

LAND PARTITION AND BOUNDARY ADJUSTMENT SURVEY PARCELS 1 AND 3, LAND PARTITION PLAT #2013-0024 IN THE SW 1/4, SEC. 31, T. 26 S., R. 6 W., W.M. DOUGLAS COUNTY, OREGON - OCTOBER 2013 PLANNING FILE #13-044

Douglas County Official Records 2013-017178 Patricia K. Hitt, County Clerk NO FEE 00356414201300171780010016 10/11/2013 02:22:46 PM PLAT-PAR Cnt=1 Stn=12 HEDI This is a no fee document

APPROVALS:

Randy Smith 10-7-2013 DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubie 10/10/13 DIRECTOR, PLANNING DEPT. DATE

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

Jessie Ann... 10/11/13 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11th DAY OF October, 2013

Patricia K. Hitt 10/11/13 COUNTY CLERK DATE

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED ADJUSTED UNIT 1 AND THE DIVIDING LINE BETWEEN PARCELS 1 AND 2 OF ADJUSTED UNIT 2 IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT THE REMAINING LINES ARE SHOWN USING RECORD INFORMATION ONLY.



Signature of Carl A. Sweeden

LEGAL DESCRIPTION:

PARCELS 1 AND 3, LAND PARTITION PLAT #2013-0024, DOUGLAS COUNTY, OREGON PARTITION PLAT RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROXANN ELLIS, TRUSTEE OF THE DELLA M. GAWLER FAMILY TRUST DOES HEREBY DECLARE THAT SHE IS THE OWNER OF SAID LAND 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 #13-044, DOUGLAS COUNTY, PLANNING DEPARTMENT

Signature of Roxann Ellis, Trustee

LEGEND:

- FOUND 5/8" IRON ROD
SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
COMPUTED POINT, NOTHING FOUND OR SET
RECORD PER M 83-56
RECORD PER M 148-15

NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AS DIRECTED BY THE OWNER AND AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #13-044 ADJUSTING THE BOUNDARY OF PARCEL 1, PARTITION PLAT #2013-0024 AND DIVIDING THE REMAINING PORTION OF PARCEL 3 OF SAID LAND PARTITION WHICH IS NOW ADJUSTED UNIT 2 TO CREATE NEW PARCELS 1 AND 2. ONLY PORTIONS OF THE BOUNDARIES OF THE PARENT PROPERTIES WERE SURVEYED TO ENABLE SETTING OF MARKERS OF THE NEW ADJUSTED LINES AND THE NEW PARCEL DIVISION LINE ON THE EXTERIOR BOUNDARY OF SAID LANDS.

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

ACKNOWLEDGEMENTS:

STATE OF OREGON
COUNTY OF DOUGLAS

THERE PERSONALLY APPEARED BEFORE ME ROXANN ELLIS, TRUSTEE OF THE DELLA M. GAWLER FAMILY TRUST 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:

7 DAY OF October, 2013.

Signature of Carmen Miles, Notary Public

459801 July 31, 2015
COMMISSION NO MY COMMISSION EXPIRES



BOUNDARY ADJUSTMENT COVENANT

RECORDED IN INST. # 2013-016926 DOUGLAS, COUNTY, OREGON DEEDS & RECORDS

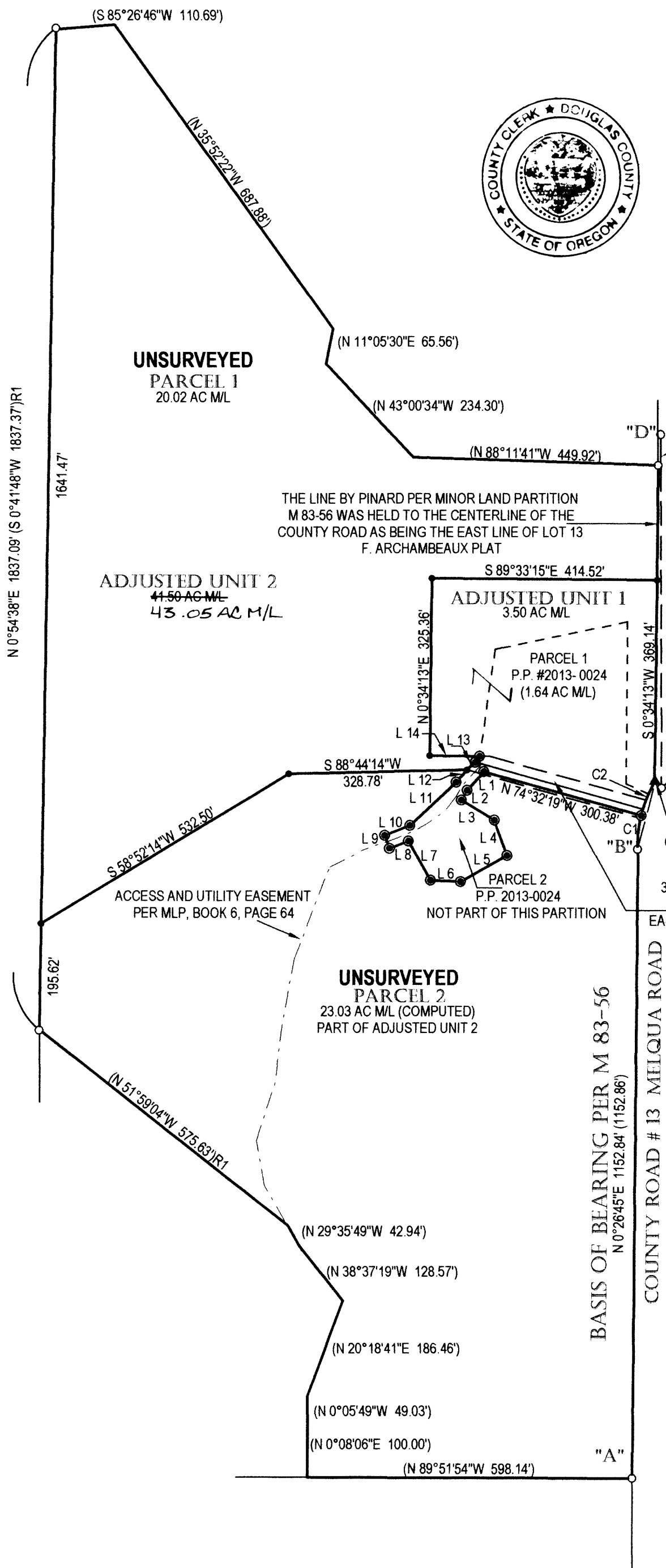
WATER: UMPQUA BASIN WATER DISTRICT
SEWER: SEPTIC SYSTEM
ZONING: AW
COMP. PLAN: FFT

OWNER AND PARTITIONER:

ROXANN ELLIS TRUSTEE
DELLA M GAWLER FAMILY TRUST
1190 MELQUA 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



SEVERAL SURVEYS EXIST THAT USED THE LOCATION OF AN OLD FENCELINE IN THIS APPROXIMATE AREA TO ESTABLISH BOUNDARY LINES. MARKERS FOUND FROM THOSE SURVEYS AND THE MARKERS FOUND PER M 83-56 USED FOR THIS LAND PARTITION RESULTS IN A GAP BETWEEN THE LANDS

POINT "C" TO "D"
N 0°11'03"W 647.37'
(N 0°48'38"W 647.28') P.P. 1997-0096

5/8" I. ROD ALONG SIDE WOOD FENCE POST M 80-38
N 46°57'25"E 171.73'
(N 45°35'07"E 169.57') M 103-76
5/8" I. ROD - M 80-38
SOUTH CORNER PARCEL 1 P.P. 1997-0096
S 77°03'52"E 0.28'
COMPUTED POINT TO FOUND IRON ROD

35' ACCESS AND UTILITY EASEMENT PER P.P. #2013-0024 EASEMENT TO BENEFIT PARCEL 1 ALSO

RIGHT OF WAY CURVE DATA TABLE with columns: CURVE, DELTA, RADIUS, ARC, TANGENT, CHORD, CHD. BRG.

PARCEL 2 LINE TABLE with columns: LINE, BEARING, DISTANCE

SCALE 1" = 200'