

2013-0010

Douglas County Official Records
Patricia K. Hitt, County Clerk 2013-005698



NO FEE
PLAT-PAR Cnt=1 Stn=12 HEDI 03/20/2013 01:18:40 PM
This is a no fee document

LAND PARTITION PLAT

IN PORTIONS OF GOVERNMENT LOTS 1 AND 2
IN THE NORTHEAST 1/4, SECTION 13, T. 23 S., R. 8 W. W. M.
DOUGLAS COUNTY, OREGON - FEBRUARY 2013
PLANNING FILE #12-053

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 2 IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT PARCEL 1 HAS NOT BEEN SURVEYED NOR MARKED IN ANY WAY.

Carl A. Sweeden
CARL A. SWEEDEN

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED LAND IN TOWNSHIP 23 SOUTH, RANGE 8 WEST, SECTION 13, WILLAMETTE MERIDIAN BEING THAT PORTION OF LOT 1 BEING SOUTHWEST OF COUNTY ROAD #11, MEHL CREEK ROAD AND LOT 2 EXCEPTING THOSE LANDS DESCRIBED IN INSTRUMENTS #92-2136# DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.



NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AS DIRECTED BY THE OWNER SHOWN AND AS APPROVED PER THE DOUGLAS COUNTY, OREGON PLANNING DEPARTMENT. SEVERAL BOUNDARY CORNER MARKERS FROM M 115-36 BEING ON THE BOUNDARY OF THE PARENT PARCEL WERE LOCATED AND USED TO CONTROL THIS WORK WITH THE MARKERS FOUND AT POSITIONS "A" AND "B" BEING HELD AS THE BASIS OF BEARING. THE CENTER OF THE PAVEMENT WAS LOCATED AND USED TO COMPUTE A RIGHT OF WAY LINE FOR PARCEL 2. NO SURVEY WAS COMPLETED ON THE REMAINING PARCEL 1. THE WATERLINE EASEMENT SHOWN ON THIS PLAT WAS SURVEYED AS SHOWN ON THE GROUND BY THE LAND OWNER.

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

APPROVALS:

Randy Smith 3-19-13
DOUGLAS COUNTY SURVEYOR DATE

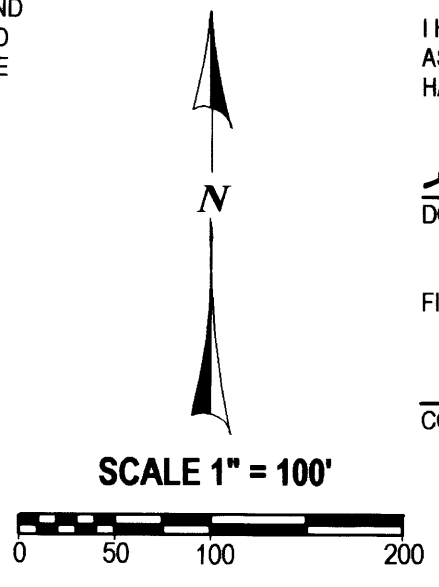
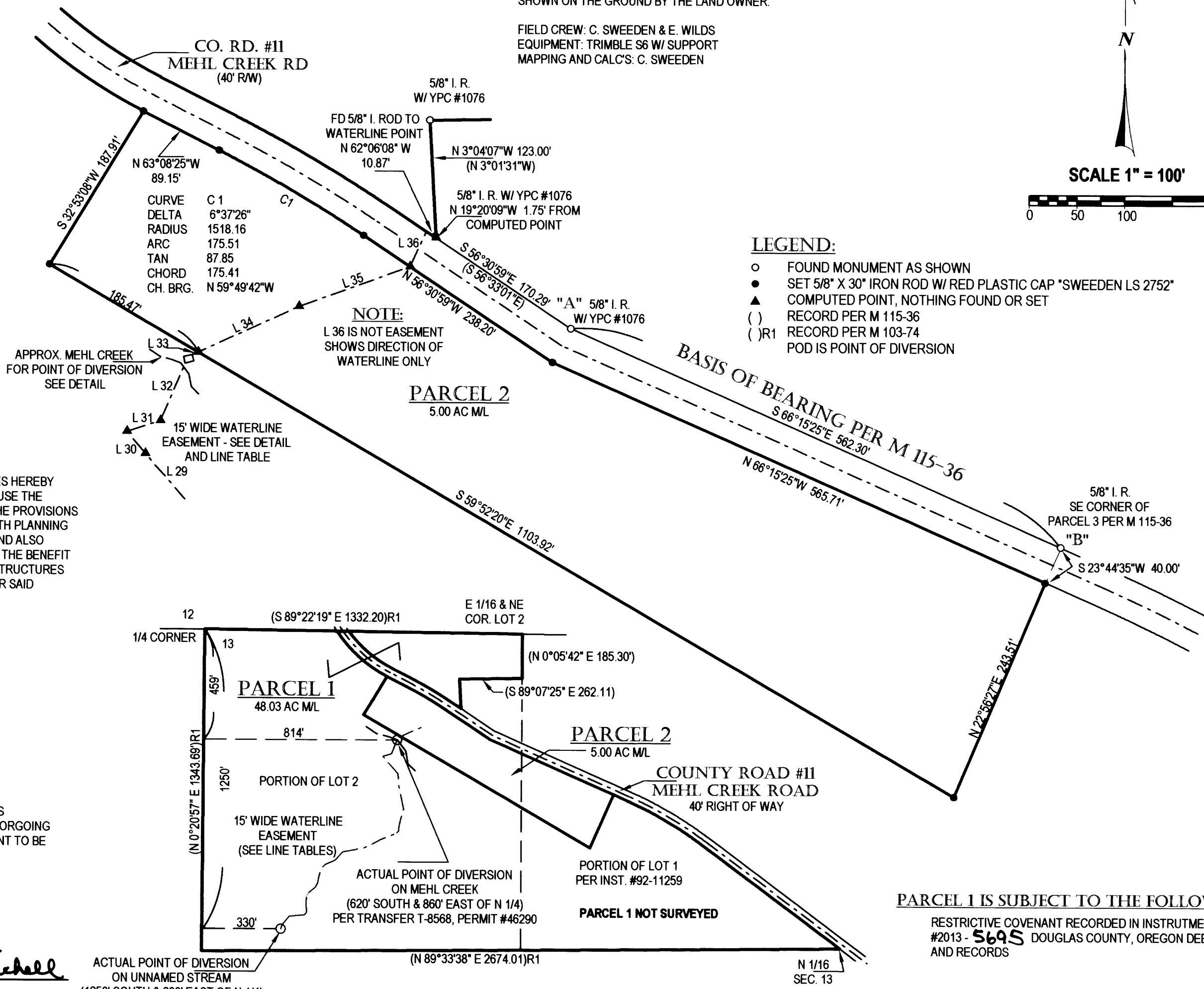
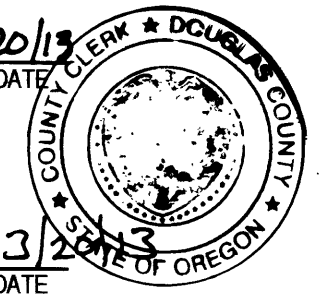
Keith L. Cubic 3/19/13
DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Corvett 3/20/13
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20th DAY OF MARCH, 2013

Patricia K. Hitt 3/20/13
COUNTY CLERK DATE



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 115-36
 - ()R1 RECORD PER M 103-74
- POD IS POINT OF DIVERSION

WATERLINE EASEMENT TABLE TO BENEFIT PARCEL 2

LINE	BEARING	DISTANCE
L 1	N 14°52'18"E	18.00' POD - UNNAMED STREAM
L 2	N 39°48'13"E	47.11'
L 3	N 86°19'27"E	63.81'
L 4	N 33°50'25"E	13.12'
L 5	N 1°56'11"W	41.14'
L 6	N 4°59'07"E	26.57'
L 7	N 30°03'42"E	17.56'
L 8	N 51°06'00"E	35.71'
L 9	N 28°16'48"E	21.00'
L 10	N 11°02'59"E	22.14'
L 11	N 11°55'53"E	20.32'
L 12	N 24°25'17"E	20.92'
L 13	N 39°23'40"E	20.33'
L 14	N 69°03'32"E	31.52'
L 15	N 62°22'16"E	15.30'
L 16	N 40°30'52"E	31.94'
L 17	N 45°26'02"E	14.76'
L 18	N 79°15'25"E	58.71'
L 19	N 79°14'50"E	30.40'
L 20	N 67°18'40"E	24.30'
L 21	N 61°14'13"E	54.23'
L 22	N 68°12'35"E	74.27'
L 23	N 45°39'51"E	11.10'
L 24	N 0°26'35"W	17.20'
L 25	N 12°41'12"E	34.87'
L 26	N 16°23'00"E	43.43'
L 27	N 12°15'38"W	104.00'
L 28	N 2°46'19"W	43.90'
L 29	N 41°24'47"W	66.87'
L 30	N 39°53'02"W	30.11'
L 31	N 72°10'16"E	36.71'
L 32	N 23°04'16"E	65.55' POD - MEHL CREEK
L 33	N 65°28'44"E	6.96' WEST LINE P - 2

WATERLINE EASEMENT TABLE TO BENEFIT PARCEL 1

LINE	BEARING	DISTANCE
L 34	N 65°28'44"E	116.05' WEST LINE P - 2
L 35	N 70°05'33"E	123.37'
L 36	N 24°38'33"E	40.48' (NOT EASEMENT)

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT EDWARD J. COOLEY 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 #12-053, DOUGLAS COUNTY, PLANNING DEPARTMENT AND ALSO THAT HE DOES CREATE THE 15 FOOT WIDE WATERLINE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS SHOWN AND THAT THE EASEMENT INCLUDES STRUCTURES WITHIN SAID EASEMENT USED TO STORE AND TO TRANSFER WATER FOR SAID PARCELS.

Edward J. Cooley
EDWARD J. COOLEY

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME EDWARD J. COOLEY 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:

1 DAY OF March, 2013.

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

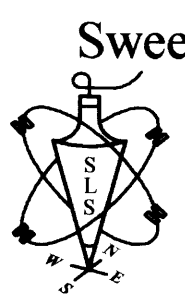
442244 October 20, 2013
COMMISSION NO. MY COMMISSION EXPIRES

PARCEL 1 IS SUBJECT TO THE FOLLOWING:

RESTRICTIVE COVENANT RECORDED IN INSTRUMENT #2013 - **5695** DOUGLAS COUNTY, OREGON DEEDS AND RECORDS

OWNER AND PARTITIONER:

EDWARD J. COOLEY
2559 MEHL CREEK 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

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