

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2011-017136
NO FEE
12/01/2011 08:35:45 AM
PLAT-PAR Cnt=1 Stn=1 receiptcounter
This is a no fee document

LAND PARTITION PLAT

IN SEC. 25 AND THE NORTH 1/2 OF SEC. 36, T. 28 S., R. 8 W. W.M.
DOUGLAS COUNTY, OREGON - OCTOBER 2011
PLANNING FILE #11-032

23 | 24
26 | 25

24

24 | 19

NW 1/4 SEC. 25

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE PREPARED THIS NON SURVEYED LAND PARTITION PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Carl A. Sweeden
CARL A. SWEEDEN

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CAROLYN A. DOWDY, TRUSTEE OF THE EMMA L WAGEMAN REVOCABLE LIVING 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 #11-032, DOUGLAS COUNTY, PLANNING DEPARTMENT

Carolyn A. Dowdy
CAROLYN A. DOWDY, TRUSTEE

APPROVALS

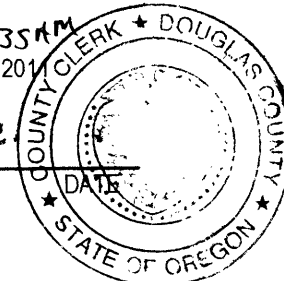
Randy Hunt 11-30-11
DOUGLAS COUNTY SURVEYOR DATE

Keith J. Cubie 11/29/11
DIRECTOR, PLANNING DEPT. DATE

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

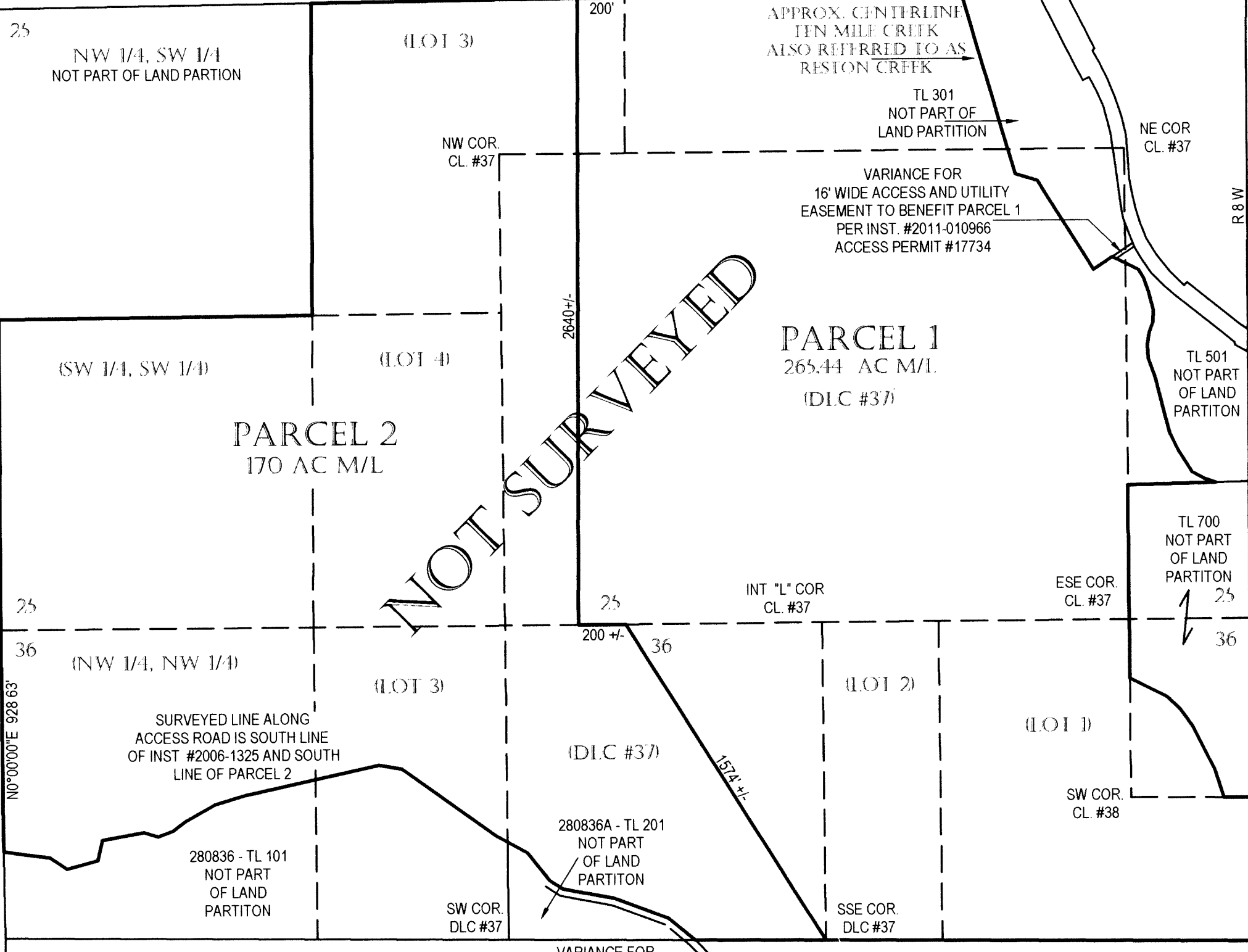
Sandra K. Correll 11/30/11
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1st DAY OF December, 2011 8:35 AM
Barbara E. Nielsen, C.C.C.
COUNTY CLERK DATE 12/1/11

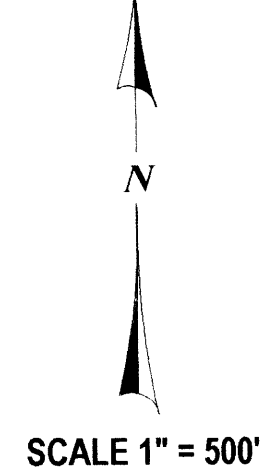


26

CENTER 1/4 SECTION 25



NOT SURVEYED



REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
OREGON CARL A. SWEEDEN 2752 JANUARY 16, 1996 EXPIRES 6-30-12

EASEMENTS OF RECORD:

ACCESS TO PARCEL 2 SUBJECT TO CONDITIONS PER INST. #1986-1351
ACCESS TO PARCEL 1 SUBJECT TO CONDITIONS PER INST. #2011-010966

NARRATIVE:

THIS PLAT WAS PREPARED AS DIRECTED BY THE OWNERS SHOWN AND AS APPROVED PER THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #11-032. BOTH THE PARCELS SHOWN HEREON WERE CREATED USING SURVEY AND GLO RECORD DATA AND NO LINES HAVE BEEN ACTUALLY SURVEYED OR MARKED ON THE GROUND.

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME CAROLYN A. DOWDY, TRUSTEE OF THE EMMA L WAGEMAN REVOCABLE 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

29 DAY OF Nov., 2011.

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

442244 MY COMMISSION EXPIRES Oct. 24, 2013
COMMISSION NO.

LEGAL DESCRIPTION:

PARCEL 1:
ALL THAT LAND DESCRIBED IN INSTRUMENT #2006-1325, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS BEING EAST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE EAST / WEST CENTERLINE OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 8 WEST, WILLAMETTE MERIDIAN SAID POINT BEING 200 FEET WESTERLY OF THE CENTER 1/4 CORNER OF SAID SECTION; THENCE, SOUTH ALONG A LINE PARALLEL WITH THE NORTH / SOUTH CENTERLINE OF SAID SECTION TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTH 1/4 CORNER THEREOF; THENCE LEAVING SAID SOUTH SECTION LINE IN A SOUTHEASTERLY DIRECTION 1574 FEET MORE OR LESS TO THE SOUTH SOUTHEAST CORNER OF DLC #37 CONTAINING 265.44 ACRES MORE OR LESS.

PARCEL 2:
ALL THAT LAND DESCRIBED IN INSTRUMENT #2006-1325, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS BEING WEST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE EAST / WEST CENTERLINE OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 8 WEST, WILLAMETTE MERIDIAN SAID POINT BEING 200 FEET WESTERLY OF THE CENTER 1/4 CORNER OF SAID SECTION, THENCE, SOUTH ALONG A LINE PARALLEL WITH THE NORTH / SOUTH CENTERLINE OF SAID SECTION TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF SAID SECTION TO THE SOUTH 1/4 CORNER THEREOF; THENCE LEAVING SAID SOUTH SECTION LINE IN A SOUTHEASTERLY DIRECTION 1574 FEET MORE OR LESS TO THE SOUTH SOUTHEAST CORNER OF DLC #37 CONTAINING 170.0 ACRES MORE OR LESS.

PARCEL 1:	WATER: WELL	PARCEL 2:	WATER: VARIANCE
	SEWER: SEPTIC SYSTEM		SEWER: VARIANCE
	ZONING: FG		ZONING: FG
	COMP. PLAN: AGG/FFT		COMP. PLAN: AGG/FFT

SURVEY FOR:
EMMA L WAGEMAN REVOCABLE LIVING TRUST
CAROLYN A. DOWDY, TRUSTEE
1442 RESTON ROAD
ROSEBURG, OREGON 97471

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