

LAND PARTITION PLAT

IN THE SO. 1/2, SEC. 10 AND NW 1/4, SEC. 15, T. 27 S, R. 5 W., W. M.
DOUGLAS COUNTY, OREGON - JUNE 2014
PLANNING FILE #14-018

Douglas County Official Records
Patricia K. Hitt, County Clerk 2014-008559

00371418201400085590010012 \$0.00

PLAT-PAR Cnt=1 Str=17 ROBIN 06/30/2014 09:38:23 AM

APPROVALS:

Patricia K. Hitt 6-27-14
DOUGLAS COUNTY SURVEYOR DATE

Keith Cubic 6/27/14
DIRECTOR, DOUGLAS COUNTY PLANNING DEPT. DATE

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

Isabelle C. Gies 6/20/14
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30TH DAY OF June, 2014

Patricia K. Hitt 6/30/14
COUNTY CLERK DATE

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 1 AND PARCEL 2 AND THAT PARCEL 3 HAS NOT BEEN SURVEYED OR MARKED IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Carl A. Sweeden
CARL A. SWEEDEN

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

LEGAL DESCRIPTION:

PARCEL 1 & 2 OF INSTRUMENT #2003-10755, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS

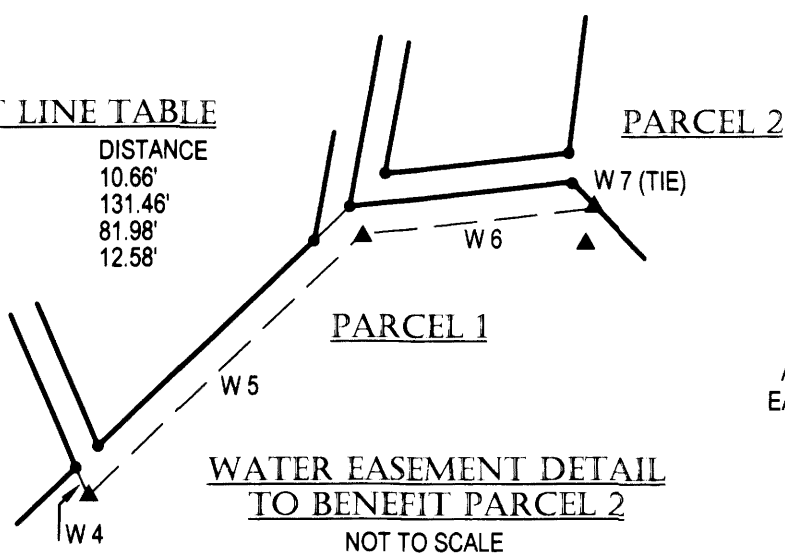
DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LEONARD PULLEN, TRUSTEE OF THE LEONARD PULLEN REVOCABLE TRUST 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 #14-018, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT HE DOES CREATE THE 25 FOOT WIDE ACCESS UTILITY EASEMENT AS SHOWN AND THE 10 FOOT WIDE WATER EASEMENT FOR THE BENEFIT OF PARCEL 2 AS SHOWN, AND 10' X 10' WATER EASEMENT TO BENEFIT PARCEL 3.

Leonard Pullen
LEONARD PULLEN, TRUSTEE
LEONARD PULLEN REVOCABLE TRUST

WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
W 4	S 23°19'45"E	10.66'
W 5	N 46°22'40"E	131.46'
W 6	N 83°42'17"E	81.98'
W 7	N 43°37'19"W	12.58'



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 122-51
- ()R1 RECORD PER RM 1-66

NARRATIVE:

THIS LAND PARTITION WAS COMPLETED AS DIRECTED BY THE OWNER SHOWN AND AS APPROVED PER THE DOUGLAS COUNTY, PLANNING DEPARTMENT FILE #14-018. MARKERS WERE FOUND FROM M 122-51 SHOWN AND USED AS THE BASIS OF BEARING FOR THIS PLAT AND ALSO FROM SUNSHINE ACRES, ROLL MAP #1-66. THE CENTERLINE OF THE ASPHALT OF SUNSHINE ROAD WAS USED TO DEVELOP THE WESTERLY RIGHT OF WAY LINE BEING 20 FEET FROM THE TIED CENTERLINE. THE PARCELS WERE THEN LAID OUT AS CLOSE TO THE APPROVED SIZE AND LOCATION AS POSSIBLE. SEPIC AREA APPROVAL #36872 WAS THEN USED TO LAY OUT THE APPROVED AREA WHICH IS PART OF EACH PARCEL 1 AND 2. PARCEL 3 HAS NOT BEEN SURVEYED.

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

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

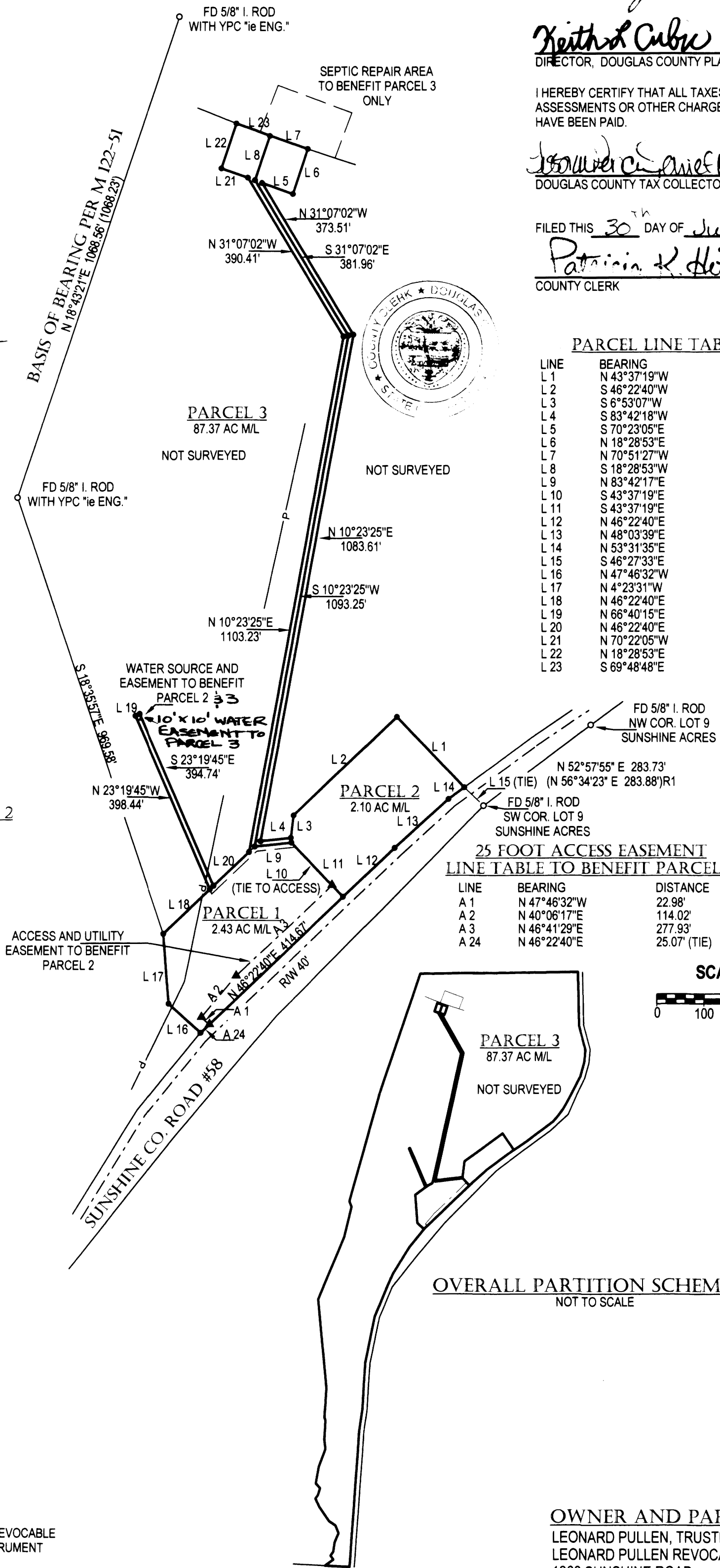
THERE PERSONALLY APPEARED BEFORE ME LEONARD PULLEN, TRUSTEE OF THE LEONARD PULLEN REVOCABLE TRUST WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

24 DAY OF JUNE, 2014.

Selina S. W. Madson
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

920540 OCTOBER 01, 2017
COMMISSION NO. MY COMMISSION EXPIRES



PARCEL LINE TABLE

LINE	BEARING	DISTANCE
L 1	N 43°37'19"W	206.15'
L 2	S 46°22'40"W	301.90'
L 3	S 6°53'07"W	47.59'
L 4	S 83°42'18"W	64.29'
L 5	S 70°23'05"E	69.21'
L 6	N 18°28'53"E	100.00'
L 7	N 70°51'27"W	85.01'
L 8	S 18°28'53"W	99.29'
L 9	N 83°42'17"E	77.73'
L 10	S 43°37'19"E	124.44'
L 11	S 43°37'19"E	158.30'
L 12	N 46°22'40"E	150.76'
L 13	N 48°03'39"E	153.01'
L 14	N 53°31'35"E	41.30'
L 15	S 46°27'33"E	56.21'
L 16	N 47°46'32"W	91.96'
L 17	N 4°23'31"W	146.80'
L 18	N 46°22'40"E	135.54'
L 19	N 66°40'15"E	10.00'
L 20	N 46°22'40"E	103.46'
L 21	N 70°22'05"W	59.21'
L 22	N 18°28'53"E	100.02'
L 23	S 69°48'48"E	75.03'

25 FOOT ACCESS EASEMENT LINE TABLE TO BENEFIT PARCEL 2

LINE	BEARING	DISTANCE
A 1	N 47°48'32"W	22.98'
A 2	N 40°08'17"E	114.02'
A 3	N 46°41'29"E	277.93'
A 24	N 46°22'40"E	25.07' (TIE)

OWNER AND PARTITIONER:

LEONARD PULLEN, TRUSTEE
LEONARD PULLEN REVOCABLE TRUST
1360 SUNSHINE ROAD
ROSEBURG, OREGON 97470

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: WELL
SEWER: SEPTIC SYSTEM
ZONING: FG
COMP. PLAN: AGG