

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2010-007909



NO FEE

05/10/2010 12:47:12 PM

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

LAND PARTITION PLAT

IN THE NE 1/4, SEC. 24, T. 28 S., R. 6 W. & THE NW 1/4, SEC. 19, T. 28 S., R. 5 W. W. M.
DOUGLAS COUNTY, OREGON - MAY 2010
PLANNING FILE #09-069

APPROVALS:

Keith Welty 5-7-10
DOUGLAS COUNTY SURVEYOR DATE

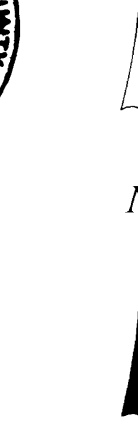
Keith J. Cubie 5/6/10
DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Correse 5/10/2010
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 10th DAY OF MAY, 2010

Barbara E. Nielsen, c.c. 5/10/2010
COUNTY CLERK DATE



SCALE 1" = 200'



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:

INSTRUMENT #2002-09696, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS AND ALSO INST. #2010 -7209 AND #2010-007416 THAT ESTABLISHES THE EAST LINE OF #2002-09696 BY QUIT CLAIM.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT INGRID IRONS, TRUSTEE OF THE INGRID IRONS LIVING TRUST DOES HEREBY DECLARE THAT SHE IS THE OWNER OF THE LAND AND THAT SHE DOES 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 #09-069, DOUGLAS COUNTY, OREGON PLANNING DEPARTMENT AND SHE DOES CREATE FOR THE BENEFIT OF PARCELS 1 AND 2 THE 60 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN.

Ingrid Irons
INGRID IRONS, TRUSTEE OF THE INGRID IRONS LIVING TRUST



LEGEND:

- FOUND GOVERNMENT CORNER
- FOUND 5/8" I. ROD OR AS SHOWN
- FOUND 5/8" I. ROD W/ ALUM. CAP COUNTY RIGHT OF WAY MONUMENT
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- COMPUTED POINT, NOTHING FOUND OR SET
- RECORD PER M 86-54
- RECORD PER DOUGLAS COUNTY ROAD PLAN, CO. RD. #121
- RECORD PER M 53-20
- RECORD PER M 38-2
- RECORD PER M 53-41
- RECORD PER GLENGARRY FRUIT LANDS, VOL. 1, PG 53
- RECORD PER INST. #2002-09696

NARRATIVE:

THIS SURVEY WAS COMPLETED TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #2002-9696, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS AND TO THEN PARTITION SAID LANDS AS APPROVED PER PLANNING FILE #09-069 AND AS DIRECTED BY THE LAND OWNER. REVIEW OF THIS DEED DESCRIPTION AND THE DESCRIPTION IN INST. #1988-18733 WHICH DESCRIBES LAND ADJOINING ON THE EAST RESULTED IN THE TWO LANDOWNERS ESTABLISHING AN AGREEMENT LINE AS DESCRIBED IN QUIT CLAIM DEEDS INST. #2010-007209 AND #2010-007416 BEING THE BEST AVAILABLE EVIDENCE OF THE WEST LINE OF GOVERNMENT LOT 6. THE SOUTH LINE IS HELD TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD #121, GLENGARRY LOOP ROAD USING THE 1975 COUNTY ROAD PLAN, SHEET 6 AND RW MONUMENTS FOUND DURING THIS SURVEY. THE MONUMENTS AT POSITIONS "A" AND "B" WERE HELD AND USED TO COMPUTE THE CENTERLINE AND THE CENTERLINE STATIONS WERE THEN USED TO COMPUTE THE NORTH RIGHT OF WAY TO COMPARE TO OTHER FOUND RW MONUMENTS AND TO COMPUTE POSITIONS FOR MISSING RW MONUMENTS. THE RIGHT OF WAY HAS SHIFTED NORTHERLY IN LOCATION AS NOTED WHEN COMPARED TO THE DEED DISTANCES AND THE PLAN. THE WEST LINE OF THE LAND WAS HELD TO FOUND MONUMENTS AS SHOWN AND THE NORTH LINE WAS HELD TO THE SOUTH LINE OF GLENGARRY FRUIT LANDS SUBDIVISION, VOL. 1 PG. 53, DOUGLAS COUNTY SUBDIVISION PLAT RECORDS. THE ANGLE POINT IN THE SOUTH LINE OF GLENGARRY FRUIT LANDS PLAT WAS GENERATED BY BEARING / BEARING INTERSECTION USING THE SOUTH LINE OF THE PLAT AS HELD TO FOUND MONUMENTS AT "C" TO "D" AND "E" TO "F". RECORD FOR THESE LINES IS SHOWN FROM M 53-20

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

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

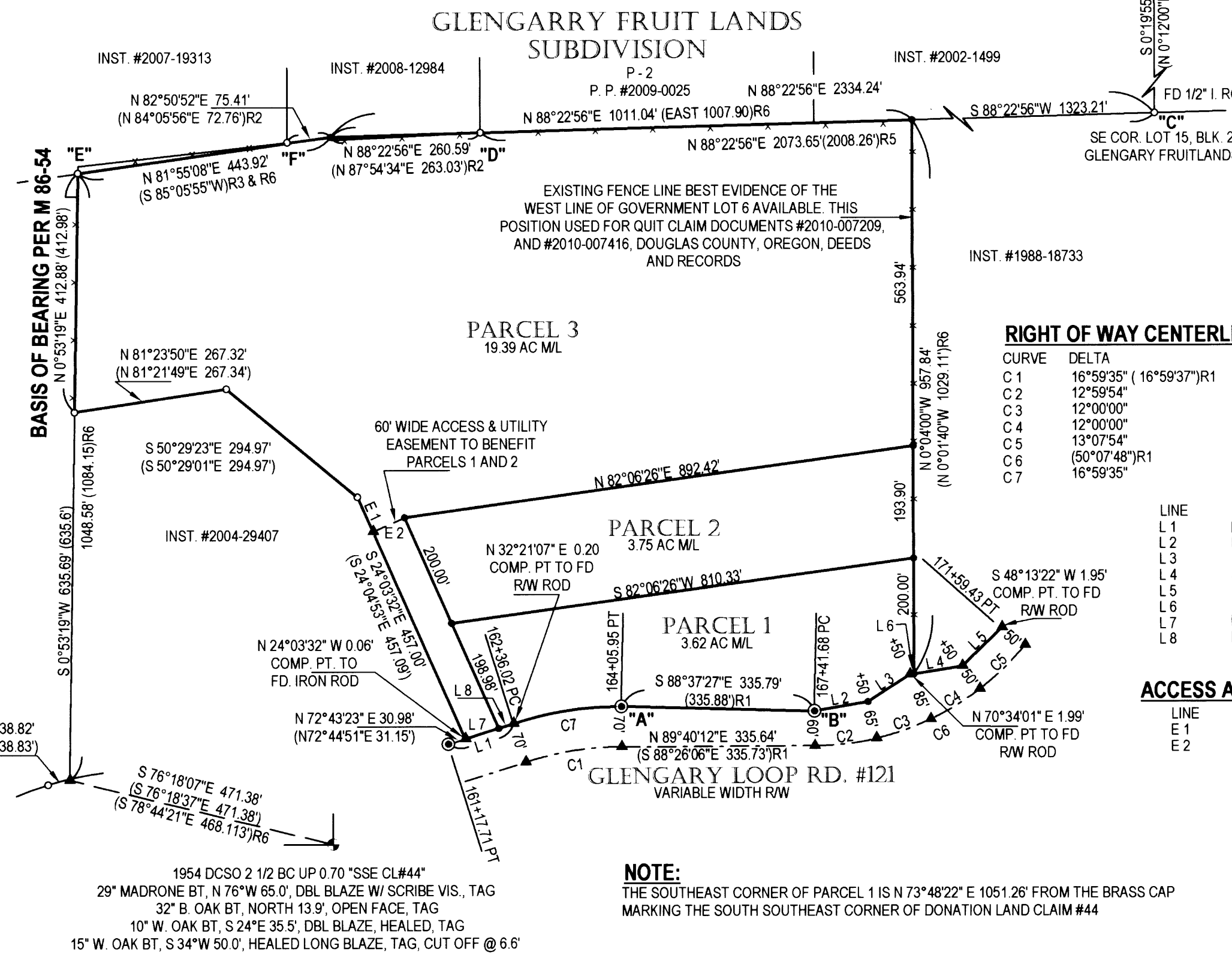
THERE PERSONALLY APPEARED BEFORE ME INGRID IRONS, TRUSTEE OF THE INGRID IRONS LIVING TRUST WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS:

5 DAY OF May, 2010.

Keith Welty *Keith Welty*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

444942 December 9, 2013
COMMISSION NO. MY COMMISSION EXPIRES



RIGHT OF WAY CENTERLINE CURVE AND LINE TABLE

CURVE	DELTA	RADIUS	ARC	TAN	CHORD	CHD. BRG.
C 1	16°59'35"	572.96	169.93	85.59 (85.60)R1	169.31	N 81°10'24"E
C 2	12°59'54"	477.46	108.32	54.39	108.09	N 83°10'15"E
C 3	12°00'00"	477.46	100.00	50.18	99.82	N 70°40'18"E
C 4	12°00'00"	477.46	100.00	50.18	99.82	N 58°40'18"E
C 5	13°07'54"	477.46	109.43	54.96	109.19	N 46°06'21"E
C 6	(50°07'48")R1	(477.46)R1	(223.31)R1	404.55	189.99	N 81°10'24"E
C 7	16°59'35"	642.96	190.69	96.05	189.99	N 81°10'24"E

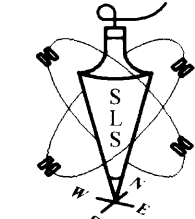
ACCESS AND UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L 1	N 72°43'23"E (N 74°34'18"E)R1	118.39' (118.31')R1
L 2	N 80°08'46"E	34.07'
L 3	N 57°22'15"E	86.46'
L 4	N 80°46'31"E	92.50'
L 5	N 46°06'21"E	97.76'
L 6	N 80°46'31"E	7.17'
L 7	N 72°43'23"E	60.42'
L 8	N 72°43'23"E	26.98'

NOTE:
THE SOUTHEAST CORNER OF PARCEL 1 IS N 73°48'22" E 1051.26' FROM THE BRASS CAP MARKING THE SOUTH SOUTHEAST CORNER OF DONATION LAND CLAIM #44

OWNER & PARTITIONER:
INGRID IRONS LIVING TRUST
1418 GLENGARRY LOOP ROAD
ROSEBURG, OR. 97470

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

WATER: ROBERTS CREEK WATER DISTRICT
SEWER: SEPTIC SYSTEM
ZONING: RR
COMP. PLAN: RC-2

2010-0016

2010-0016