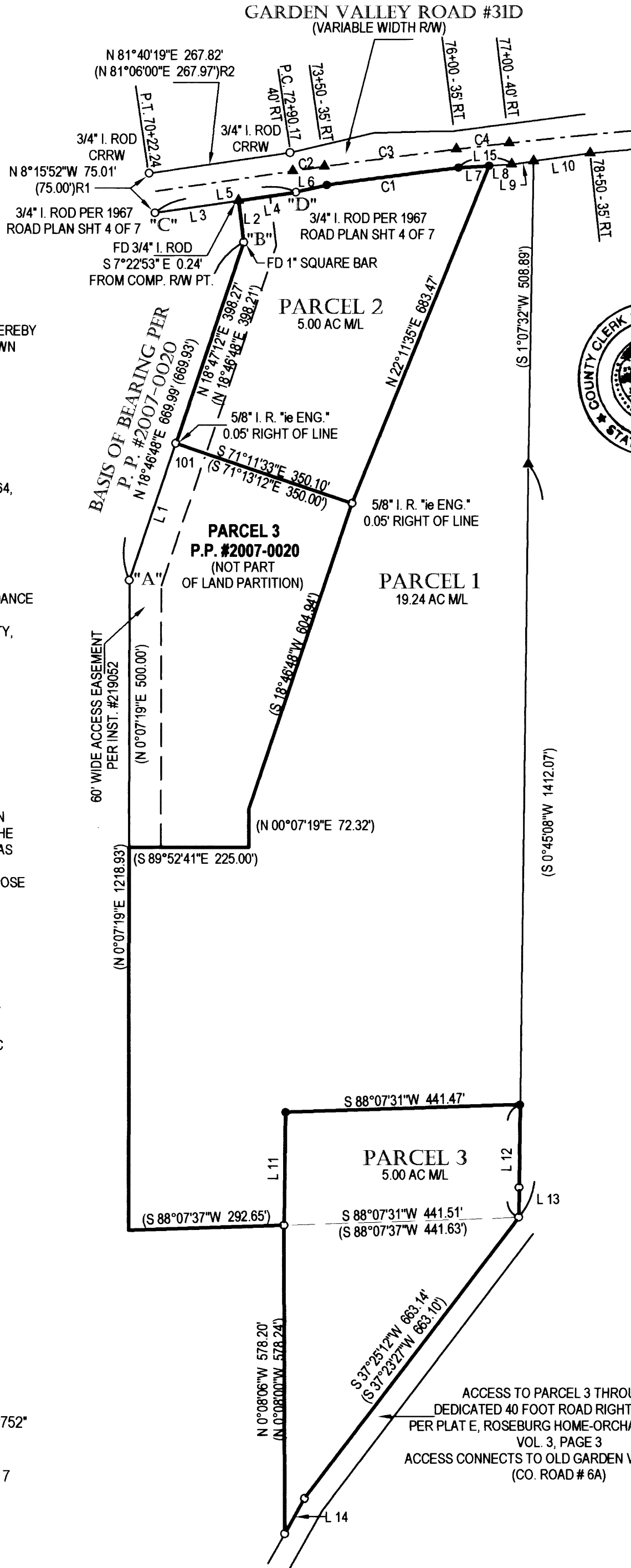


LAND PARTITION PLAT

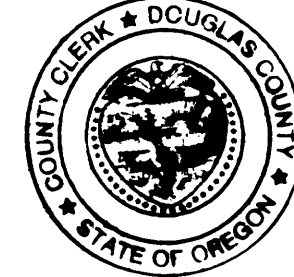
OF PARCEL 2, PARTITION PLAT #2007-0020
IN THE WEST 1/2, SEC. 28, TOWNSHIP 26 SOUTH, RANGE 6 WEST, W. M.
DOUGLAS COUNTY, OREGON - MARCH 2013
FILE #11-039

Douglas County Official Records
Patricia K. Hitt, County Clerk
2013-005702
NO FEE
03/20/2013 01:34:49 PM
PLAT-PAR Cnt=1 Stn=12 HEDI
This is a no fee document



APPROVALS:

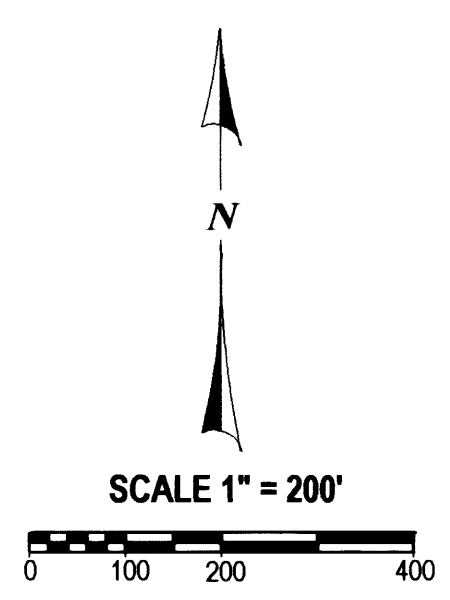
Randy Smith 3-19-13
DOUGLAS COUNTY SURVEYOR DATE
Keith L. Cubie 3/19/13
DIRECTOR, PLANNING DEPT. DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Sandra K. Corneil 3/20/13
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 20th DAY OF MARCH, 2013
Patricia K. Hitt 3/20/13
COUNTY CLERK DATE



CURVE DATA:

CURVE	DELTA	RADIUS	ARC	TAN	CHORD	CHD BRG
C1	1°15'00"	11424.16	249.24	124.62	249.23	N 82°36'17"E
C2	0°17'57"	11459.16	59.83	29.92	59.83	N 81°49'13"E
C3	1°15'00"	11459.16	250.00	125.00	250.00	N 82°35'42"E
C4	0°30'00"	11459.16	100.00	50.00	100.00	N 83°28'12"E

C2 - C4 ARE CENTERLINE



LINE	BEARING	DISTANCE
L1	N 18°46'13"E	271.72'
L2	N 7°23'28"W	78.52'
L3	N 81°40'15"E	158.46'
L4	N 81°40'15"E	109.46' (N 81°41'28"E 109.89')
L5	N 81°40'15"E	267.92' (N 84°09'30"E 267.93')
L6	N 77°01'40"E	59.84'
L7	N 86°20'30"E	57.77' (N 86°23'21"E)
L8	N 86°20'30"E	42.03' (N 86°23'21"E)
L9	N 82°10'47"E	41.97' (N 82°13'26"E)
L10	N 82°10'47"E	107.62'
L11	N 0°45'47"E	212.63'
L12	S 0°45'08"W	212.63'
L13	S 0°44'01"W	56.16' (S 0°43'29"W 56.15')
L14	S 29°15'14"W	75.61'
L15	N 86°20'30"E	99.80' (N 86°23'21"E 88.74')

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

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:

PARCEL 2 OF LAND PARTITION PLAT #2007-0020 PER INSTRUMENT #2007-3864, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CAROLEE MATTHEWS DOES HEREBY DECLARE THAT SHE IS THE OWNER OF SAID LANDS AND THAT SHE 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 #11-039, DOUGLAS COUNTY, PLANNING DEPARTMENT.

Carolee Matthews
CAROLEE MATTHEWS

NARRATIVE:

THIS LAND PARTITION WAS COMPLETED TO PARTITION PARCEL 2, PARTITION PLAT #2007-0020 INTO THREE PARCELS AS SHOWN AND AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT PER FILE #11-039. A SURVEY WAS COMPLETED TO LOCATE AND MAKE TIES TO MONUMENTS OF RECORD PER SAID PARTITION PLAT AND AS SHOWN HEREON WITH THE LINE BETWEEN THOSE MARKERS FOUND AT POSITIONS "A" AND "B" BEING HELD AS THE BASIS OF BEARING. RECORD MARKERS FROM RM 1-67, ALONG THE NORTH LINE OF COUNTY ROAD NUMBER 31 WERE ALSO LOCATED AS WELL AS THOSE AT POSITIONS "C" AND "D" ALONG THE SOUTH LINE OF SAID COUNTY ROAD WHICH WERE THEN USED WITH COUNTY ROAD #31, 1967 PLAN SHEET 4 OF 7 TO COMPUTE THE POSITION OF THE CENTERLINE AND THE SOUTH LINE OF COUNTY ROAD #31. THE SOUTH RIGHT OF WAY DIFFERS FROM THE RIGHT OF WAY DETERMINATION OF THE MEADOWS AT GARDEN VALLEY SUBDIVISION AND PARTITION PLAT #2007-0020, THE PREVIOUS LAND PARTITION OF THIS LAND IN THAT A TRANSITION FROM STATION 72+90.17 PC TO STATION 73+50 IS OMITTED FROM EACH OF THOSE SURVEYS. BOTH SHOW A 5 FOOT JOG IN THE SOUTH RIGHT OF WAY AT STA. 72+90.17 PC. IT SHOULD ALSO BE NOTED THAT IN THE MEADOWS AT GARDEN VALLEY SUBDIVISION 5/8" IRON RODS WITH YELLOW ID CAPS WERE SHOWN AS SET AT THE POSITIONS OF "C" AND "D" AND THE STATION OFFSET POINTS ON THE NORTH LINE OF THE COUNTY ROAD AND THOSE MARKERS WERE NOT FOUND. ALSO THE COUNTY ROAD PLAN DOES NOT SHOWN MARKERS AS BEING SET AT THESE POSITIONS HOWEVER 4 X 4 GUARD POSTS OR PORTIONS OF THE REMAINS OF GUARD POSTS WERE FOUND WITH EACH OF THESE FOUND 3/4" IRON RODS ALONG THE SOUTH LINE OF THE RIGHT OF WAY. WITH THIS COMPLETED THE LANDS WERE THEN PARTITIONED TO CREATE PARCELS 2 AND 3.

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

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 PARTITION PLAT #2007-0020
- (R1) RECORD PER COUNTY ROAD #31 PLAN DATED 1967 SHT. 4 OF 7
- (R2) RECORD PER RM 1-67

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME CAROLEE MATTHEWS 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:

6 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

WATER: UMPQUA BASIN WATER DISTRICT
SEWER: SEPTIC SYSTEM
ZONING: R05
COMP. PLAN: 5R - RURAL RESIDENTIAL

SURVEY FOR:
CAROLEE MATTHEWS
1263 GARDEN VALLEY ROAD
ROSEBURG, OREGON 97471

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