

LAND PARTITION PLAT

IN LOT 10, BLOCK 2, GLENGARRY FRUIT LANDS PLAT

IN THE NE 1/4, SECTION 24, T. 28 S., R. 6 W., W. M.
DOUGLAS COUNTY, OREGON - NOVEMBER 2014
PLANNING FILE #P/D 14-046

Douglas County Official Records
Patricia K. Hitt, County Clerk
2014-015879
NO FEE
00380699201400158790010016
12/05/2014 01:36:09 PM
PLAT-PAR Cnt=1 Stn=12 HEDI
This is a no fee document

APPROVALS:

Randy Smith 12-4-14
DOUGLAS COUNTY SURVEYOR DATE

Keith J. Aubie 12/4/14
DIRECTOR, PLANNING DEPT. DATE

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

Brandon Chief Deputy 12/4/2014
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5TH DAY OF December, 2014 1:36 PM

Patricia K. Hitt 12/5/2014
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 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:

THAT LAND DESCRIBED IN INSTRUMENT #2013-20765 DOUGLAS COUNTY, OREGON DEEDS AND RECORDS BEING LOT 10, BLOCK 2, GLENGARRY FRUIT LANDS, VOLUME 1C, PAGE 53, DOUGLAS COUNTY, OREGON SUBDIVISION PLAT RECORDS DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DENNIS LEE LILLARD DO 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 #14-046, DOUGLAS COUNTY, PLANNING DEPARTMENT AND HE DOES CREATE FOR THE BENEFIT OF PARCEL 2 THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENTS AS SHOWN, THE 20 FOOT WIDE WATER LINE EASEMENT TO BENEFIT ROBERTS CREEK WATER DISTRICT AND THE 8 FOOT WIDE UTILITY EASEMENT TO BENEFIT PARCEL 2 AND HE DOES ACKNOWLEDGE THE RECORD EASEMENT AS LISTED.

Dennis Lee Lillard
DENNIS LEE LILLARD

NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AS REQUESTED BY THE OWNER SHOWN AND AS APPROVED BY THE DOUGLAS COUNTY, PLANNING DEPARTMENT FILE #14-046. A FIELD SURVEY WAS COMPLETED TO LOCATE AND TIE RECORD SURVEY MARKERS FROM THE FOLLOWING SURVEYS: M 118-25, M 43-5, M 38-2, M 53-20, M 76-22, M 85-29, M 104-2, M 108-36 AND LAND PARTITION PLATS #2010-0016 AND 1997-0012. WITH THIS COMPLETED THE MONUMENTS FOUND AT "A" AND "B" WERE HELD AS THE BASIS OF BEARING AND THE NORTHWEST CORNER OF LOT 10, POINT "C", POSITIONED HOLDING PLAT RECORD DISTANCE FOR THE NORTH LINE OF LOT 10 AS WAS DONE IN M 118-25. SURVEYS SINCE 1969 HAVE BEEN COMPLETED ON LANDS SOUTH OF LOT 10 AND APPEAR TO BE BASED OFF OF SURVEYS M 38-2 IN 1969, M 43-5 IN 1971 AND SURVEY M 53-20 IN 1974. THIS LAND PARTITION SURVEY ATTEMPTS TO FOLLOW THOSE EARLY SURVEYS INSPITE OF CONFLICTING OCCUPATION AS NOTED BY THE FENCE LINES AND ALSO THAT THE LENGTH OF LOT 10 EXCEEDS THE PLATTED LENGTH AS SHOWN ON THE GLENGARRY FRUIT LANDS PLAT. WITH THAT STATED THE SOUTHWEST CORNER OF LOT 10 WAS THEN DETERMINED BY HOLDING NEW POSITION "C" AND THE 1/2" IRON PIPE AT POSITION "D" AND INTERSECTING WITH LINE "E" TO "F". THE MONUMENT AT "G" FROM M 76-22 WAS FOUND TO FIT VERY WELL WITH THIS PORTION OF THE BOUNDARY RESOLUTION. THE SOUTHEAST CORNER OF LOT 10 WAS THEN DETERMINED BY HOLDING THE SOUTHEAST CORNER OF LOT 11, POSITION "H" AND THE POSITION OF THE SOUTHWEST CORNER OF LOT 10 AND PROPORTIONING A COMPUTED POINT "J" ON THE EAST LINE OF LOT 10. THIS LINE, "B" TO "J" WAS THEN INTERSECTED WITH THE LINE FROM "E" TO "F" PUTTING THE SOUTHWEST CORNER ON THE ESTABLISHED SURVEY LINE OF THOSE SURVEYS. FENCES AS SHOWN ARE WELL NORTH OF THIS LINE AS WAS RECORDED IN THOSE EARLY SURVEYS.

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

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

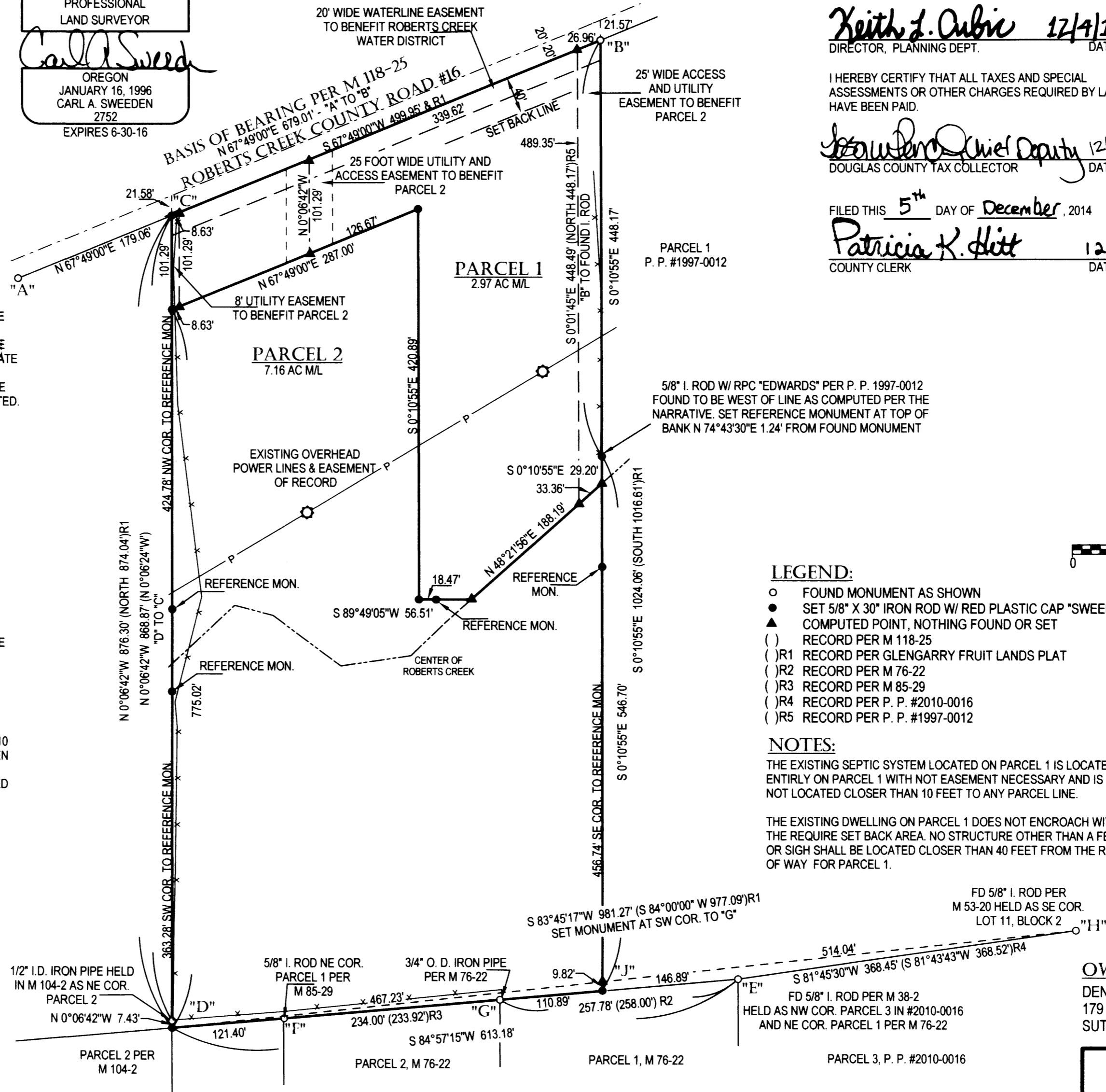
THERE PERSONALLY APPEARED BEFORE ME DENNIS LEE LILLARD WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

19 DAY OF Nov., 2014.

Nancy A. Winchell Nancy A. Winchell
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

480119 October 20, 2017
COMMISSION NO. MY COMMISSION EXPIRES



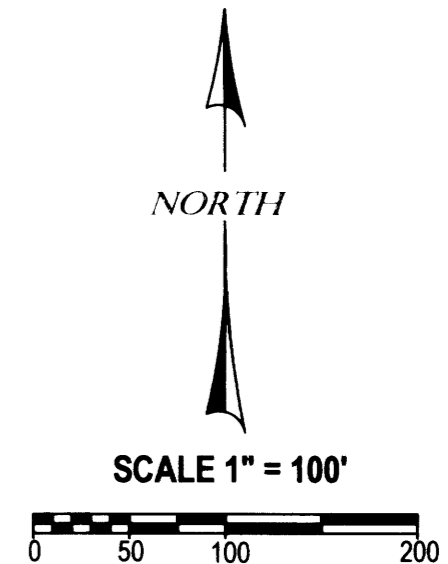
LEGEND:

- 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 118-25
- ()R1 RECORD PER GLENGARRY FRUIT LANDS PLAT
- ()R2 RECORD PER M 76-22
- ()R3 RECORD PER M 85-29
- ()R4 RECORD PER P. P. #2010-0016
- ()R5 RECORD PER P. P. #1997-0012

NOTES:

THE EXISTING SEPTIC SYSTEM LOCATED ON PARCEL 1 IS LOCATED ENTIRELY ON PARCEL 1 WITH NOT EASEMENT NECESSARY AND IS NOT LOCATED CLOSER THAN 10 FEET TO ANY PARCEL LINE.

THE EXISTING DWELLING ON PARCEL 1 DOES NOT ENCROACH WITHIN THE REQUIRE SET BACK AREA. NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 40 FEET FROM THE RIGHT OF WAY FOR PARCEL 1.



EASEMENTS OF RECORD:

EASEMENT RECORDED SEPTEMBER 9, 1936, VOL. 97, PAGE 591 TO BENEFIT THE CALIFORNIA OREGON POWER COMPANY

WATER: ROBERTS CREEK WATER DISTRICT
SEWER: SEPTIC SYSTEM
ZONING: RR
COMP. PLAN: COMMITTED RESIDENTIAL - 2 AC

OWNER AND PARTITIONER:

DENNIS LILLARD
179 E. FIFTH AVE.
SUTHERLIN, OREGON 97479

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

2014-0020

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