

LAND PARTITION PLAT

IN THE NORTH 1/2, SEC. 34, T. 24 S., R. 6 W., W. M.
DOUGLAS COUNTY, OREGON - JUNE 2014
PLANNING FILE #14-015

Douglas County Official Records
Patricia K. Hitt, County Clerk
2014-008624
NO FEE
00371497201400086240010018
06/30/2014 03:17:10 PM
PLAT-PAR Cnt=1 Stn=38 BRANDY
This is a no fee document

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 ONLY AND THAT PARCEL 3 HAS NOT BEEN SURVEYED OR MARKED IN ANY WAY ALL IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Carl A. Sweeden
CARL A. SWEEDEN

LEGAL DESCRIPTION:

PARCEL 1 OF INSTRUMENT #2007-005729, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT T. WESTFALL, TRUSTEE OF THE ROBERT T. WESTFALL LIVING TRUST DOES HEREBY DECLARE THAT HE IS THE OWNER OF SAID 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 #14-015, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT HE DOES CREATE FOR THE BENEFIT OF PARCELS 1 AND 2 THE SPRING WATERLINE AND WELL WATERLINE EASEMENTS AS WELL AS THE ROAD ACCESS AND UTILITY EASEMENT AND THE WATER STORAGE AND PUMP HOUSE EASEMENTS AS SHOWN.

Robert T. Westfall
ROBERT T. WESTFALL, TRUSTEE

APPROVALS:

Paul Smith 6-30-14
DOUGLAS COUNTY SURVEYOR DATE

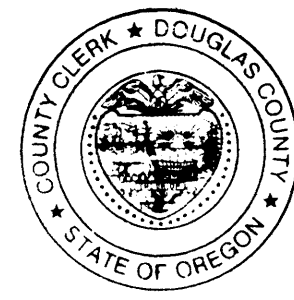
Keith J. Cubic 6/30/14
DIRECTOR, DOUGLAS COUNTY PLANNING DEPARTMENT DATE

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

Howard Schiefelbusch 6/30/14
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30 DAY OF June, 2014 at 3:17 pm.

Patricia K. Hitt 6/30/2014
DOUGLAS COUNTY CLERK DATE

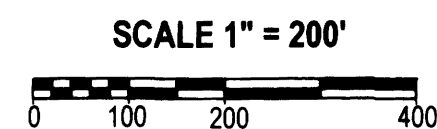


ACCESS AND UTILITY EASEMENT CENTERLINE TABLE

LINE	BEARING	DIST.
L 1	N 18°11'35"E	131.72'
L 2	N 26°09'10"E	50.60'
L 3	N 54°34'58"E	56.16'
L 4	N 84°34'48"E	28.53'
L 5	S 76°05'11"E	125.81'
L 6	S 87°23'26"E	72.48'
L 7	N 37°47'43"E	68.92'
L 8	N 4°23'16"W	69.49'
L 9	N 43°34'42"W	145.06'
L 10	N 32°03'30"W	151.78'
L 11	N 38°01'12"W	76.43'
L 12	N 30°45'35"W	38.90'
L 13	N 24°11'05"W	109.81'
L 14	N 26°15'55"W	41.52'
L 15	N 27°54'06"W	24.22'
L 16	N 30°35'29"W	116.99'
L 17	N 26°43'07"W	38.80'
L 18	N 21°21'44"W	74.11'
L 19	N 29°01'54"W	74.77'
L 20	N 40°53'41"W	39.25'
L 21	N 30°26'14"W	35.73'
L 22	N 22°39'01"W	246.83'
L 23	N 22°35'25"W	182.96'
L 24	N 10°25'11"W	54.80'

WATERLINE EASEMENT CENTERLINE TABLE

LINE	BEARING	DIST.
W 43	N 61°28'19"E	70.90'
W 44	S 66°32'12"E	238.28'
W 45	N 54°55'38"E	50.09'
W 46	S 62°09'31"E	84.14'
W 47	S 56°02'30"E	106.17'
W 48	S 34°57'55"W	103.87'
W 49	S 46°03'53"W	20.00'

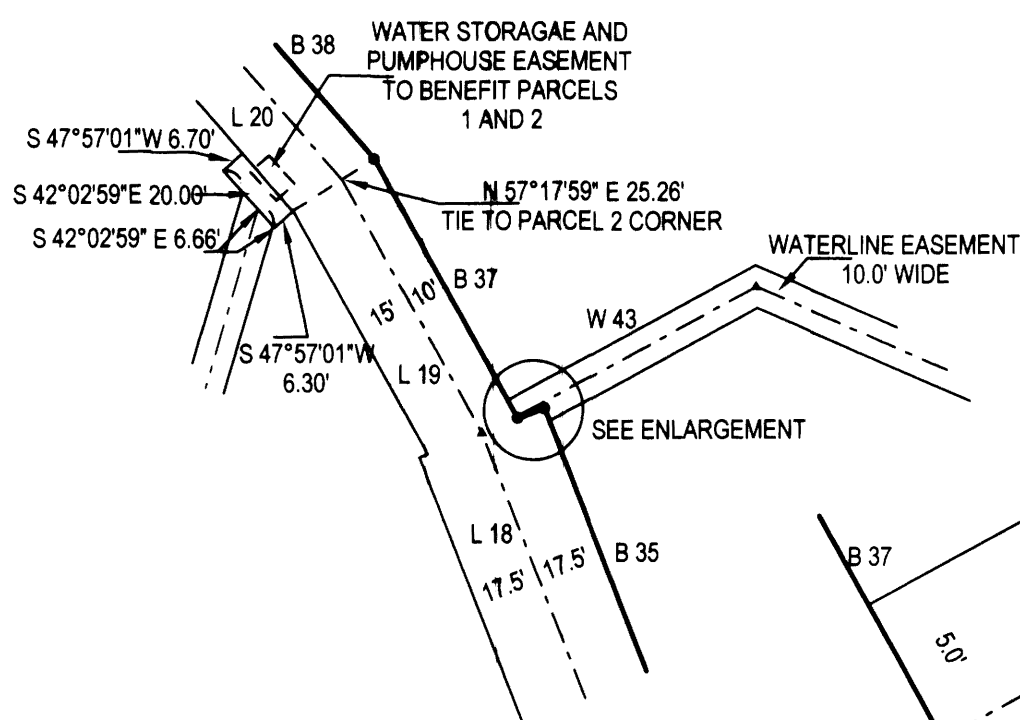


SW COR. DLC #41
DCSO BRASS CAP 1975
30" D. FIR BT, N 37° E 6.5', HEALED WITH SCAR
9" MADRONE BT, S 11° W 29.9', SCAR

LEGEND:

- FOUND MONUMENT AS SHOWN
- ⚡ GOVERNMENT CORNER
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER M 56-16
- DCODR DOUGLAS COUNTY OREGON DEED RECORDS

EXISTING ACCESS AND UTILITY EASEMENT PER #74-7466, DCOODR OVER EXISTING ROADWAY



WATERLINE AND PUMPHOUSE EASEMENT DETAIL

WATERLINE EASEMENT AND ACCESS EASEMENT INTERSECTION DETAIL



OVERALL PROPERTY SCHEMATIC NOT TO SCALE

PARCEL 1 AND 2 LINE TABLE

LINE	BEARING	DIST.
B 25	N 10°25'11"W	185.01'
B 26	N 72°08'47"E	183.90'
B 27	S 60°25'46"W	177.54'
B 28	S 60°25'46"W	190.06'
B 29	N 30°45'35"W	25.56'
B 30	N 24°11'05"W	109.12'
B 31	N 26°15'55"W	42.08'
B 32	N 27°54'06"W	24.89'
B 33	N 30°35'29"W	116.80'
B 34	N 26°43'07"W	37.39'
B 35	N 21°21'44"W	73.29'
B 36	S 68°38'15"W	7.41'
B 37	N 29°01'54"W	77.16'
B 38	N 40°53'41"W	39.37'
B 39	N 30°26'14"W	34.14'
B 40	N 21°03'24"W	28.89'
B 41	N 22°51'43"W	217.43'
B 42	N 22°35'53"W	181.61'

NARRATIVE:

THIS LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN AND AS APPROVED PER THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #14-015 TO CREATE PARCELS 1 AND 2. THE CORNER MARKERS SHOWN FROM SURVEY M 56-16 WERE FOUND IN GOOD CONDITION AND HELD FOR THE BASIS OF BEARING. PARCEL 3 HAS NOT BEEN SURVEYED OR MARKED IN THIS LAND PARTITION PLAT.

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

OWNER & PARTITIONER:
ROBERT T. WESTFALL, TRUSTEE
ROBERT T. WESTFALL LIVING TRUST
2862 COLE ROAD
OAKLAND, OREGON 97462

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME ROBERT T. WESTFALL, TRUSTEE OF THE ROBERT T. WESTFALL LIVING 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:

25 DAY OF June, 2014.

Keith Welty *Keith Welty*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

923012 December 10, 2017
COMMISSION NO. MY COMMISSION EXPIRES

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

WATER: SPRING & WELL
SEWER: SEPTIC SYSTEM
ZONING: FF (FARM FOREST)
COMP. PLAN: FFT (FARM FOREST TRANSITIONAL)

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