

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2011-016487  
 NO FEE  
 11/17/2011 11:46:43 AM  
 PLAT-PAR Cnt=1 Stn=1 receiptcounter  
 This is a no fee document

# LAND PARTITION PLAT

IN LOT 17, EDEN ORCHARDS PLAT, V. 3, PG. 31  
 LOCATED IN THE SW 1/4, SEC. 35, T. 26 S., R. 7 W., W. M.  
 OCTOBER AUGUST 2011 - PLANNING FILE #07-150  
 (BASED ON MEASURE 49 AUTHORIZATION)

APPROVALS:  
*Paul Smith* 11-15-11  
 DOUGLAS COUNTY SURVEYOR DATE  
*Keith L. Cubie* 11/14/11  
 DOUGLAS COUNTY PLANNING DEPARTMENT DATE

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

*Sandra K. Ureese* 11/17/11  
 DOUGLAS COUNTY TAX COLLECTOR DATE  
 FILED THIS 17<sup>th</sup> DAY OF November, 2011 11:46 AM  
*Barbara E. Nielsen, C.C.C.* 11/17/11  
 DOUGLAS COUNTY CLERK DATE



**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

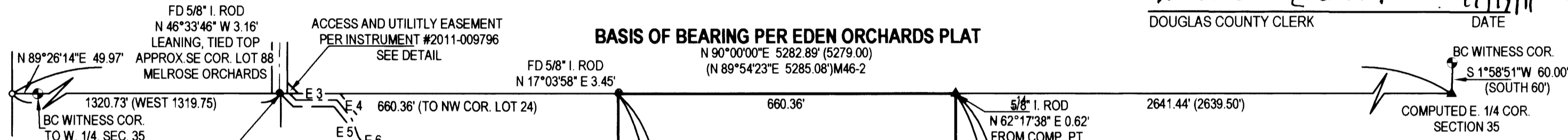


**LEGAL DESCRIPTION:**

LOT 17, EDEN ORCHARDS PLAT, VOL. 3, PAGE 31, DOUGLAS COUNTY, OREGON, SUBDIVISION PLAT RECORDS.

**W. 1/4 COR. SEC. 35**

FD 2 1/2" DCSO WITNESS BC  
 16" D. FIR BT NOW DOWN & ROTTING, S 9° E 57.4' TO BASE  
 TREE HAS TAG AND OPEN FACE  
 9" W. OAK BT NOW 12", S 58° E 72.6'. SCAR VIS., TAG  
 FD & TIED 5/8" I. ROD IN PAVEMENT FOR TRUE COR.



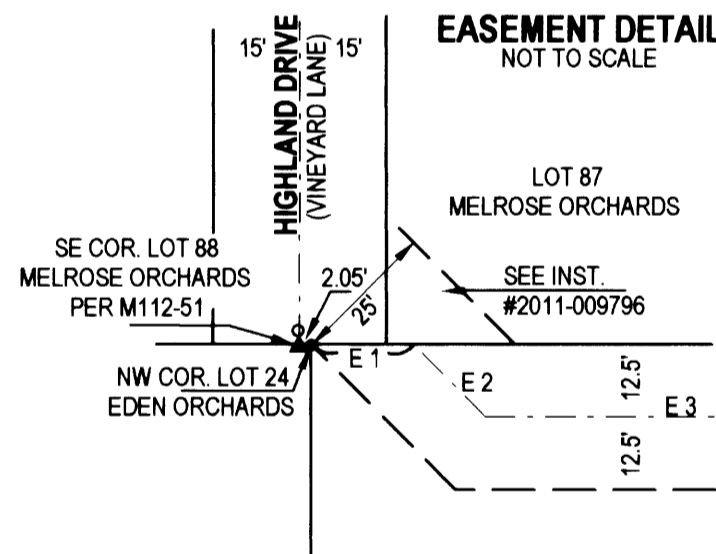
**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THOMAS H. WATTS, TRUSTEE OF THE THOMAS H. WATTS TRUST DOES 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 #07-150, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT THEY CREATE FOR THE BENEFIT OF PARCEL 2 THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN.

*Thomas H. Watts, Trustee*  
 THOMAS H. WATTS, TRUSTEE  
 THOMAS H. WATTS TRUST

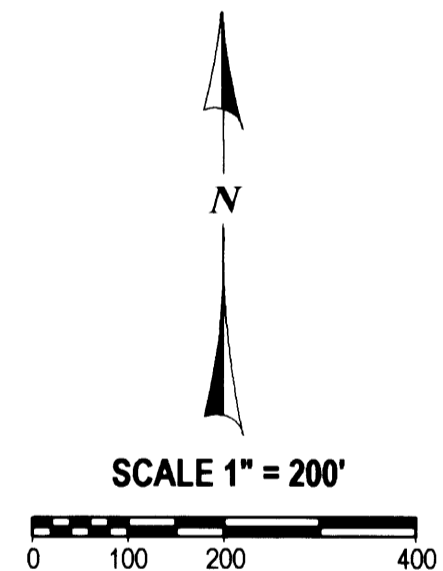
**NARRATIVE:**

THIS LAND PARTITION SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN AND AS APPROVED PER THE DOUGLAS COUNTY PLANNING DEPARTMENT TO ESTABLISH THE BOUNDARY OF LOT 17, EDEN ORCHARDS SUBDIVISION, VOL. 3, PAGE 31, DOUGLAS COUNTY OREGON SUBDIVISION PLAT RECORDS AND TO THEN PARTITION SAID LAND INTO THE TWO PARCELS AS SHOWN. MONUMENTS FROM SURVEYS M 46-2, M 68-44 AND M 155-69 WERE LOCATED AND USED ALONG WITH TIES TO THE ACTUAL WEST 1/4 CORNER OF SECTION 35 AND THE WITNESS MONUMENT TO THE EAST 1/4 CORNER OF SECTION 35 TO DETERMINE THE NORTH BOUNDARY OF LOT 17 BY PROPORTIONING. THE SOUTHWEST CORNER WAS ESTABLISHED BY HOLDING THE MONUMENT AT "A" PER M 155-69. THE COMPUTED NORTHWEST CORNER OF LOT 17 AND THEN ESTABLISHING A POINT ON THE NORTH LINE OF MINNESOTA BLVD. PER THE PLAT BEING POINT "C" AND THE SOUTHEAST CORNER WAS ESTABLISHED BY HOLDING THE MONUMENT FOUND AT "B" (BEING POINT "C" PER M 155-69) A POINT ON THE CENTERLINE OF MINNESOTA BLVD. AND THEN COMPUTING THE POSITION AT POINT "D" AT 25.0 FEET PER M 68-44. POINT "D" WAS THEN CONNECTED WITH THE COMPUTED NORTHEAST CORNER OF LOT 17 ESTABLISHING THE EAST LINE. THE SOUTH LINE OF PARCEL 2 WAS POSITIONED SO THAT IT CONTAINS 4 ACRES. ADDITIONAL MONUMENTS WERE SET ALONG THE EAST AND WEST LINE OF PARCEL 1 AS DIRECTED PER THE PARTITIONER.



**25' WIDE ACCESS & UTILITY EASEMENT CENTERLINE**

LINE	BEARING	DISTANCE
E 1	S 90°00'00"E	17.67'
E 2	S 44°57'30"E	17.67'
E 3	S 90°00'00"E	80.40'
E 4	S 38°26'24"E	45.51'
E 5	S 20°16'57"E	38.10'
E 6	S 34°36'39"E	35.23'
E 7	S 49°54'06"E	61.34'
E 8	S 38°13'15"E	77.24'
E 9	S 28°18'56"E	37.57'
E 10	S 15°52'31"E	73.89'
E 11	S 6°53'57"E	70.64'
E 12	S 4°28'05"E	48.87'
E 13	S 12°08'22"E	49.88'
E 14	S 19°35'55"E	48.38'
E 15	S 49°01'24"E	48.07'
E 16	S 60°48'56"E	24.20'
E 17	S 85°50'40"E	42.78'
E 18	N 76°16'01"E	85.98'
E 19	N 89°35'47"E	44.15'
E 20	N 81°40'49"E	51.87'
E 21	S 78°43'39"E	23.96'
E 22	S 0°09'07"W	52.94'
E 23	S 90°00'00"E	12.50'
E 24	S 90°00'00"E	12.50'



**ACKNOWLEDGEMENTS:**

STATE OF OREGON )  
 COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME THOMAS H. WATTS, TRUSTEE OF THE THOMAS H. WATTS 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:

17 DAY OF Oct., 2011.

*Nancy A. Winchell* Nancy A. Winchell  
 NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

442244 October 20, 2013  
 COMMISSION NO. MY COMMISSION EXPIRES

**LEGEND:**

- 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 EDEN ORCHARDS PLAT, VOL. 3, PG. 31
- ( )R1 RECORD PER M46-2
- ( )R2 RECORD PER M155-69
- ( )R3 RECORD PER M68-44

WATER: UMPQUA BASIN WATER DISTRICT  
 SEWER: SEPTIC SYSTEM  
 ZONING: AW (AGRICULTURE WOODLOT)  
 COMP. PLAN: FFT

**SURVEY FOR:**

THOMAS H. WATTS, TRUSTEE  
 THOMAS H. WATTS TRUST  
 745 TINKERS LANE  
 ROSEBURG, OREGON 97471

**Sweeden Land Surveying**  
 Carl A. Sweeden  
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 Surveying Systems  
 558 S. E. Jackson St., Roseburg, OR. 97470  
 Tel. 541-672-8344, Fax 541-672-1787

2011-0036

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