

2013-0018

Douglas County Official Records  
Patricia K. Hitt, County Clerk 2013-010690



NO FEE

PLAT-PAR Cnt=1 Stn=12 HEDI  
This is a no fee document 06/19/2013 02:10:25 PM

# LAND PARTITION PLAT

## OF PORTIONS OF PARCEL 1 AND 2, LAND PARTITION PLAT #2005-0074 A & B

IN THE NO. 1/2 OF SEC. 21 AND SO. 1/2 OF SEC. 16, T. 29 S., R. 4 W., W.M.  
DOUGLAS COUNTY, OREGON - JUNE 2013 - PLANNING FILE #13-014

### SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY DEPICTED THE NON-SURVEYED LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT NO PART OF THIS LAND PARTITION HAS BEEN SURVEYED OR MARKED IN ANYWAY.

*Carl A. Sweeden*  
CARL A. SWEEDEN



### LEGAL DESCRIPTION:

PARCELS 1 AND 2, LAND PARTITION PLAT #2005-0074 A & B, DOUGLAS COUNTY OREGON, PARTITION PLAT RECORDS EXCEPTING THEREFROM THOSE PORTIONS OF PARCELS 1 AND 2 DESCRIBED IN INSTRUMENT #2007-25192, DOUGLAS COUNTY OREGON DEEDS AND RECORDS.

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DELBERT B. BLANCHARD DOES HEREBY DECLARE THAT HE IS THE OWNER OF SAID LANDS 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 #2013-000, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT HE DOES CREATE FOR THE BENEFIT OF PARCELS 1 AND 2, THE 50 FOOT BY 100 FOOT VEHICLE TURNAROUND AND TEMPORARY PARKING AREA SHOWN AS EASEMENT "A", THE 30 FOOT BY 40 FOOT VEHICLE TURNAROUND AREA SHOWN AS EASEMENT "B" AND ALSO THE WATER PUMP SERVICE AREA SHOWN AS "EASEMENT "C". MAINTENANCE OF SAID EASEMENT AREAS IS TO BE DIVIDED EQUALLY BETWEEN PARCELS 1 AND 2

*Delbert B. Blanchard*  
DELBERT B. BLANCHARD

### NARRATIVE:

THIS LAND PARTITION WAS PREPARED AT THE DIRECTION OF THE OWNER SHOWN AND AS APPROVED BY THE DOUGLAS COUNTY, OREGON PLANNING DEPARTMENT PER FILE NUMBER 13-014. FIELD SURVEYING WAS COMPLETED AT THIS SITE TO DETERMINE THE LOCATION OF THE EASEMENTS ONLY WHICH ARE SHOWN ON THE PLAT. THESE LOCATIONS ARE BASED ON THE TWO MONUMENTS FOUND AS SHOWN AND HELD AS THE BASIS OF BEARING FOR THE EASEMENT LOCATIONS. ALL OTHER LINES SHOWN ARE AS DEPICTED ON ESTABLISHED ASSESSORS MAPS.

FIELD CREW: C. SWEEDEN & E. WILDS  
EQUIPMENT: NIKON NIVO 3 W/ SUPPORT  
MAPPING AND CALC'S: S. SWEEDEN

### LEGEND:

- o FOUND 5/8" IRON ROD PER M 44-42
- ( ) RECORD PER M 44-42

### ACKNOWLEDGEMENTS:

STATE OF OREGON )  
COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME DELBERT B. BLANCHARD 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

11 DAY OF June, 2013  
*Susan Harris*  
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)  
456587 3/7/2015  
COMMISSION NO. MY COMMISSION EXPIRES

### APPROVALS:

*Randy Smith* 6-19-13  
DOUGLAS COUNTY SURVEYOR DATE

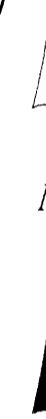
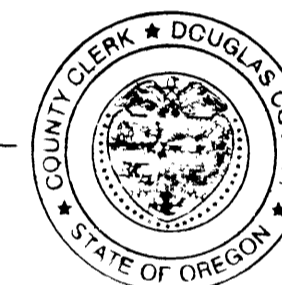
*Keith L. Cubie* 6/19/13  
DIRECTOR, PLANNING DEPT. DATE

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

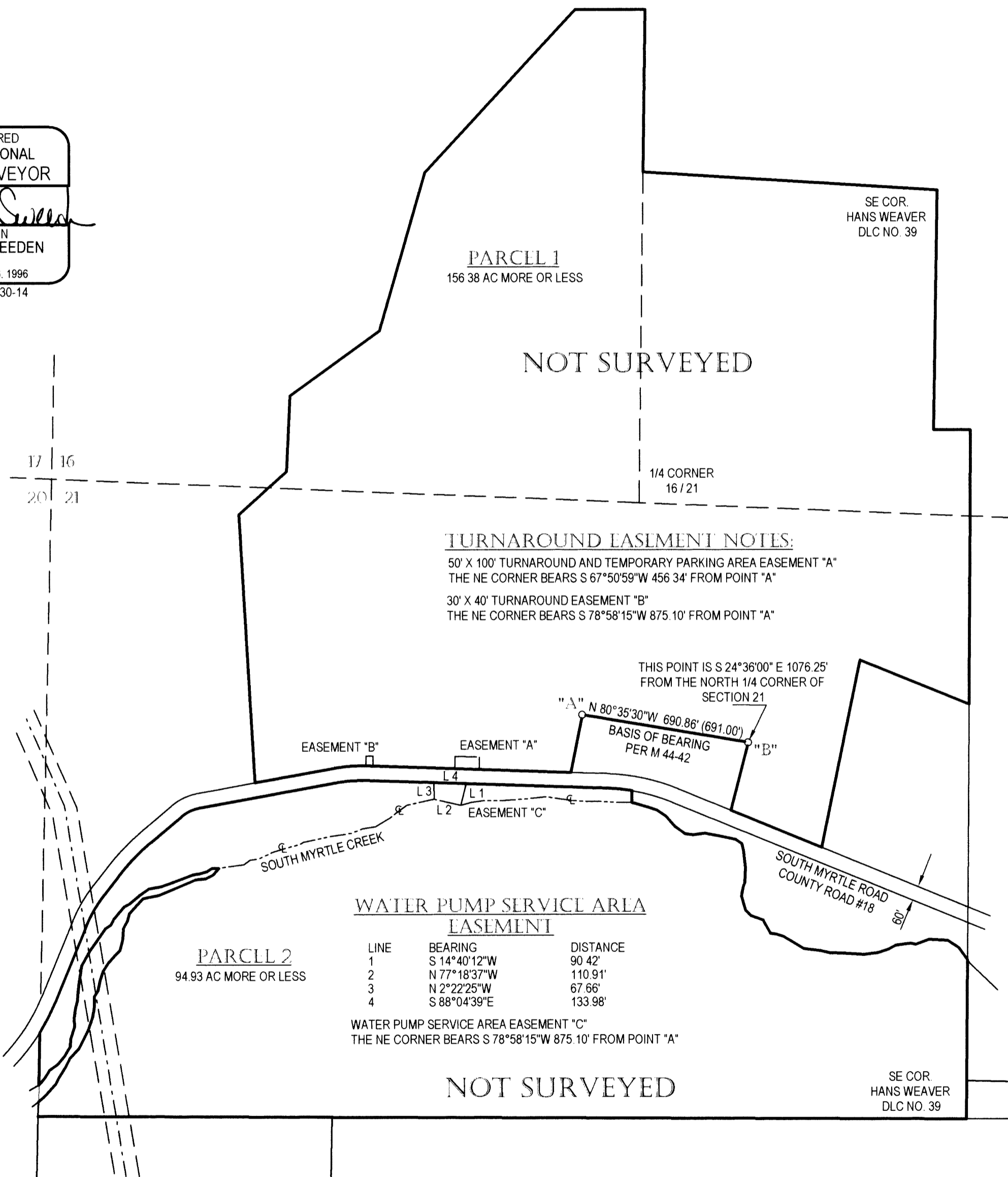
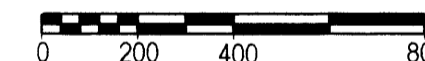
*Jessie Ann Schiefelbusch* 6/19/2013  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19<sup>th</sup> DAY OF June, 2013 2:10 PM

*Patricia K. Hitt* 6/19/13  
COUNTY CLERK DATE



SCALE 1" = 400'



### WATER PUMP SERVICE AREA EASEMENT

LINE	BEARING	DISTANCE
1	S 14°40'12"W	90.42'
2	N 77°18'37"W	110.91'
3	N 2°22'25"W	67.66'
4	S 88°04'39"E	133.98'

WATER PUMP SERVICE AREA EASEMENT "C"  
THE NE CORNER BEARS S 78°58'15"W 875.10' FROM POINT "A"

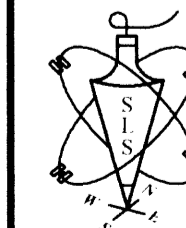
THIS POINT IS S 24°36'00" E 1076.25'  
FROM THE NORTH 1/4 CORNER OF  
SECTION 21

"A" N 80°35'30"W 690.86' (691.00')  
BASIS OF BEARING  
PER M 44-42

SOUTH MYRTLE ROAD  
COUNTY ROAD #18

OWNER AND PARTITIONER:  
DELBERT BLANCHARD  
6640 SOUTH MYRTLE CREEK ROAD  
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: PARCEL 1 IS WELL, PARCEL 2 IS SPRING  
SEWER: SEPTIC SYSTEMS  
ZONING: FG  
COMP. PLAN: AGG (AGRICULTURE)

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