

1000-2102

DOUGLAS COUNTY OFFICIAL RECORDS
PATRICIA K. HITT, COUNTY CLERK
2012-000182
NO FEE
01/09/2012 10:23:54 AM
PLAT-PAR Cnt=1 Stn=1 receiptcounter
This is a no fee document

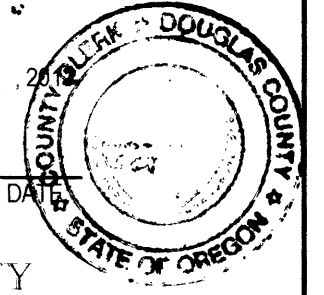
APPROVALS:
Randy Smith 1-5-12
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubie 1/5/12
DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Covey 1/9/12
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF January 2012
Patricia K. Hitt 1/9/12
COUNTY CLERK DATE

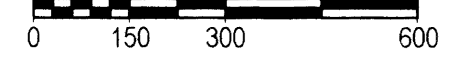


LAND PARTITION PLAT

SEC. 31, T. 23 S., R. 5 W. & SEC. 6, T. 24 S., R. 5 W.
DOUGLAS COUNTY, OREGON - DECEMBER 2011
PLANNING FILE #11-051



SCALE 1" = 300'



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



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L 1	N64°55'56"W	42.52'
L 2	N54°52'44"W	66.05'
L 3	N45°13'16"W	112.97'
L 4	N11°44'35"W	114.30'
L 5	S69°10'46"W	304.82'
L 6	S11°44'35"E	279.50'
L 7	S69°10'46"W	331.94'
L 8	N26°31'30"W	100.50'
L 9	S69°10'46"W	189.92'
L 10	S25°13'37"E	125.37'
L 11	S25°13'37"E	281.90'
L 12	N12°22'28"W	216.31'
L 13	N59°49'46"E	126.44'
L 14	N86°53'33"W	296.78'
L 15	N3°06'27"E	10.00'
L 16	S86°53'33"E	297.09'
L 17	S81°20'08"E	35.49'
L 18	S58°23'39"E	23.32'
L 19	N71°15'16"E	196.50'
L 20	N52°02'29"E	92.63'

LEGAL DISCRPTION:

UNIT 1 OF INSTRUMENT #2011-12287, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LEROY OFFER, TRUSTEE OF THE OFFER 90 TRUST DOES HEREBY DECLARE THAT HE IS THE OWNER OF THE LAND AND THAT HE 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 #11-051, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT HE DOES CREATE A WATER LINE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SHOWN IN THE DETAIL AND A TEN FOOT WIDE WATERLINE EASEMENT TO BENEFIT PARCEL 3 PART OF WHICH IS OVER THE TEN FOOT WIDE PORTION OF PARCEL 2 AND PART BEING THE VARIABLE WIDTH AREA AS SHOWN IN THE DETAIL WHICH INCLUDES THE WATER TANK AND DOES ALSO CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT SHOWN AS EASEMENT "A", THE 35 FOOT WIDE ACCESS AND UTILITY EASEMENT SHOWN AS EASEMENT "B" AND THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT SHOWN AS EASEMENT "C".

Leroy Offer Trustee
LEROY OFFER, TRUSTEE
OFFER 90 TRUST

WATERLINE AND WELL EASEMENT TO BENEFIT PARCEL 1 EASEMENT DETAIL

LINE	BEARING	DISTANCE
L 14	N86°53'33"W	296.78'
L 15	N3°06'27"E	10.00'
L 16	S86°53'33"E	297.09'

VARIABLE WIDTH WATERLINE AND WELL EASEMENT TO BENEFIT PARCEL 3

LINE	BEARING	DIST.
D 1	S13°46'51"W	10.08'
D 2	S13°03'34"E	36.81'
D 3	N76°34'01"E	115.38'
D 4	N72°40'37"E	120.41'
D 5	N52°02'29"E	112.47'
D 6	N25°13'37"W	18.09' (TIE)
L 17	S81°20'08"E	35.49'
L 18	S58°23'39"E	23.32'
L 19	N71°15'16"E	196.50'
L 20	N52°02'29"E	92.63'

ACCESS & UTILITY EASEMENT "A" - PARCEL 3

LINE	BEARING	DIST.
A 8	N53°32'41"E	23.39'
A 9	N69°19'31"E	76.38'
A 10	N76°34'01"E	139.28'
A 11	N72°40'37"E	120.41'
A 12	N52°02'29"E	112.47'
A 13	S25°13'37"E	19.06' (TIE)

ACCESS & UTILITY EASEMENT "B" - PARCEL 2 & 3

LINE	BEARING	DIST.
B 1	N7°04'24"E	36.06'
B 2	N12°56'59"E	109.48'
B 3	N20°36'34"W	76.05'
B 4	N15°41'42"W	99.78'
B 5	N18°51'12"E	95.52'
B 6	N37°10'26"E	108.15'
B 7	N53°32'41"E	74.91'

ACCESS & UTILITY EASEMENT "C" - PARCEL 1

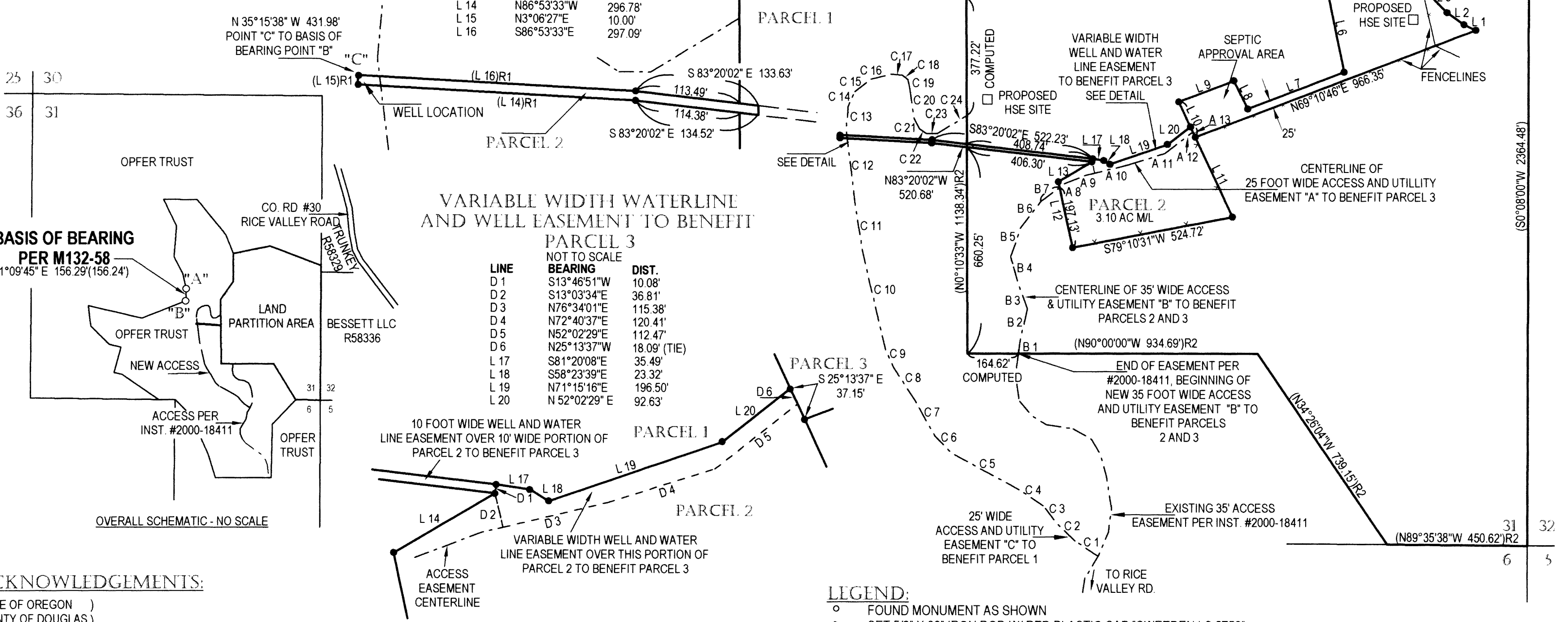
LINE	BEARING	DIST.
C 1	N56°28'30"W	88.98'
C 2	N46°32'17"W	80.21'
C 3	N37°17'45"W	72.85'
C 4	N56°34'45"W	92.73'
C 5	N61°52'41"W	245.05'
C 6	N44°48'47"W	79.97'
C 7	N29°22'29"W	126.11'
C 8	N33°10'30"W	128.09'
C 9	N25°05'20"W	61.92'
C 10	N13°17'41"W	326.41'
C 11	N8°51'50"W	143.42'
C 12	N7°01'34"W	249.04'
C 13	N5°08'33"E	73.27'
C 14	N24°38'44"E	51.99'
C 15	N52°31'17"E	65.11'
C 16	N76°08'28"E	67.17'
C 17	S84°55'52"E	36.29'
C 18	S51°37'18"E	22.58'
C 19	S11°14'47"E	28.49'
C 20	S8°36'47"E	96.43'
C 21	S26°48'22"E	37.54'
C 22	S56°31'30"E	27.94'
C 23	S89°37'41"E	33.73'
C 24	N58°53'19"E	111.54'

PARTITIONER AND OWNER:

LEROY OFFER TRUSTEE
OFFER 90 TRUST
1052 RICE VALLEY ROAD
OAKLAND, OREGON 97462

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



LEGEND:

- FOUND MONUMENT AS SHOWN
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER M 132-58
- ()R1 RECORD PER INST. #2011-12287, DOUGLAS COUNTY DEEDS AND RECORDS, MATCHES MEASURED UNLESS NOTED
- ()R2 RECORD PER INST. #2000-18411, DOUGLAS COUNTY DEEDS AND RECORDS

NARRATIVE:

THIS LAND PARTITION SURVEY WAS COMPLETED AS DIRECTED BY THE OWNER AND AS APPROVED PER THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #11-051. A SEARCH FOR CONTROLLING MONUMENTS FROM SURVEY M132-58 WAS COMPLETED WITH THE MARKERS SHOWN AT "A" AND "B" IN THE DETAIL BEING THOSE FOUND AND USED TO ESTABLISH THE BASIS OF BEARING AND TO LAYOUT THE PARCELS. PARCELS 2 AND 3 HAVE BEEN SURVEYED AND MARKED BUT PARCEL 1 HAS NOT BEEN SURVEYED AND IS SHOWN USING RECORD INFORMATION FROM SURVEY M 132-58.

FIELD CREW: C. SWEEDEN & E. WILDS
EQUIPMENT: TRIMBLE S6 WITH SUPPORT
MAPPING AND CALC'S: C. SWEEDEN

WATER: WELL
SEWER: SEPTIC SYSTEMS
ZONING: FG
COMP. PLAN: AGRICULTURE

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME LEROY OFFER, TRUSTEE OF THE OFFER 90 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

27 DAY OF December, 2011.

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

444942 December 9, 2013
COMMISSION NO MY COMMISSION EXPIRES

2012-0001