



# LAND PARTITION PLAT

IN PORTIONS OF TRACT 12 AND 13  
BEING IN THE SW 1/4, SEC. 6 AND NW 1/4 SEC. 7, T. 29 S, R 5 W., W. M.  
DOUGLAS COUNTY, OREGON - MARCH 2013  
FILE #12-044

### 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:

THOSE LANDS AS DESCRIBED PER INSTRUMENT #77-11278 INCLUDING THEREWITH THE PERPETUAL, NON-EXCLUSIVE EASEMENT 50 FEET IN WIDTH FOR INGRESS AND EGRESS AND ALSO THAT LAND AS DESCRIBED PER INSTRUMENT #69-88336 BOTH OF DOUGLAS COUNTY, OREGON DEEDS AND RECORDS #78-01220

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RONALD C. KENNY, PERSONAL REPRESENTATIVE OF THE EDWARD J. KENNY ESTATE DOES HEREBY DECLARE THAT UNDER THE AUTHORITY OF A PERSONAL REPRESENTATIVE 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 #12-044, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT HE DOES CREATE FOR THE BENEFIT OF PARCEL 1 THE 25 FOOT WIDE ACCESS EASEMENT AND THE CLARKS BRANCH WATER DISTRICT EASEMENT AS SHOWN.

CONSENT AFFIDAVIT, INST. #2013-005481, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS  
RONALD C. KENNY  
PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWARD J. KENNY  
CIRCUIT COURT CASE NO. 13CV0437

### CLARKS BRANCH WATERLINE AND TANKS EASEMENT LINE TABLE

| LINE | BEARING      | DISTANCE |
|------|--------------|----------|
| W 1  | N 0°16'01"E  | 103.58'  |
| W 2  | N 75°42'47"E | 157.46'  |
| W 3  | S 14°17'13"E | 54.58'   |
| W 4  | N 75°42'46"E | 47.71'   |
| W 5  | N 14°17'14"W | 78.85'   |
| W 6  | S 75°42'47"W | 198.86'  |
| W 7  | S 0°16'01"W  | 128.65'  |

### PARCEL 1 ACCESS EASEMENT LINE TABLE

| LINE | BEARING      | DISTANCE                      |
|------|--------------|-------------------------------|
| L 1  | S 67°28'23"E | 14.70'                        |
| L 2  | N 83°38'36"E | 44.25'                        |
| L 3  | N 24°14'20"E | 124.46'                       |
| L 4  | N 50°33'36"E | 59.49'                        |
| L 5  | N 66°32'24"W | 46.88' (TIE TO PARCEL CORNER) |
| L 6  | N 40°38'13"E | 31.26' (TIE TO PARCEL CORNER) |

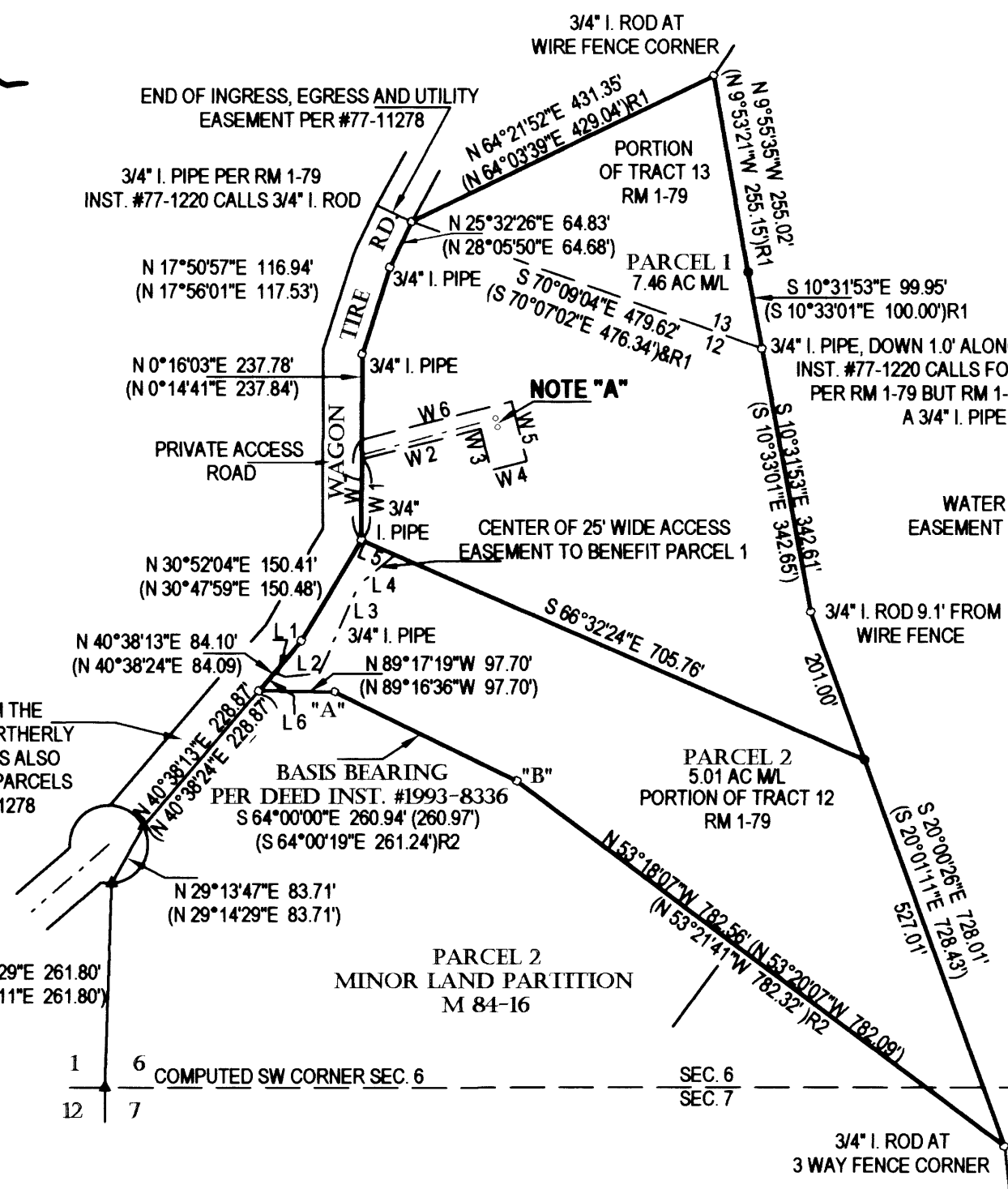
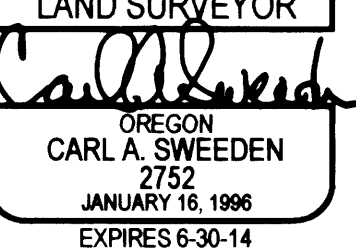
### ACKNOWLEDGEMENTS:

SEE CONSENT AFFIDAVIT, INSTRUMENT #2013-005481, DOUGLAS, COUNTY, OREGON, DEEDS AND RECORDS

### NARRATIVE:

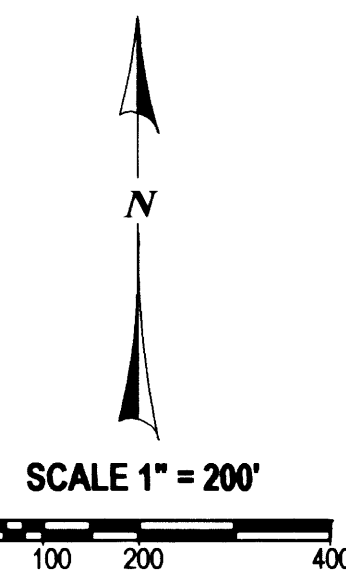
THIS LAND PARTITION WAS COMPLETED AT THE DIRECTION OF THE OWNER SHOWN AND AS APPROVED PER THE DOUGLAS COUNTY PLANNING DEPARTMENT. A SEARCH FOR RECORD MARKERS FROM RM 1-79 AND SURVEY M 84-16 WAS COMPLETED AND THE FOUND MARKERS WERE COMPARED WITH THE DEED RECORD WHICH MATCHED VERY WELL IN MOST PLACES. SOME MARKERS WERE CALLED AS 3/4" IRON RODS THAT WERE FOUND TO BE 3/4" IRON PIPES HOWEVER. THE LINE ON THE SOUTH SIDE OF THIS LAND BETWEEN POSITION "A" AND "B" WAS HELD AS THE BASIS OF BEARING PER THE INST. #1993-8336 WHICH MATCHES RM 1-79. THE DIVIDING LINE FOR THE TWO NEW PARCELS WAS PLACED AS DIRECTED AND THE PLAT PREPARED.

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



### LEGEND:

- FOUND 5/8" I. ROD UNLESS OTHERWISE NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- ( ) RECORD PER INST. #1993-8336 (MATCHES RM 1-79 UNLESS NOTED)
- ( )R1 RECORD PER INST. #1978-1220
- ( )R2 RECORD PER M 84-16



### APPROVALS:

*Randy Smith* 3-13-13  
DOUGLAS COUNTY SURVEYOR DATE

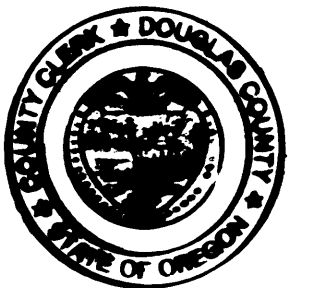
*Keth L. Cubic* 3/13/13  
DIRECTOR, DOUGLAS COUNTY PLANNING DEPT. DATE

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

*Jessie D. Smith* 3/13/13  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 15<sup>TH</sup> DAY OF MARCH, 2013 2:06 PM

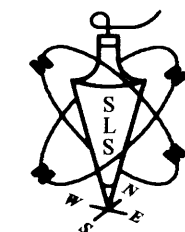
*Patricia K. Hitt* 3/15/13  
DOUGLAS COUNTY CLERK DATE



### OWNER AND PARTITIONER:

RONALD C. KENNY TRUSTEE  
EDWARD J. KENNY ESTATE  
901 WAGONTIRE DRIVE  
MYRTLE CREEK, OREGON 97457

### 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: CLARKS BRANCH WATER DISTRICT  
SEWER: SEPTIC SYSTEM  
ZONING: 5R  
COMP. PLAN: COMMITTED RESIDENTIAL - 5 AC