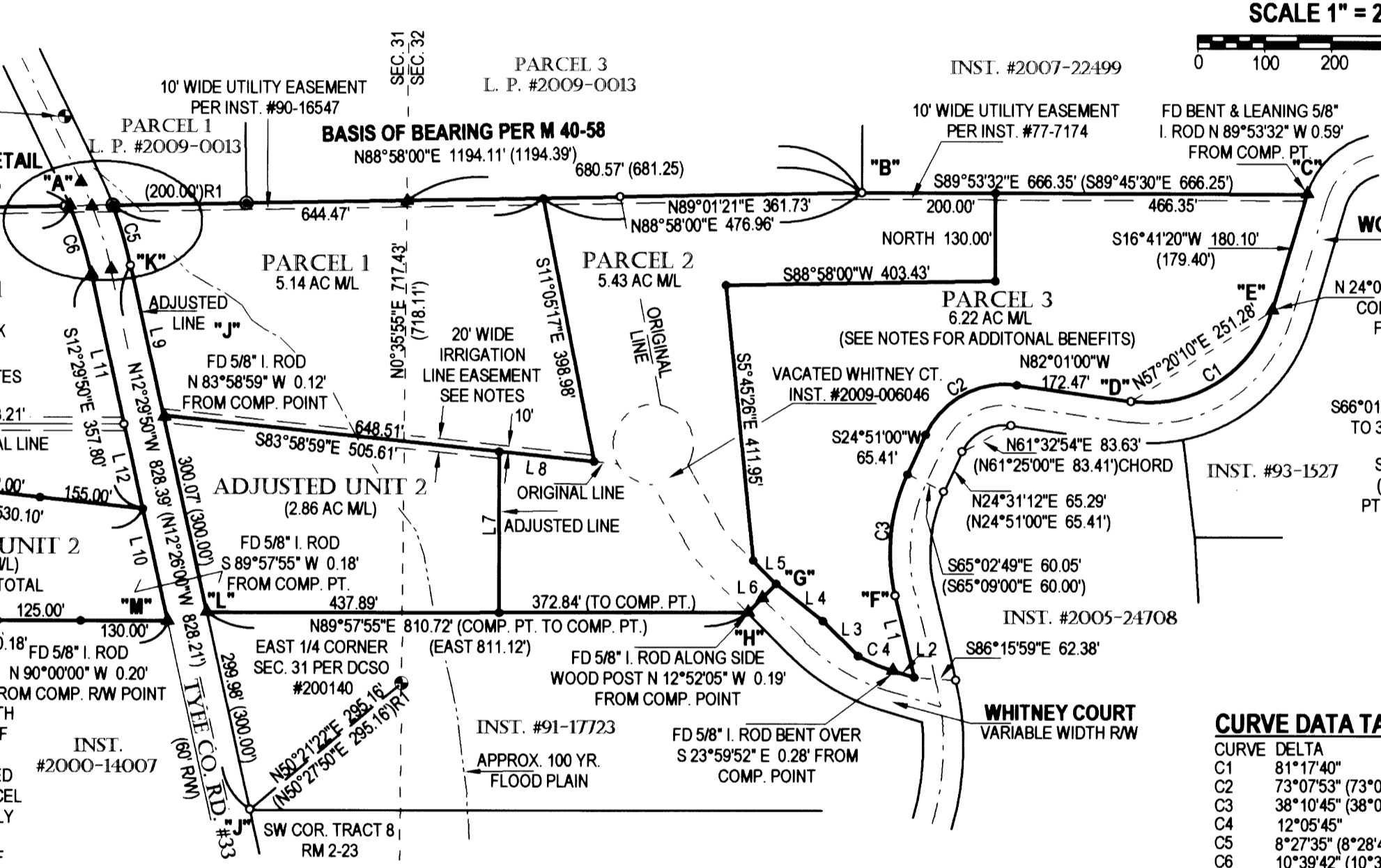
THERE PERSONALLY APPEARED BEFORE ME MICHAEL BRUCE REPCHINUCK, TRUSTEE OF THE MICHAEL BRUCE REPCHINUCK REVOCABLE TRUST WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

21 DAY OF May, 2009.

Carmen Miley *Carmen Miley*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

419789 July 31, 2011
COMMISSION NO. MY COMMISSION EXPIRES



CURVE DATA TABLE

CURVE DELTA	RADIUS	ARC	TAN	CHORD	CHORD BEARING
C1	81°17'40"	192.88	273.67	165.59	251.28 S57°20'10"W
C2	73°07'53" (73°08'00")	130.00	165.93	96.43	154.89 S61°25'03"W
C3	38°10'45" (38°08'00")	277.11	184.65 (184.50)	95.90	181.26 S5°38'19"W
C4	12°05'45"	270.00	57.00	28.61	56.89 N67°17'08"W
C5	8°27'35" (8°28'41")**	630.00	93.02 (93.22)	46.59	92.93 N16°43'38"W
C6	10°39'42" (10°39'58")**	570.00	106.07 (106.11)	53.19	105.91 S17°49'41"E
C7	9°30'05"	600.00	99.50 (99.75)R1	49.86	99.39 N17°14'53"W
C8	13°17'15"	600.00	139.15	69.89	138.84 N19°08'28"W

** = CALCULATED PER RM 2-23

CONDITIONS, RESTRICTIONS, EASEMENTS AND BENEFITS OF RECORD:

- SLOPE EASEMENT PER INST. #71-2685. PARCEL TWO ONLY.
- OIL AND GAS LEASE TO KOME E LANE MOOTHART PER INST. 84-13101. PARCEL TWO ONLY.
- EASEMENT FOR SEPTIC TO BENEFIT PARCEL 2 OVER "PARCEL B OF PARCEL ONE" AS DESCRIBED IN INST. #2001-12753 PER INST. #92-12379
- RIGHT OF WAY EASEMENT TO BENEFIT DOUGLAS ELECTRIC PER INST. #95-03656 & #95-05058. BLANKET EASEMENTS.
- RESERVATION OF EASEMENT PER INST. #96-19141.
- UMPQUA RIVER ACCESS TO BENEFIT PARCEL 3 OF THIS PLAT ONLY AS DESCRIBED IN THAT PORTION OF PARCEL TWO OF INST. #2001-12753 BEING THE 1/28 TH INTEREST.
- PRIVATE MAINTENANCE AGREEMENT, INST. #2009-8430, PARCEL 2 & 3 ONLY
- WAIVER OF OBJECTION, INST. #2009-8429, PARCEL 2 & 3 ONLY
- ALL DOCUMENTS ARE DOUGLAS COUNTY, OREGON DEED RECORDS.

NOTES:

- DSCO RECORD BENCHMARK "SHUEY" EXISTS 175 FEET NORTH OF THE NORTHWEST CORNER OF PARCEL 1 ALONG THE EAST RIGHT OF LINE OF TYEE ROAD. THE 100 YEAR FLOOD PLAIN RANGES FROM 294.35 FEET AT THE SOUTH PROPERTY LINE OF ADJUSTED UNIT 2 TO 293.42 FEET AT THE NORTH PROPERTY LINE OF PARCEL 1.
- 20' WIDE IRRIGATION LINE EASEMENT TO BENEFIT PARCELS 1 AND 2 AND ALSO ADJUSTED UNIT 2.
- MONUMENTS ON THE SOUTH AND NORTH LINE OF THAT PART OF ADJUSTED UNIT 2 WEST OF TYEE ROAD AND THE NORTH LINE OF ADJUSTED UNIT 1 ARE REFERENCE MONUMENTS FOR LINE ONLY.

SHORT LINE DATA

LINE	BEARING	DISTANCE
L1	S13°17'00"E	124.43'
L2	N73°20'00"W	32.78'
L3	N45°35'33"W	74.14'
L4	N51°44'46"W	89.07'
L5	S45°18'00"E	48.98'
L6	N44°41'59"E	60.00'
L7	N0°00'00"E	239.69'
L8	S83°58'59"E	142.90'
L9	N12°29'50"W (S12°26'00"E)	228.34'
L10	S12°29'50"E (S12°26'00"E)	170.62'
L11	S12°28'52"E (S12°26'00"E)	228.27'
L12	S12°31'33"E	129.53'

100 YR. FLOOD PLAIN DATA:

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

SURVEY FOR:

MICHAEL BRUCE REPCHINUCK
P. O. BOX 178
UMPQUA, OREGON 97486

WATER: WELLS
SEWER: SEPTIC SYSTEM
ZONING: 5R
COMP. PLAN: RURAL RESIDENTIAL - 5 ACRE

DECLARATION OF ADJUSTMENT

RECORDED IN INST. #2009-8117
DOUGLAS COUNTY, OREGON DEEDS & RECORDS

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

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