

LAND PARTITION PLAT
IN SEC. 10, THE W 1/2 OF SEC. 14 AND IN SEC. 15
T. 25 S., R. 6 W., W. M.
DOUGLAS COUNTY, OREGON - JANUARY 2016
PLANNING FILE #M15-036

Douglas County Official Records 2016-002292
Patricia K. Hitt, County Clerk
NO FEE
02/01/2016 01:14:31 PM
PLAT-PAR Cnt=1 Stn=18 MARRIAGECOUNTER
This is a no fee document

APPROVALS:

Kristian D. DePort 2-01-2016
DOUGLAS COUNTY SURVEYOR DATE

Keith J. Aubrie 1/29/16
DIRECTOR, PLANNING DEPT. DATE

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

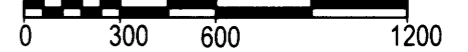
Jessie Demco 2/1/2016
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1st DAY OF February, 2016 at 1:14pm

Patricia K. Hitt 2-1-2016
COUNTY CLERK DATE



SCALE 1" = 600'



100 YR. FLOOD PLAIN DATA:

FIRM COMMUNITY: DOUGLAS COUNTY
COMMUNITY NUMBER: 410059
MAP & PANEL: 41019C 0975 F, ZONE A
APPROX. 100 YR. FLOOD EL.: 387.2' NAVD 88

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY PREPARED THE LAND PARTITION PLAT SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT NO PORTION OF THIS LAND HAS BEEN SURVEYED OR MARKED FOR THIS LAND PARTITION.

Carl A. Sweeden
CARL A. SWEEDEN



LEGAL DESCRIPTION:

ALL THAT LAND AS DESCRIBED IN PARCEL 1 AND 2, INSTRUMENT #2015-3359 DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GARY L. WAGGONER TRUSTEE OF THE GARY L. WAGGONER REVOCABLE TRUST AND KARIN A. WAGGONER, TRUSTEE OF THE KARIN A. WAGGONER REVOCABLE TRUST, EACH TO AN UNDIVIDED 50% INTEREST DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND AND THAT THEY DO CAUSE THE LAND TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #M15-036 DOUGLAS COUNTY, PLANNING DEPARTMENT AND THEY DO CREATE FOR THE BENEFIT OF PARCEL 2 THE 6 FOOT WIDE WATER AND WELL EASEMENT AS SHOWN.

Gary L. Waggoner Trustee
GARY L. WAGGONER, TRUSTEE
GARY L. WAGGONER REVOCABLE TRUST

Karin A. Waggoner, Trustee
KARIN A. WAGGONER, TRUSTEE
KARIN A. WAGGONER REVOCABLE TRUST

EASEMENTS OF RECORD:

RIGHT OF WAY EASEMENT IN FAVOR OF THE CALIFORNIA OREGON POWER COMPANY PER BOOK 95, PAGE 624, RECORDER'S NO. 92377 AND BOOK 99, PAGE 76, RECORDER'S NO. 4845

ELECTRIC TRANSMISSION AND DISTRIBUTION LINES EASEMENT IN FAVOR OF DOUGLAS ELECTRIC COOPERATIVE, INC PER BOOK 491, PAGE 403, RECORDER'S NO. 72-5414

NARRATIVE:

THE LANDS SHOWN HEREON DEPICT THAT LAND AS DESCRIBED PER PARCELS 1 AND 2, INSTRUMENT #2015-33549, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS. THE PARCELS SHOWN ARE AS DIRECTED BY THE OWNERS. NO SURVEYING WAS COMPLETED TO DETERMINE BOUNDARY OF THE LANDS AND THE ACREAGES ARE AS SHOWN IN THE DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #M15-036. THE 6 FOOT WIDE WATER LINE EASEMENT WAS SURVEYED AND IS BASED ON MONUMENTS AS FOUND PER STEPHENS COUNTY ROAD #77, 1972 ROAD PLAN, SHEET 2. THE EASEMENT POINTS WERE NOT MARKED ON THE GROUND.

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

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

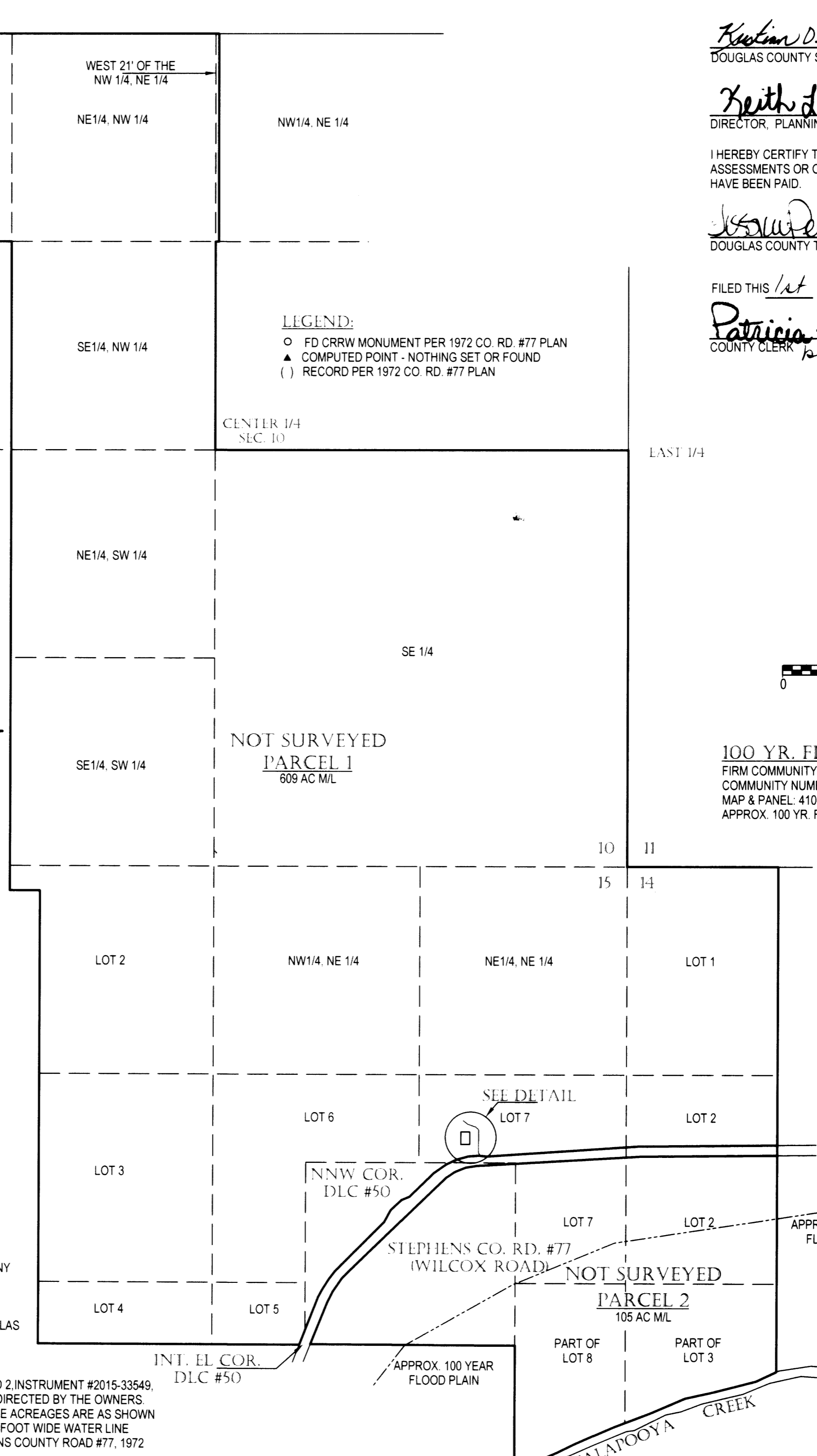
THERE PERSONALLY APPEARED BEFORE ME GARY L. WAGGONER, TRUSTEE OF THE GARY L. WAGGONER REVOCABLE TRUST AND KARIN A. WAGGONER, TRUSTEE OF THE KARIN A. WAGGONER REVOCABLE TRUST WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

15th DAY OF January, 2016.

Kimberly A. Risk *Kimberly A. Risk*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

475709 February 14, 2017
COMMISSION NO. MY COMMISSION EXPIRES



EASEMENT TABLE

LINE	BEARING	DISTANCE
L1	N89°03'17"W	70.11'
L2	N33°54'01"W	9.21'
L3	N0°20'49"E	130.08'
L4	N47°41'39"W	21.80'
L5	N70°27'50"W	47.61'
L6	N51°46'51"W	33.66'
L7	N8°08'14"E	6.00'

COUNTY ROAD CURVE TABLE

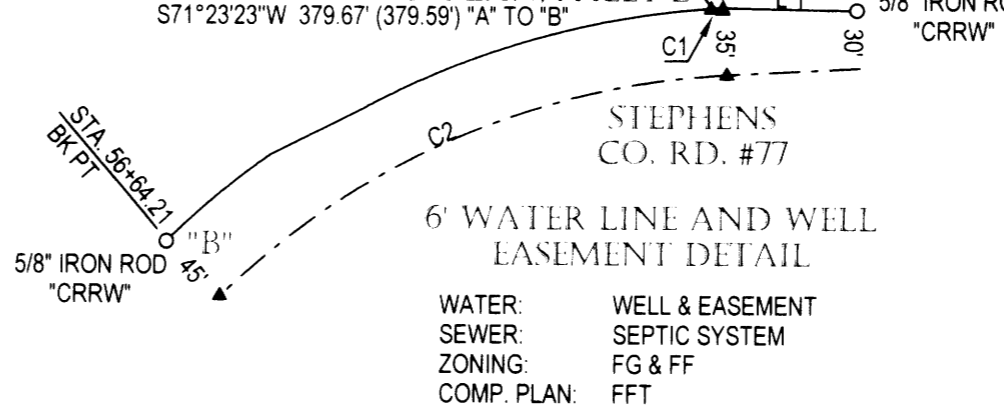
CURVE	DELTA	RADIUS	ARC TAN	CHORD	CHD. BRG.
C1	0°45'15"	444.26	5.85	2.92	5.85 S86°28'43"W
C2	41°11'58"	409.26	294.28	153.83	287.98 S66°15'22"W

GOV. CORNER TIE
CRRW MONUMENT "A" IS S 31°43'58" W 2003.01'
FROM THE NE COR. SEC. 15 PER 1972 COUNTY ROAD PLANS

OWNER & PARTITIONER

GARY WAGGONER
1105 DECKER POINT ROAD
REEDSPORT, OREGON 97467

EASEMENT BASIS OF BEARING PER
1972 COUNTY ROAD PLAN, SHEET 2
S71°23'23"W 379.67' (379.59)' "A" TO "B"



6" WATER LINE AND WELL EASEMENT DETAIL
WATER: WELL & EASEMENT
SEWER: SEPTIC SYSTEM
ZONING: FG & FF
COMP. PLAN: FFT

Sweeden Land Surveying
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