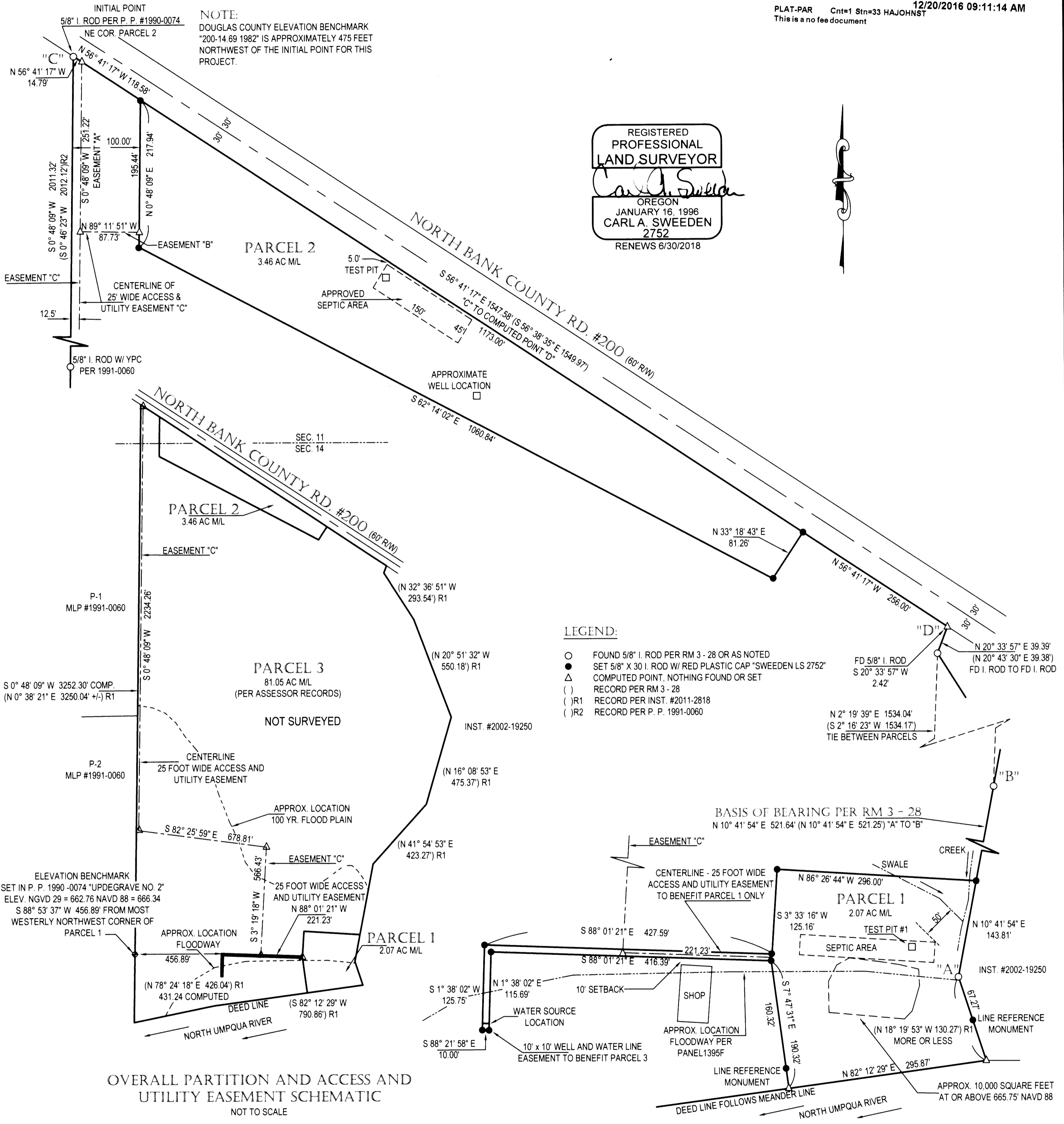


LAND PARTITION PLAT

IN THE W 1/2, SEC. 14 & SW 1/4, SEC. 11, T. 26 S., R. 4 W., W. M.
DOUGLAS COUNTY, OREGON - NOVEMBER 2016
PLANNING FILE #10-057

Douglas County Official Records
Patricia K. Hitt, County Clerk
2016-019525
NO FEE
00429707201600195250020021
12/20/2016 09:11:14 AM
PLAT-PAR Cnt=1 Str=33 HAJOHNST
This is a no fee document



FLOOD PLAIN DATA:
COMMUNITY: DOUGLAS COUNTY, 410059
PANEL: 41019C1395F
100 YR. FLOOD ELEVATION: 665.7', NAVD 88
FLOODWAY: YES

WATER: WELL
SEPTIC: DRAINFIELD AS APPROVED
ZONE: FG
COMP. PLAN: AGG

Carl Sweeden Land Surveying LLC
558 SE Jackson St. Roseburg, Oregon 97470
Tel. 541-672-8344

SURVEY FOR:
JAMES ROSE & THOMAS ROSE
16117 NORTH BANK ROAD
ROSEBURG, OR 97470

SCALE: 1" = 100' DRAWN BY: C. SWEEDEN SHEET: 1 OF 2

LAND PARTITION PLAT
IN THE W 1/2, SEC. 14 & SW 1/4, SEC. 11, T. 26 S., R. 4 W., W. M.
DOUGLAS COUNTY, OREGON - NOVEMBER 2016
PLANNING FILE #10-057

SURVEYORS CERTIFICATE

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND AS SHOWN HEREON AS PARCEL 1 AND PARCEL 2 WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT PARCEL 3 HAS NOT BEEN SURVEYED NOR MARKED IN ANY WAY.

Carl A. Sweeden
CARL A. SWEEDEN



LEGAL DESCRIPTION

INSTRUMENT #2016-8071, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES ROSE AND THOMAS ROSE 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 THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #10-057 AND THAT THEY DO CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT "A" TO BENEFIT PARCELS 1 AND 2, THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT "B" TO BENEFIT PARCEL 2 AND THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT "C" TO BENEFIT PARCEL 1.

James Rose 11/17/16
JAMES ROSE
Thomas Rose 11/17/16
THOMAS ROSE

APPROVALS:

Kurtian O. DeHoot 12-19-2016
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubic 12/19/16
DIRECTOR, DOUGLAS COUNTY PLANNING DEPARTMENT DATE

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

Jessou Haugum 12/19/2016
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20th DAY OF December 2016 9:11 AM

Patricia K. Hitt 12/20/2016
DOUGLAS COUNTY CLERK DATE



NARRATIVE:

THIS LAND PARTITION WAS COMPLETED AS REQUESTED BY THE OWNERS SHOWN TO PARTITION THE LAND PER THE DESCRIPTION HEREON INTO THREE PARCELS AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT IN APPROVAL FILE #10-057. ROLL MAP 3 - 28. DOUGLAS COUNTY SURVEYORS OFFICE SURVEY RECORDS WAS USED AND MARKERS FOUND PER THAT SURVEY WERE HELD TO DETERMINE THE EAST LINE OF PARCEL 1 BEING THE EAST LINE OF INSTRUMENT #2011-2818 AND IS THE BASIS OF BEARING FOR THIS LAND PARTITION. PARCEL 1 WAS THEN LAYED OUT AS DIRECTED HOLDING THE EAST LINE AS ESTABLISHED FOR INSTRUMENT #2011-2818. REFERENCE MARKERS WERE SET AT THE TOP OF THE HIGH BANK TO ASSIST IN LINE DIRECTION TO THE TRUE DEED CORNER POSITIONS. THE ORIGINAL DESCRIPTION OF DLC # 38 CALLS TO THE HIGH BANK OF THE UMPQUA RIVER THEN FOLLOWS THE MEANDER LINE. ADDITIONALLY THE CENTERLINE OF COUNTY ROAD #200 WAS TIED AS WELL AS THE NORTHEAST CORNER OF PARCEL 2. MAJOR LAND PARTITION #1990-0074 A & B. THIS MARKER FIT VERY WELL WITH THE CENTERLINE AS LOCATED. THE NORTHEAST CORNER OF PARCEL 2, PER #1990-0074 A & B WAS THEREFORE HELD AS THE NORTHWEST CORNER OF INST. #2011-2818 AND THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD #200 ESTABLISHED HOLDING THIS MARKER AND THE BEARING OF THE CENTERLINE AS TIED. PARCEL 2 WAS THEN LAYED OUT AS DIRECTED AND APPROVED. PARCEL 3 WAS NOT SURVEYED. THE 25 FOOT WIDE EASEMENT FOR ACCESS AND UTILITIES IS SITUATED OVER AN EXISTING GRAVEL DRIVE INTO PARCEL 3 AND TO PARCEL 1 AND THE ACCESS AND UTILITY EASEMENT TO PARCEL 2 IS SITUATED TO CONNECT PARCEL 2 AT AN EXISTING GATE.

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

ACKNOWLEDGEMENT:

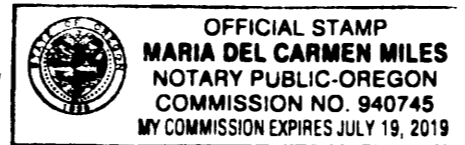
STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME JAMES ROSE AND THOMAS ROSE WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

17 DAY OF November, 2016

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



COMMISSION NO. _____ MY COMMISSION EXPIRES _____

Carl Sweeden Land Surveying LLC
558 SE Jackson St. Roseburg, Oregon 97470
Tel. 541-672-8344
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