

Douglas County Official Records
Patricia K. Hitt, County Clerk
2013-002365
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01/28/2013 10:58:54 AM
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This is a no fee document

LAND PARTITION PLAT

IN THE WEST 1/2, SECTION 13, T. 22 S, R6 W. W. M.
DOUGLAS COUNTY, OREGON - AUGUST 2012
PLANNING FILE #12-024

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 AS PARCEL 1 IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT PARCEL 2 HAS NOT BEEN SURVEYED AND IS SHOWN USING RECORD INFORMATION ONLY.

Carl A. Sweeden
CARL A. SWEEDEN

LEGAL DESCRIPTION:

PARCEL 2, INSTRUMENT #2008-2610, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS EXCEPT THAT PORTION OF PARCEL 2 DESCRIBED IN INSTRUMENT #2002-21364

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BRUCE J. COLE AND ANN COLE DOES HEREBY DECLARE THAT HE IS THE OWNER OF THE LANDS 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 #12-024, DOUGLAS COUNTY, OREGON PLANNING DEPARTMENT AND THAT THEY DO CREATE FOR THE BENEFIT OF PARCEL 2 THE 25 FOOT WIDE ACCESS EASEMENT AS SHOWN.

Bruce J. Cole
BRUCE J. COLE

Ann Cole
ANN COLE

NOTES:

ONLY A SMALL PORTION OF PARCEL 2 BORDERING ELK CREEK COULD BE LOCATED WITH IN THE 100 YEAR FLOOD WHICH IS UNPUBLISHED AT THIS TIME. THE ELK CREEK STUDY LISTS HIGH WATER MARKS FOR 1961 AS 245.6 FEET AND 248.1 FEET BOTH AT CROSS SECTION 16. LOW WATER LEVELS ARE SHOWN AS 227.0 FEET IN 1968 AT CROSS SECTION 16.

PARCEL 2 IS DESIGNATED AS "NOT FOR RESIDENTIAL USE" AND ELEVATION CHANGE FROM ELK CREEK TO PARCEL 1 IS VERY SIGNIFICANT. DSCO BENCHMARK "SOELK" ELEVATION 315.20 NGVD 29 EXISTS WITH IN THE SOUTH ELK CREEK ROAD RIGHT OF WAY APPROXIMATELY 1/2 MILE FROM THE NORTHEASTERLY CORNER OF PARCEL 1.

100 YR. FLOOD PLAIN DATA:

FIRM COMMUNITY: DOUGLAS COUNTY
COMMUNITY NUMBER: 410059
PANEL: 0515 F
ZONE: A

WATER: WELL
SEWER: SEPTIC SYSTEM
ZONING: FF - FARM FOREST
COMP. PLAN: FFT - FARM FOREST TRANSITIONAL

APPROVALS:

Randy Smith 1-23-13
DOUGLAS COUNTY SURVEYOR DATE

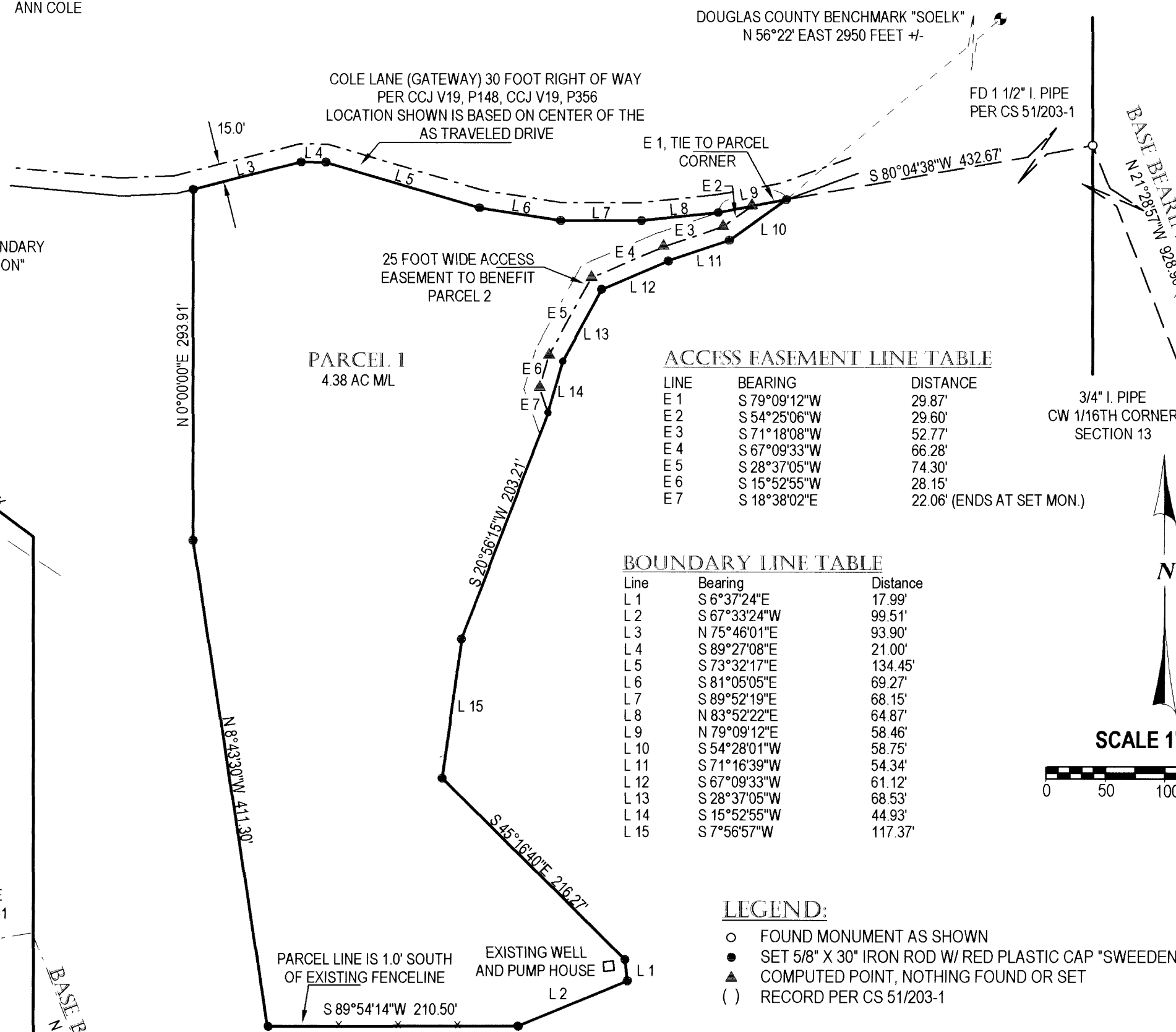
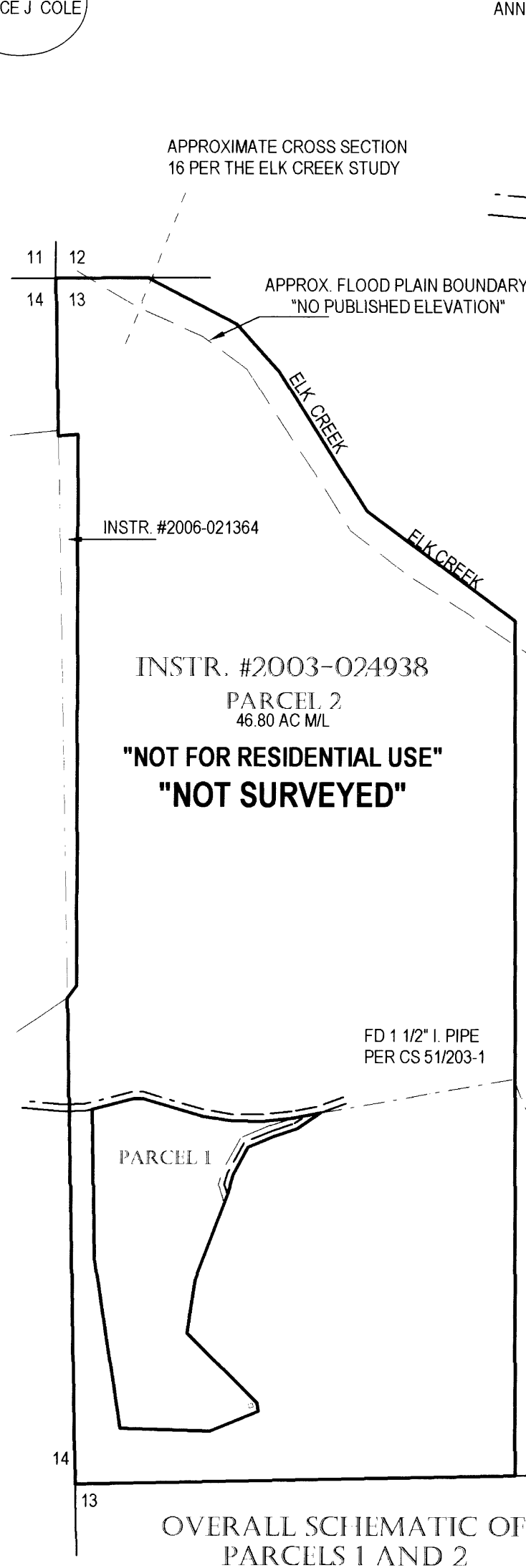
Keith J. Cubie 1/23/13
DIRECTOR, DOUGLAS COUNTY PLANNING DEPT. DATE

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

Sandra K. Louree 1/28/13
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28th DAY OF JANUARY 2013

Patricia K. Hitt
COUNTY CLERK



ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E 1	S 79°09'12"W	29.87'
E 2	S 54°25'06"W	29.60'
E 3	S 71°18'08"W	52.77'
E 4	S 67°09'33"W	66.28'
E 5	S 28°37'05"W	74.30'
E 6	S 15°52'55"W	28.15'
E 7	S 18°38'02"E	22.06' (ENDS AT SET MON.)

BOUNDARY LINE TABLE

Line	Bearing	Distance
L 1	S 6°37'24"E	17.99'
L 2	S 67°33'24"W	99.51'
L 3	N 75°46'01"E	93.90'
L 4	S 89°27'08"E	21.00'
L 5	S 73°32'17"E	134.45'
L 6	S 81°05'05"E	69.27'
L 7	S 89°52'19"E	68.15'
L 8	N 83°52'22"E	64.87'
L 9	N 79°09'12"E	58.46'
L 10	S 54°28'01"W	58.75'
L 11	S 71°16'39"W	54.34'
L 12	S 67°09'33"W	61.12'
L 13	S 28°37'05"W	68.53'
L 14	S 15°52'55"W	44.93'
L 15	S 7°56'57"W	117.37'

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 CS 51/203-1

NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN TO LAY OUT THE BOUNDARY OF PARCEL 1 AS DIRECTED. THE MONUMENTS FOUND PER CS 51/203-1 WERE HELD AS THE BASIS OF BEARING AND USED TO POSITION PARCEL 1 ON THE PARENT PARCEL, PARCEL 2. THE 1 1/2" IRON PIPE IS ON THE EASTERLY BOUNDARY OF PARCEL 1. THE CENTERLINE OF COLE LANE, ALSO CALLED GATEWAY ROAD WAS LOCATED AND USED TO ESTABLISH THE SOUTHERLY RIGHT OF WAY LINE AS THE ONLY MONUMENTATION ALONG THIS ROAD ARE THE FOUND 1" OUTSIDE DIAMETER IRON PIPE AT STATION 0+00 PER ROLL MAP 1-20 AND THE 3/4" IRON PIPE BEING THE CW 1/16TH CORNER. THESE WERE BOTH TIED DURING THIS SURVEY AND THE ROAD WAS LAID OUT PER RM 1-20 HOWEVER THAT CENTERLINE DOES NOT FOLLOW THE ACTUAL ROADWAY.

FIELD CREW: C. SWEEDEN & E. WILDS
EQUIPMENT: TRIMBLE S6 W/ SUPPORT
MAPPING AND CALCS: C. SWEEDEN

COVENANTS, RESERVATIONS AND EASEMENTS:

RESERVATIONS FOR RAILROAD AND RELATED FACILITIES
MARCH 15, 1890, BK. 23, PG. 37 & MARCH 24, 1906, BK. 51, PG 589
DOUGLAS COUNTY, OREGON

AGREEMENT TO PARTICIPATE IN ROADWAY MAINTENANCE
INST. #2012- 13324

EASEMENT BENEFITS CALIFORNIA OREGON POWER COMPANY
FOR PUBLIC UTILITIES, NOVEMBER 28, 1939 PER #13105

WAIVER TO OBJECTION OF ASSESSMENT
INST. #2012- 13325

EASEMENT RESERVED FOR DALE AND BARBLE FARNSWORTH
FOR WATER PIPELINE, JANRUARY 19, 1954 PER # 172797

WATERLINE RIGHT OF WAY AND USE PERMIT
BETWEEN COLE TRUST & JAMES F. & ERIKA DAVIS
MAY 8, 2006 PER #2006-011708

RESTRICTIVE COVENANT FOR RESOURCE USE
INST. #2012- 13319

RESTRICTIVE COVENANT FOR CONSOLIDATION
INST. #2012- 13320

RESTRICTIVE COVENANT FOR RESOURCE MANAGEMENT
INST. #2012- 13321

DEED RESTRICTION - PRECLUDING DWELLING
INST. #2012- 13322

OWNER AND PARTITIONER:

BRUCE J COLE AND ANN COLE
P. O. BOX 418
ROCKPORT, ME 04856

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-14

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

ACKNOWLEDGEMENTS:

STATE OF MAINE)
COUNTY OF KNOX)

THERE PERSONALLY APPEARED BEFORE ME BRUCE J. COLE AND ANN COLE WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

2nd DAY OF October, 2012

Notary Public - Oregon
NOTARY PUBLIC - OREGON (PRINTED NAME)

COMMISSION NO. MY COMMISSION EXPIRES