

LAND PARTITION PLAT OF PARCEL 1, P. P. #2013-0011, DOUGLAS COUNTY OREGON PARTITION PLAT RECORDS IN THE WEST 1/2, SEC. 28, T. 26 S., R. 6 W., W. M. DOUGLAS COUNTY, OREGON, OCTOBER 2016 PLANNING FILE #16-025

Douglas County Official Records Patricia K. Hitt, County Clerk 2016-017061 NO FEE 10/31/2016 11:41:51 AM 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 WITH PROPER MONUMENTS THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Signature of Carl A. Sweeden



LEGAL DESCRIPTION

PARCEL 1, PARTITION PLAT 2013-011 DOUGLAS COUNTY, OREGON PARTITION PLAT RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JEAN L. BOONE, PERSONAL REPRESENTATIVE OF THE ESTATE OF CAROLEE MATTHEWS DOES HEREBY DECLARE AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF CAROLEE MATTHEWS THAT SHE HAS THE AUTHORITY TO AND DOES CAUSE THE LAND TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH DOUGLAS COUNTY PLANNING APPROVAL FILE #16-025 AND THAT SHE DOES CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 1 & 3 AND ALSO A 10 FOOT WIDE GAS AND WATER LINE EASEMENT TO BENEFIT PARCEL 1 AS SHOWN.

Signature of Jean L. Boone

NARRATIVE:

THIS LAND PARTITION WAS COMPLETED AS REQUESTED TO DIVIDE THAT LAND AS DESCRIBED HEREON INTO THREE PARCELS. THE BASIS OF BEARING FOR THIS LAND PARTITION IS A PORTION OF THE WEST LINE OF PARCEL 2 AND 3, PARTITION PLAT #2013-0011 AS SHOWN BETWEEN "A" AND "B". MONUMENTS ALONG THE PROPERTY BOUNDARY AND RIGHT OF WAY FOR GARDEN VALLEY ROAD NEEDED TO ESTABLISH THE BOUNDARY OF PARCEL 1, P. P. # 2013-0011 WERE LOCATED AND TIED AS THIS PARCEL WAS AN UNSURVEYED PARCEL IN THE PREVIOUS LAND PARTITIONS. MONUMENTS ESTABLISHED IN PARTITION PLATS #2007-0020 AND 2013-0011 AND FOUND DURING THIS SURVEY WERE HELD TO ESTABLISH THE SOUTH AND WEST BOUNDARY OF PARCEL 1. THE NORTH LINE WAS ESTABLISHED BY HOLDING RIGHT OF WAY MARKERS AS FOUND AND USED IN P. P. #2013-0011 AND EXTENDING THE CURVE TO THE EAST USING RECORD COUNTY ROAD DATA, PLAN SHEET 4 OF 7, DATED 1967 COUNTY ROAD #31. DETERMINATION OF THE EAST BOUNDARY LINE WAS COMPLETED BY EVALUATING THE MARKERS FOUND ALONG THAT LINE AS WERE ESTABLISHED PER THE MEADOWS AT GARDEN VALLEY, VOL. 20, PG. 23, THE MEADOWS AT GARDEN VALLEY, PHASE 2, VOL. 20 PAGE 43 SUBDIVISIONS, PARTITION PLAT #1998-0091 AND CS 51/313-2. TWO MONUMENTS AT POSITION "C", A 5/8" IRON ROD PER CS 51/313-2 AND A 5/8" IRON ROD WITH RED PLASTIC CAP "EDWARDS" SET IN P. P. #1998-0091 CAUSED CONCERN AS THE ORIGINAL DEED LINE DID NOT HAVE AN ANGLE POINT. BOTH SUBDIVISION PLATS HELD THE IRON ROD FROM CS 51/313-2 AND THEN ALSO HELD THE NORTHWEST CORNER OF PARCEL 1, P. P. #1998-0091 AS SET BY EDWARDS CREATING AN ANGLE POINT IN THIS LINE. MY DECISION TO HOLD THE 5/8" IRON ROD FROM CS 51/313-2 IS ONLY DUE TO THE FACT THAT THERE IS STILL EVIDENCE OF THE OLD FENCE THAT WENT NORTH AND SOUTH THROUGH THIS MARKER RULING OUT THAT THE LOCATION OF THIS MARKER WAS UNKNOWN OR OVER LOOKED. IT WAS ALSO AT A GATE AREA WERE THERE ARE TWO GATES AND WIRE TO ASSIST IN SUPPORT THE GATES WAS WRAPPED AROUND THIS IRON ROD. WITH THIS DETERMINED THE NORTHWEST CORNER OF PARCEL 1, P. P. #1998-0091 WAS HELD FOR LINE AS WAS COMPUTED IN BOTH THE SUBDIVISION PLATS AND A MONUMENT SET, POSITION "D" ON THE SOUTH RIGHT OF WAY LINE OF GARDEN VALLEY COUNTY ROAD #31. THE NORTHEAST CORNER OF PARCEL 3, PARTITION PLAT #2013-0011 WHICH WAS SET ON THE COMPUTED SOUTH RIGHT OF WAY LINE WAS CHECKED IN THE SURVEY AND FOUND TO BE VERY CLOSE.

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

ACKNOWLEDGEMENT:

STATE OF OREGON ) COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME JEAN L. BOONE, PERSONAL REPRESENTATIVE OF THE ESTATE OF CAROLEE MATTHEWS WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

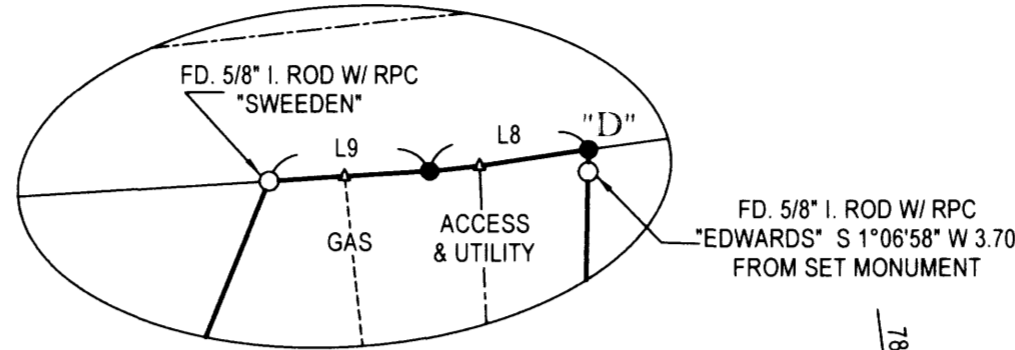
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

18 DAY OF October, 2016

Signature of Carl A. Bateson

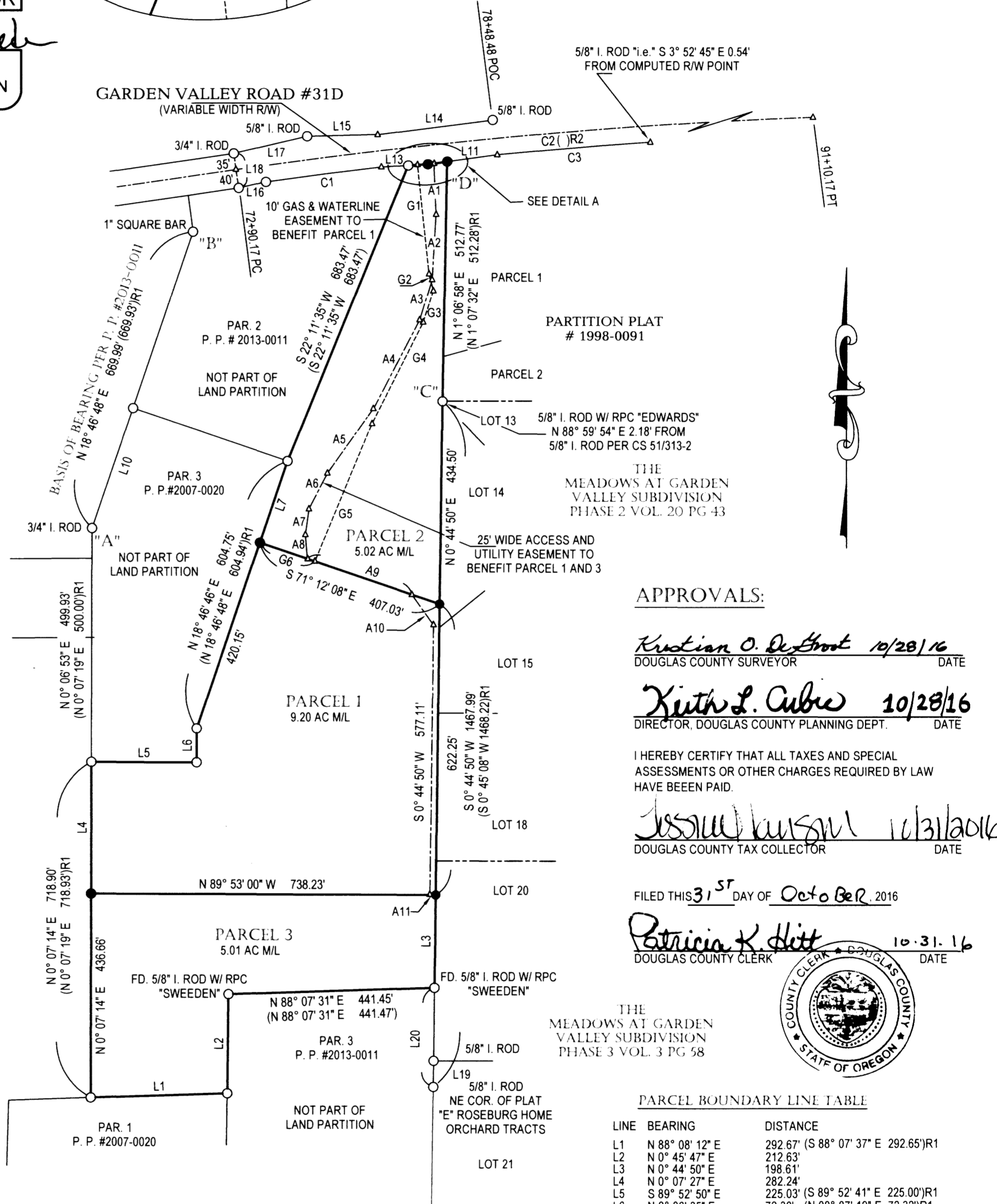
471721 NOV 03, 2016 COMMISSION NO. MY COMMISSION EXPIRES

DETAIL A NOT TO SCALE



LEGEND:

- FOUND 5/8" I. ROD W/YPC "IE" UNLESS OTHERWISE NOTED SET 5/8" X 30" I. ROD W/ RPC "SWEEDEN LS 2752" COMPUTED POINT RECORD PER P.P. # 2013-0011 RECORD PER P.P. # 2007-0020 RECORD PER COUNTY ROAD #31 PLAN DATED 1967 SHT. 4 OF 7 RECORD PER RM 1-67



APPROVALS:

Signatures and dates of approvals: Kristian O. DeBout (10/28/16), Keith L. Cubie (10/28/16), Jessalyn Kuzum (10/31/2016), Patricia K. Hitt (10.31.16)

PARCEL BOUNDARY LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists boundary lines L1 through L20 with their respective bearings and distances.

GARDEN VALLEY & EASEMENT CURVE DATA

Table with columns: CURVE, DELTA, RADIUS, ARC, TANGENT, CHORD, CHORD BEARING. Lists curve data for C1, C2=R2, and C3.

ACCESS & UTILITY EASEMENT TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists easement lines A1 through A11 with their bearings and distances.

GAS EASEMENT LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists gas easement lines G1 through G6 with their bearings and distances.

WATER: UMPQUA BASIN WATER DISTRICT SEWER: SEPTIC SYSTEM ZONING: 5R - RURAL RESIDENTIAL COMP. PLAN: RC 5

Carl Sweeden Land Surveying LLC contact information, address, phone, and partition details for Jean L. Boone.