

# LAND PARTITION PLAT

IN THE SW 1/4, SEC. 16, SE 1/4, SEC. 17, NE 1/4, SEC. 20  
AND IN THE NW 1/4, SEC. 21, T 26 S, R 5 W, W. M.  
DOUGLAS COUNTY, OREGON - AUGUST 2013  
PLANNING FILE NO. 12-065

Douglas County Official Records  
Patricia K. Hitt, County Clerk  
2013-016154  
NO FEE  
00355143201300161540010018  
PLAT-PAR Cnt=1 Stn=12 HEDI 09/20/2013 09:48:36 AM  
This is a no fee document

APPROVALS:

*Randy Smith* 8-20-13  
DOUGLAS COUNTY SURVEYOR DATE

*Keith L. Cubic* 8/19/13  
DIRECTOR, PLANNING DEPT. DATE

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

*Jessie J. ...* 9/20/13  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20<sup>th</sup> DAY OF Sept., 2013

*Patricia K. Hitt* 9/20/13  
COUNTY CLERK DATE



SCALE 1" = 200'



GOVERNMENT CORNER TIE  
N 88°54'08" W 825.00'  
POINT "A" TO NW COR. SECTION 21

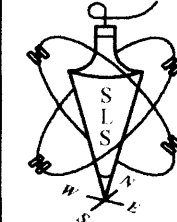
RECIPROCAL EASEMENT LINE DATA

LINE	BEARING	DIST.
L 1	S 29°10'46"E	13.57'
L 2	N 46°40'07"W	88.39'
L 3	N 26°41'59"W	257.13'
L 4	N 17°40'35"W	153.30'
L 5	N 15°53'14"W	131.94'
L 6	N 0°37'12"W	62.61'
L 7	N 3°31'07"E	6.15'
L 8	N 82°46'14"E	39.60'
L 9	S 88°17'53"E	10.41' TIE
L 10	S 88°17'53"E	49.33' TIE

OWNER AND PARTITIONER:

MICHAEL HENBEST  
RDK PROPERTIES L.P.  
6441 PLANTATION DRIVE  
BOISE, ID 83703

**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

SURVEYORS CERTIFICATE:

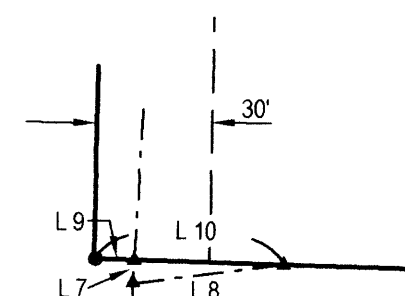
I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY DEPICTED PARCEL 1, THE NON-SURVEYED LAND SHOWN HEREON USING CURRENT ASSESSORS MAP INFORMATION AND THAT THE SURVEYED PORTION, PARCEL 2 HAS BEEN SURVEYED AND MARKED ALL IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

*Carl A. Sweeden*  
CARL A. SWEEDEN



EASEMENT NOTES:

THE EASEMENT DESCRIBED BY LINES L 1 - L 7 IS A RECIPROCAL ACCESS AND UTILITY EASEMENT TO BENEFIT BOTH PARCELS 1 AND 2. LINE L 8 IS THE CENTERLINE OF AN ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2 ONLY. IT INCLUDES AN AREA SOUTH OF THIS CENTERLINE BEING 12.5 FEET WIDE THAT CLOSES ENTIRELY UPON THE SOUTH LINE OF PARCEL 2 AND ALSO ALL AREA NORTH OF LINE L 8 TO THE SOUTH LINE OF PARCEL 2.



EASEMENT INTERSECTION DETAIL  
NO SCALE

LEGAL DESCRIPTION:

THAT LAND DESCRIBED IN INSTRUMENT #2012-008438, DOUGLAS COUNTY OREGON, DEEDS AND RECORDS AND ALSO INCLUDED THEREWITH THAT PORTION OF INSTRUMENT #91-14822 OF SAID COUNTY DEED RECORDS DESCRIBED IN INSTRUMENT #2012-018404.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MICHAEL HENBEST, OF RDK PROPERTIES LLC, DOES HEREBY DECLARE THAT THEY ARE THE OWNER 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 #2012-065, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT THEY DO CREATE FOR THE BENEFIT OF PARCELS 1 AND 2 THE 30 FOOT WIDE RECIPROCAL ACCESS AND UTILITY EASEMENT (LINES L 1 - L 7), THE VARIABLE WIDTH ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2 ONLY (LINE L 8) AND ALSO THE 30 FOOT WIDE ACCESS AND UTILITY EASEMENT CROSSING PARCEL 2 FOR THE BENEFIT OF PARCEL 1.

MICHAEL HENBEST, RDK PROPERTIES L.P. PER  
AFFIDAVIT OF CONSENT, INST. #2013-016151  
DOUGLAS COUNTY OREGON DEEDS AND RECORDS

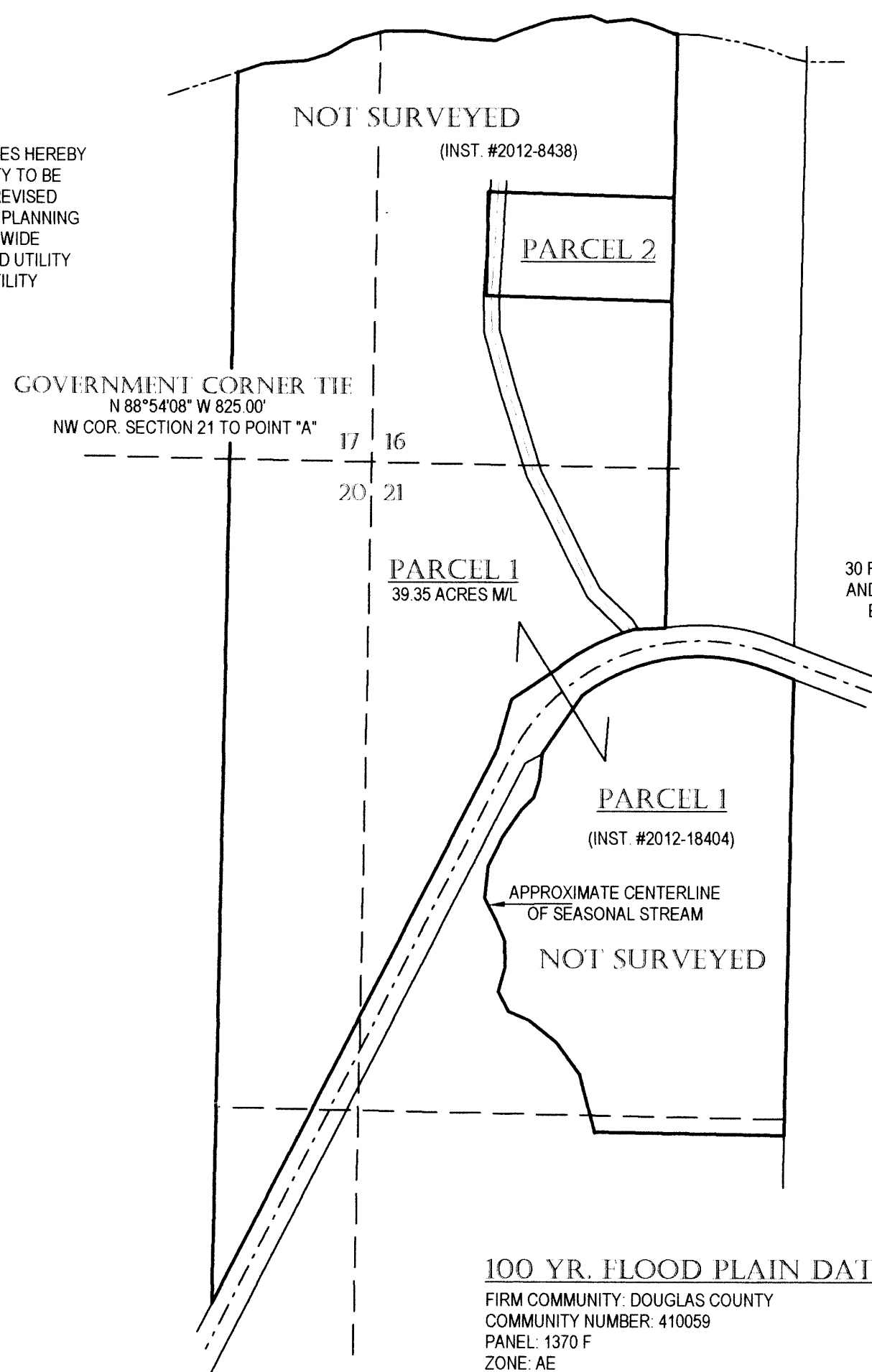
NARRATIVE:

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 2012-065. FIELD SURVEYING WAS COMPLETED AT THIS SITE TO LOCATE MARKERS FROM SURVEY M 112-37 AND FROM COUNTY ROAD PLANS SHEET 4 OF 4 DATED SEPT. 1966 FOR COUNTY ROAD #115-A. THE FOUND MARKERS FROM M 112-37 WERE HELD AND USED AS THE BASIS OF BEARING FOR THIS SURVEY AND ALSO TO ESTABLISH THE EAST LINE OF THAT PORTION OF THE LAND DESCRIBED IN INSTRUMENT #2012-8438 BEING NORTHERLY OF THE COUNTY ROAD RIGHT OF WAY. WITH THIS COMPLETED THE LINES OF PARCEL 2 WERE LAYED OUT AS DIRECTED. THE COUNTY ROAD RIGHT OF WAY MARKERS RECOVERED WERE USED TO GENERATE THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD TO ASSIST WITH THE LOCATION OF THE EASEMENT THAT IS SHOWN.

FIELD CREW: C. SWEEDEN & E. WILDS  
EQUIPMENT: NIKON NIVO 3 W/ SUPPORT  
MAPPING AND CALC'S: S. 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 M 112-37
- ( )R1 RECORD PER COUNTY ROAD #115-A PLAN, SHEET 4 OF 4



100 YR. FLOOD PLAIN DATA:

FIRM COMMUNITY: DOUGLAS COUNTY  
COMMUNITY NUMBER: 410059  
PANEL: 1370 F  
ZONE: AE  
BFE: 493.2'

NOTE:

PARCEL 2 IS ENTIRELY WITHIN THE 100 YR. FLOOD PLAIN

CENTERLINE CURVE DATA

CURVE C 1  
DELTA 83°40'05" (83°40'00")  
RADIUS 409.26  
ARC 597.63 (597.62)  
TAN 366.36 (366.35)  
CHORD N 69°04'21"E 545.93

WATER: WELLS  
SEWER: SEPTIC SYSTEM  
ZONING: FF & FG (FARM FOREST & FARM GRAZING)  
COMP. PLAN: FARM FOREST TRANSITIONAL & AGG (AGRICULTURE)

2013-0025

2013-0025