

# LAND PARTITION PLAT

IN THE NO. 1/2 OF SEC. 29, & NE 1/4 OF SEC. 30, T.26 S., R. 6 W., W.M.  
DOUGLAS COUNTY, OREGON - SEPTEMBER 2014  
COUNTY PLANNING FILE #14-023

Douglas County Official Records  
Patricia K. Hitt, County Clerk 2014-013102  
NO FEE  
03777178201400131020010011  
10/03/2014 01:51:56 PM  
PLAT-PAR Cnt=1 Stn=12 HEDI  
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 THAT PARCEL 2 HAS NOT BEEN SURVEYED OR MARKED IN ANY WAY IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

*Carl A. Sweeden*  
CARL A. SWEEDEN

**LEGAL DESCRIPTION:**

PARCEL 1, INSTRUMENT #2002-14836, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS EXCEPT THAT PORTION AS DESCRIBED IN INSTRUMENT #2009-6916 OF SAID COUNTY RECORDS.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT MICHAEL L. RITCHIE 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, IN ACCORDANCE WITH PLANNING APPROVAL FILE #2014-023, DOUGLAS COUNTY, PLANNING DEPARTMENT, FILE #14-023 AND THAT HE DOES CREATE FOR THE BENEFIT OF PARCELS 1 AND 2 THE 60 FOOT WIDE ACCESS AND UTILITY EASEMENT, THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AND THE 60 FOOT BY 90 FOOT VEHICLE TURNAROUND AREA AS SHOWN.

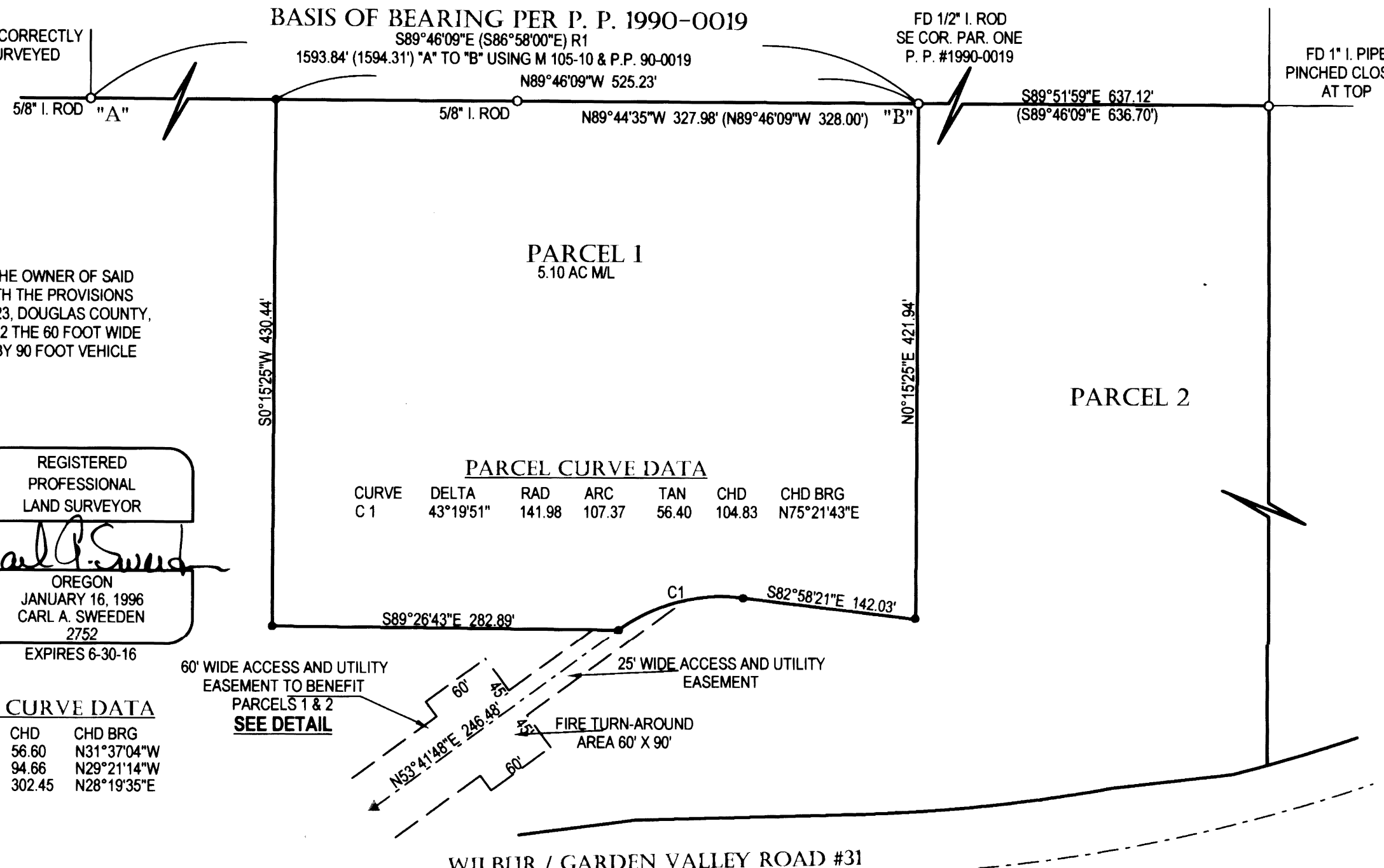
*Michael L. Ritchie*  
MICHAEL L. RITCHIE

**BASIS OF BEARING PER P. P. 1990-0019**

S89°46'09"E (S86°58'00"E) R1  
1593.84' (1594.31') "A" TO "B" USING M 105-10 & P.P. 90-0019  
N89°46'09"W 525.23'

FD 1/2" I. ROD  
SE COR. PAR. ONE  
P. P. #1990-0019

FD 1" I. PIPE  
PINCHED CLOSED  
AT TOP



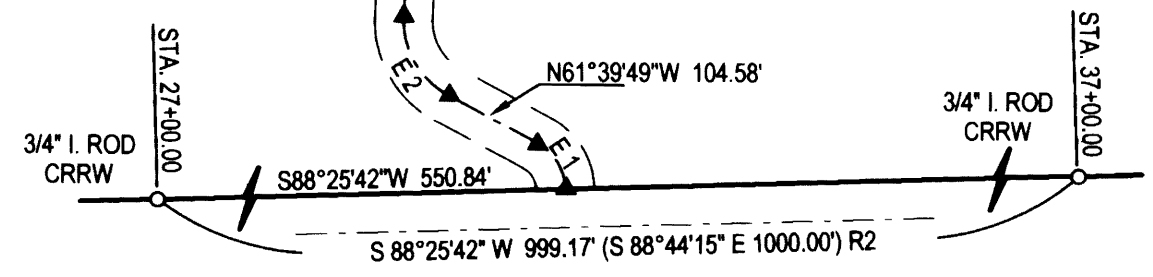
**PARCEL CURVE DATA**

CURVE	DELTA	RAD	ARC	TAN	CHD	CHD BRG
C 1	43°19'51"	141.98	107.37	56.40	104.83	N75°21'43"E

**ACCESS AND UTILITY EASEMENT CURVE DATA**

CURVE	DELTA	RAD	ARC	TAN	CHD	CHD BRG
E 1	60°05'30"	56.52	59.28	32.69	56.60	N31°37'04"W
E 2	64°37'10"	88.55	99.87	56.00	94.66	N29°21'14"W
E 3	50°44'26"	352.94	312.56	167.36	302.45	N28°19'35"E

**ACCESS ROAD DETAIL**  
SCALE 1" = 200'



**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 PART. PLAT 1990-0019
- ( )R1 RECORD PER M 42-16
- ( )R2 RECORD PER COUNTY ROAD #31 PLAN

**ACKNOWLEDGEMENTS:**

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
  
THERE PERSONALLY APPEARED BEFORE ME MICHAEL L. RITCHIE 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: 26<sup>th</sup> DAY OF September, 2014.  
*Rebecca Ann Henderson*  
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)  
474024  
COMMISSION NO. MY COMMISSION EXPIRES January 22, 2017

**NARRATIVE:**

THIS SURVEY AND LAND PARTITION WAS COMPLETED AS REQUESTED BY THE OWNER SHOWN AND AS APPROVED BY THE DOUGLAS COUNTY, OREGON PLANNING DEPARTMENT FILE #14-023. THE SOUTH LINE OF SURVEY M 105-10 AND PARTITION PLAT #1990-0019 WAS RECOVERED AND HELD AS THE BASIS OF BEARING FOR THIS WORK AND TO DEFINE A PORTION OF THE NORTH BOUNDARY OF THE EASTERLY PORTION OF PARCEL 2 AND THE NORTH BOUNDARY OF PARCEL 1. PARCEL 1 WAS THEN LAYED OUT AS DIRECTED BY THE OWNER. THE 60 FOOT WIDE EASEMENT FOR ACCESS AND UTILITIES WAS SITUATED OVER AN EXISTING ROADWAY THAT CONTINUES TO THE SOUTH LINE OF PARCEL 1. PARCEL 2 HAS NOT BEEN SURVEYED AND NO CORNER MARKERS SET ON THE BOUNDARY OF PARCEL 2.

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

WATER: UMPQUA BASIN WATER DISTRICT  
SEWER: SEPTIC SYSTEM  
ZONING: VARIES - SEE PARCELS  
COMP. PLAN: VARIES - SEE PARCELS

**APPROVALS:**

*Barry Smith* 10-1-14  
DOUGLAS COUNTY SURVEYOR DATE

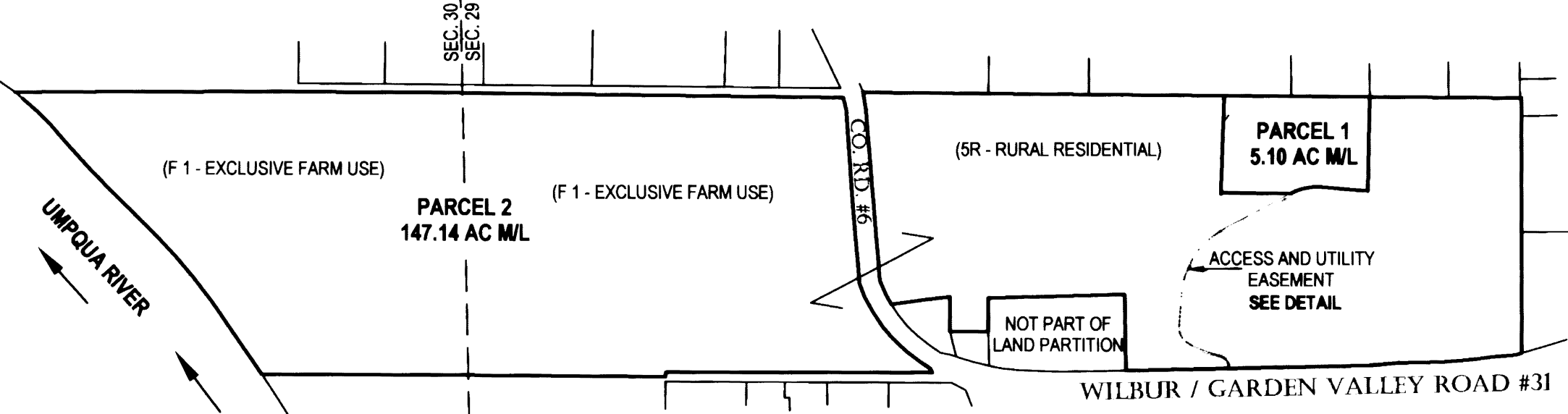
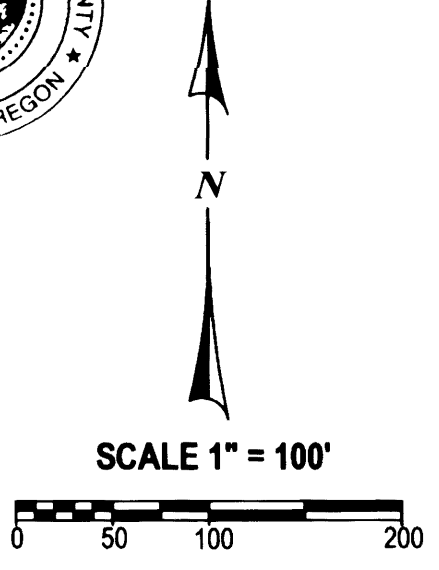
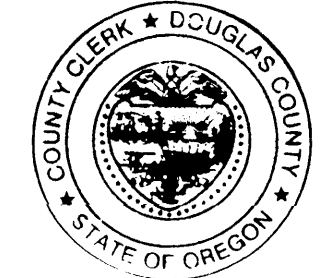
*Keith J. Cubie* 10/1/14  
DIRECTOR, PLANNING DEPT. DATE

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

*Jason J. Sorensen* Chief Deputy Tax Collector  
DOUGLAS COUNTY TAX COLLECTOR DATE 10/3/2014

FILED THIS 3rd DAY OF October, 2014 1:51 PM

*Patricia K. Hitt* 10/3/14  
COUNTY CLERK DATE



**OWNER AND PARTITIONER:**

MICHAEL RITCHIE  
13381 GARDEN VALLEY 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

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