



LAND PARTITION PLAT

IN THE SOUTH 1/2, SEC. 28, T. 22 S., R. 5 W., W. M.
DOUGLAS COUNTY, OREGON - FEBRUARY 2013
PLANNING FILE #11-056

APPROVALS:

Randy Smith 3-8-13
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubic 3/8/13
DOUGLAS COUNTY PLANNING DEPT. DIRECTOR DATE

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

Sandra K. Corvace 3/11/13
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11th DAY OF MARCH, 2013 1:04 PM
Patricia K. Hitt 3/11/13
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 AS PARCELS 2 AND 3 IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT PARCEL 1 HAS NOT BEEN SURVEYED OR MARKED DURING THIS LAND PARTITION SURVEY IN ANY MANNER.

Carl A. Sweeden
CARL A. SWEEDEN

LEGAL DESCRIPTION:

VOLUME 228, PAGE 368 AND VOLUME 105, PAGE 170 (INST. #28626) EXCEPTING THEREFROM THAT LAND DESCRIBED IN VOLUME 163, PAGE 23 AND ALSO EXCEPTING THEREFROM THAT LAND DESCRIBED IN INST. #97-16022 ALL OF DOUGLAS COUNTY, OREGON DEEDS AND RECORDS. ALSO EXCEPTING THEREFROM THAT LAND DESCRIBED IN INSTRUMENT #2010-5986 OF SAID COUNTY RECORDS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES M. HOLLAMON AND DOUGLAS L. HOLLAMON, PERSONAL REPRESENTATIVES OF THE EZEKIEL HOLLAMON ESTATE APPOINTED BY AND THROUGH THE LETTERS TESTAMENTARY, CASE NO. 10CV4137PB, CIRCUIT COURT OF THE STATE OF OREGON, DO HEREBY DECLARE THAT THEY ARE THE REPRESENTATIVES OF SAID 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 #11-056, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THEY DO CREATE FOR THE BENEFIT OF PARCEL 1, 2 AND 3 THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT, FOR THE BENEFIT OF PARCEL 3 THE HAMMERHEAD TURN AROUND EASEMENT AND FOR THE BENEFIT OF PARCELS 1 AND 3 THE 20 FOOT WIDE POWERLINE EASEMENT ALL AS SHOWN.

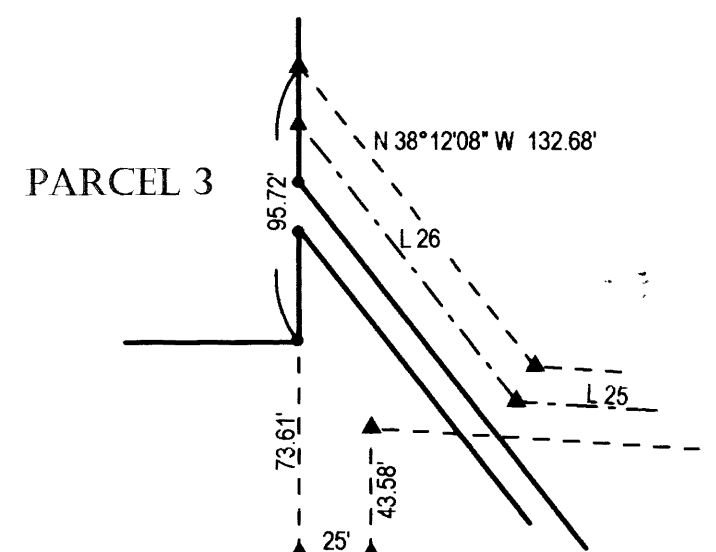
James M. Hollamon
JAMES M. HOLLAMON

AFFIDAVIT OF CONSENT INST. # 2013-4930
DOUGLAS L. HOLLAMON PER AFFIDAVIT OF CONSENT

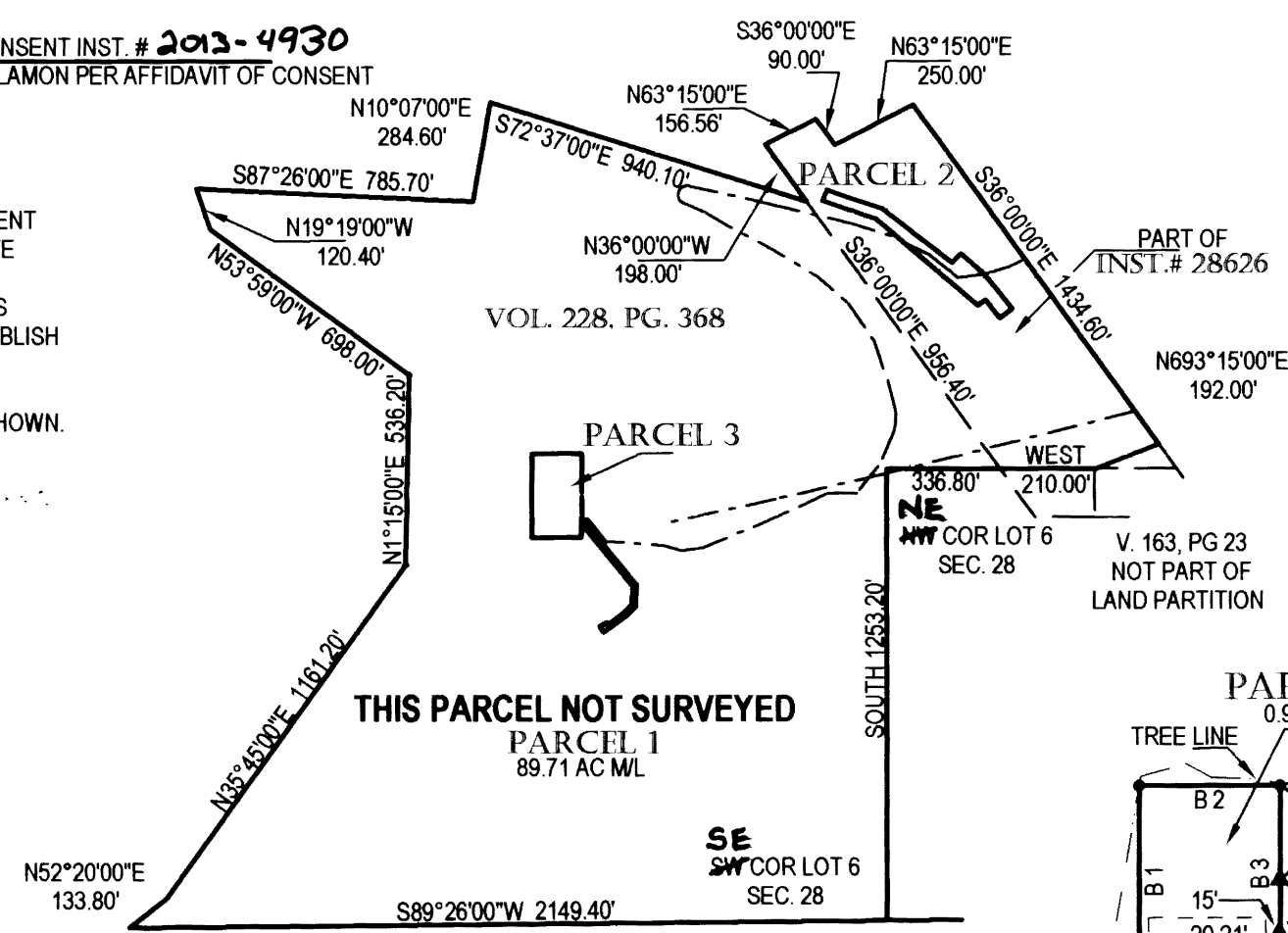
NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AS DIRECTED AND AS APPROVED PER THE REPRESENTATIVES SHOWN AND THE DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #11-056. A FIELD SEARCH WAS COMPLETED USING CS 40-107 TO LOCATE MONUMENTED CORNER POINTS TO ORIENT THE NEWLY CREATED PARCELS TO THE BOUNDARY OF THE PARENT PROPERTY WHICH HAS NOT BEEN SURVEYED DURING THIS LAND PARTITION. IRON PIPES FOUND DURING THAT SEARCH HAVE BEEN USED TO ESTABLISH THE WESTERLY RIGHT OF WAY OF PACIFIC HIGHWAY #99 USING A BEARING DISTANCE INTERSECTION FROM POINTS "A" AND "B" TO DETERMINE POINT "C". THE PARCELS AND EASEMENTS TO BE CREATED WERE THEN SURVEYED AND THE PARCELS MARKED AS SHOWN.

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



HAMMERHEAD TURNAROUND DETAIL
NO SCALE



OVERALL PROPERTY SCHEMATIC
NO SCALE

ACCESS & UTILITY EASEMENT LINE DATA

LINE	BEARING	DISTANCE
L 1	S 59°27'40"W	34.46'
L 2	S 70°47'46"W	72.76'
L 3	S 81°12'47"W	77.04'
L 4	N 50°25'44"W	105.14'
L 5	N 62°17'15"W	105.41'
L 6	N 71°58'43"W	67.27'
L 7	N 76°38'43"W	468.45'
L 8	N 77°45'30"W	49.07'
L 9	S 66°35'21"E	66.24'
L 10	S 58°36'24"E	72.12'
L 11	S 61°00'51"E	157.75'
L 12	S 58°05'27"E	127.58'
L 13	S 48°13'15"E	118.19'
L 14	S 33°51'44"E	132.31'
L 15	S 18°53'49"E	130.84'
L 16	S 14°10'20"E	77.65'
L 17	S 20°25'10"W	80.10'
L 18	S 28°45'55"W	25.43'
L 19	S 34°39'15"W	96.21'
L 20	S 86°17'30"W	87.90'
L 21	S 61°19'59"W	138.39'
L 22	S 64°39'38"W	236.22'
L 23	S 79°33'43"W	61.32'
L 24	N 73°52'09"W	50.69'
L 25	N 86°21'31"W	161.04'
L 26	N 38°12'08"W	132.47'

PARCEL 2 LINE TABLE

LINE	BEARING	DISTANCE
A 2	N 38°27'41"W	67.34'
A 3	S 49°02'33"W	27.61'
A 4	N 72°21'40"W	136.65'
A 5	N 3°38'36"E	35.93'
A 6	S 82°38'07"E	77.86'
A 7	S 69°47'24"E	76.98'
A 8	S 52°59'16"E	248.87'
A 9	N 43°16'07"E	35.68'
A 10	S 47°30'41"E	87.23'
A 11	S 38°27'41"E	128.28'
A 12	S 49°02'33"W	43.92'

PARCEL 3 LINE TABLE

LINE	BEARING	DISTANCE
B 1	N 0°00'00"E	230.00'
B 2	N 90°00'00"E	150.00'
B 3	S 0°00'00"E	174.70'
B 4	S 38°12'08"E	263.32'
B 5	S 1°06'21"W	62.43'
B 6	S 42°41'02"W	42.25'
B 7	S 50°51'54"W	77.06'
B 8	N 30°35'41"W	22.00'
B 9	N 59°14'42"E	73.80'
B 10	N 42°41'02"E	38.79'
B 11	N 1°06'21"E	53.55'
B 12	N 38°12'08"W	247.05'
B 13	S 0°00'00"E	39.13'
B 14	N 90°00'00"W	150.00'

ACCESS & UTILITY EASEMENT CURVE DATA

CURVE	DELTA	RADIUS	ARC TAN	CHORD	CHD. BRG.
C 1	168°49'51"	27.15	80.02	277.71	54.05 S 17°49'34"W
C 2	34°35'30"	131.67	79.49	41.00	78.29 S 3°07'25"W

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME JAMES M. HOLLAMON, PERSONAL REPRESENTATIVE OF THE EZEKIEL HOLLAMON ESTATE WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

2nd DAY OF February, 2013.

Debra Simpson *Debra Simpson*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

458882 6/1/15
COMMISSION NO. MY COMMISSION EXPIRES

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

OWNERS AND PARTITIONERS:
JAMES M. HOLLAMON AND DOUGLAS L. HOLLAMON
PERSONAL REPRESENTATIVES OF THE EZEKIEL HOLLAMON ESTATE
4700 EAGLE VALLEY ROAD
YONCALLA, OREGON 97499

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: SPRINGS AS SHOWN
SEWER: SEPTIC SYSTEMS
ZONING: FG & FF
COMP. PLAN: AGG & FFT

2013-0008

2013-0008