

LAND PARTITION PLAT

IN THE NE 1/4, SECTION 21, T. 23 S., R. 4 W., W. M.

DOUGLAS COUNTY, OREGON - MAY 2016
PLANNING FILE #07-069

Douglas County Official Records
Patricia K. Hitt, County Clerk
2016-009474
NO FEE
0041773620160094740010017
06/14/2016 03:26:23 PM
PLAT-PAR Cnt=1 Stn=33 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 IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Carl A. Sweeden
CARL A. SWEEDEN

LEGAL DESCRIPTION:

INSTRUMENT #2005-30628, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS LARRY SMITH DOES HEREBY DECLARE THAT HE IS THE OWNER OF SAID LANDS 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 #07-069, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT HE DOES CREATE FOR THE BENEFIT OF PARCEL 2 THE 20 FOOT WIDE WATER LINE EASEMENT AS SHOWN AND FOR THE BENEFIT OF PARCEL 1 THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN.

Larry Smith
LARRY SMITH

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 M70-11 AND INST. 2010-00000
- ()R1 RECORD PER INST. 2005-30628

APPROVALS:

Kristin O. DeBort 6/14/2016
DOUGLAS COUNTY SURVEYOR DATE

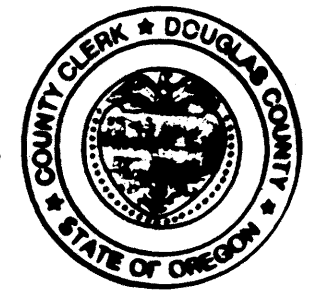
Keith L. Cubie 6/14/16
DOUGLAS COUNTY PLANNING DIRECTOR DATE

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

Jessie Johnson 6/14/2016
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14TH DAY OF JUNE, 2016 3:26 PM

Patricia K. Hitt 6/14/16
DOUGLAS COUNTY CLERK DATE



EASEMENTS OF RECORD:

RIGHT OF WAY TO BENEFIT PACIFIC TELEPHONE AND TELEGRAPH CO. PER BOOK 85, PAGE 145

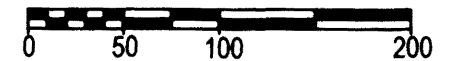
ELECTRIC TRANSMISSION AND DISTRIBUTION LINES TO BENEFIT DOUGLAS ELECTRIC COOP. PER INST. 95-6164

INST. #2004-20861

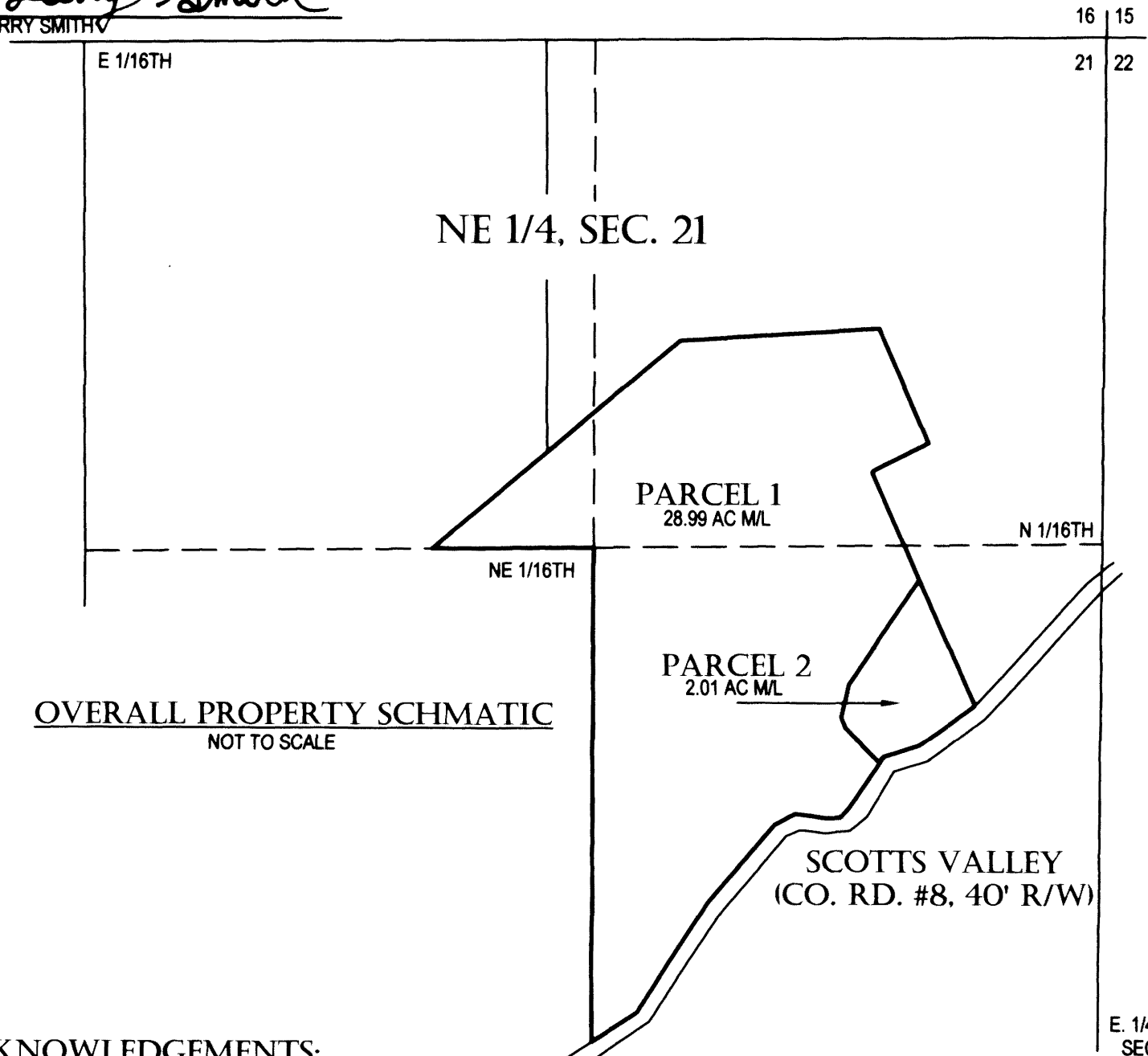
WATERLINE EASEMENT TABLE

LINE	BEARING	DIST.
W 1	N 14°26'59"W	88.11'
W 2	N 6°11'20"W	81.00'
W 3	N 10°44'28"W	87.96'

SCALE 1" = 100'



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



25' ACCESS & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E 1	N 49°22'47"W	22.66'
E 2	N 83°53'58"W	24.00'
E 3	S 76°45'58"W	8.64'
E 4	N 54°30'46"W	23.34' (CORNER TIE)

INST. #2005-30628
PARCEL 1
28.99 AC ML

PARCEL 2
2.01 AC ML

NARRATIVE:

THIS SURVEY ESTABLISHED PARCEL 2 AS DIRECTED AND APPROVED BASED ON SURVEY M 70-11, DOUGLAS COUNTY, OREGON SURVEY RECORDS. THE MONUMENT AT "A" WAS FOUND TO BE 423.26 FEET SOUTH AND 326.28 FEET WEST (REC. 363.66' WEST) OF THE COMPUTED N 1/16 CORNER ON THE EAST LINE OF SECTION 21 USING THE TIE TO THE CURRENT POSITION OF THE EAST 1/4 CORNER PER THIS SURVEY AND THE COMPUTED POSITION OF THE NORTHEAST CORNER OF SECTION 21 PER M 70-11 WHICH PLACES THE SOUTHEAST CORNER OF THIS LAND PER DEED WESTERLY OF THE SOUTHWEST CORNER AS SET IN M-70-11. SURVEY M 70-11 HELD THE EXISTING FENCE LINE AS THE BOUNDARY DUE TO OCCUPATION AND NOTES THAT THE OWNERS SHOULD RECORD A BOUNDARY AGREEMENT USING THAT FENCE LINE POSITION HOWEVER THAT PROCESS HAS NOT BEEN COMPLETED. THE CURRENT OWNERS AND PREVIOUS OWNERS HAVE HOWEVER HELD THE WIRE FENCE LINE WHICH IS STILL IN PLACE AS THE BOUNDARY BETWEEN THE PROPERTIES. THE OWNER AND PARTITIONER OF THIS LAND PARTITION IS AWARE OF THE ABSENCE OF THIS AGREEMENT. THAT LINE AS ESTABLISHED PER M 70-11 AS EVIDENCED BY LONG OCCUPATION IS THEREFORE HELD AS THE EAST LINE OF THIS LAND AND THE PARTITION COMPLETED AS FOLLOWS: THE MONUMENT SET AT "B" WAS ESTABLISHED BY DISTANCE / DISTANCE INTERSECTION USING THE FOUND MONUMENT AT "A" AND "C" AS THE RECORD PIPE FOR THAT POSITION WAS LAYING ON THE GROUND. THAT PIPE IS NOW LAYING BESIDE THE SET IRON ROD AS A MEMORIAL. SURVEY TIES TO THE CENTERLINE OF SCOTTS VALLEY ROAD WERE THEN USED TO DETERMINE THE CENTER LINE AND NORTH RIGHT OF WAY LINE BEING THE SOUTH LINE OF PARCEL 2 AND THE REMAINING BOUNDARIES WERE LAID OUT AS DIRECTED.

FIELD CREW: C. SWEEDEN, E. WILDS & B. ROBERTSON
EQUIPMENT: NIKON DTM-521 W/ SUPPORT
MAPPING & CALC'S: C. SWEEDEN

RIGHT OF WAY CURVE AND LINE TABLE

CURVE	DELTA	RADIUS	ARC	TAN	CHORD	CHD. BRG.
C 1	9°12'05"	353.28	56.74	28.43	56.68	N 60°23'12"E
C 2	18°50'53"	611.26	201.08	101.46	200.18	N 55°33'48"E

LINE	BEARING	DISTANCE
L 1	N 64°59'14"E	29.06'

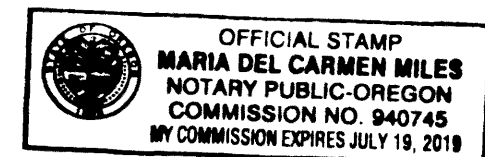
ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME LARRY SMITH, 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 May, 2016.



Maria del Carmen Miles *Maria del Carmen Miles*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

940745 July 19, 2019
COMMISSION NO. MY COMMISSION EXPIRES

WATER: SPRING AS SHOWN
SEWER: SEPTIC SYSTEM
ZONING: FF & WI
COMP. PLAN: FFT & PUBLIC/SEMI PUBLIC

SURVEY FOR:
LARRY SMITH
9007 SCOTTS VALLEY ROAD
YONCALLA, OREGON 97499

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

2016-0014

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