

# LAND PARTITION PLAT

IN SEC. 2, 3, NW 1/4 SEC. 1, E 1/2 AND NW 1/4 SEC. 10  
AND W 1/2 SEC. 11, T. 26 S., R. 4 W. AND W 1/2  
SEC 36, S 1/2 SEC. 25, T. 25 S., R. 4 W., W. M.  
DOUGLAS COUNTY, OREGON - FEBRUARY 2017  
PLANNING FILE #98-189

Douglas County Official Records  
Patricia K. Hitt, County Clerk  
2017-004052  
NO FEE  
00434937201700040520010017  
02/28/2017 01:40:29 PM  
PLAT-PAR Cnt=1 Stn=33 MAJOHNST  
This is a no fee document

### SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY PREPARED THE PLAT SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT NO LINES OR PARCELS HAVE BEEN MARKED IN ANY WAY.

*Carl A. Sweeden*  
CARL A. SWEEDEN



### LEGEND:

- ◆ FD 1971 DCSO BRASS CAP AS PER DCSO RECORD
- FD 5/8" I. ROD W/ RPC "SWEEDEN LS 2752" UNLESS NOTED OTHERWISE
- ( ) RECORD PER P. P. #2016-0032 A & B
- ( ) R1 RECORD PER P. P. #1991-0060

### LEGAL DESCRIPTION

THOSE LANDS DESCRIBED IN INSTRUMENT #2016-8066, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROSE RANCH, A GENERAL PARTNERSHIP CONSISTING OF JAMES ROSE AND THOMAS ROSE DOES 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 THE DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #98-189.

*James Rose* 2-16-17  
JAMES ROSE, GENERAL PARTNER

*Thomas Rose* 2/16/17  
THOMAS ROSE, GENERAL PARTNER

### APPROVALS:

*Kristian O. DeHoot* 2/21/2017  
DOUGLAS COUNTY SURVEYOR DATE

*Keith L. Cubie* 2/27/17  
DIRECTOR, DOUGLAS COUNTY PLANNING DEPARTMENT DATE

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

*Jessie Hanson* 2/28/2017  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28<sup>th</sup> DAY OF February, 2017 1:40 AM

*Patricia K. Hitt* 2/28/17  
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 TWO PARCELS AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #98-189. INSTRUMENT #2016-8066. RECORD GLO DATA, RM 3-28 AND M 4-71 WERE USED TO ESTABLISH THE PROPERTY TO BE PARTITIONED. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN TWO MONUMENTS FROM P. P. #2016-0032 "A" AND "B". A LAND PARTITION ALSO COMPLETED BY THIS FIRM AS SHOWN IN POSITIONS "A" & "B". THE MONUMENT AT POSITION "C", BEING THE NE CORNER OF PARCEL 1, P. P. #1990-0074 WAS ALSO FOUND AND USED IN P. P. #2016-0032 AND AGAIN USED IN THIS PARTITION WITH THE DCSO BRASS CAP AT "E" TO ESTABLISH A PORTION OF THE SECTION LINE BETWEEN SECTIONS 10 AND 11. THE MONUMENTS AT POSITIONS "A" AND "B" WERE THEN USED WITH RECORD FROM RM 3-28 TO ESTABLISH THE POSITION OF "D" BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH BANK COUNTY RD. #200 AND BEING THE SOUTHEASTERLY CORNER OF INST. #2016-8066. FROM POSITION "D" THE PARENT PARCEL WAS LAID OUT. A FIELD SURVEY WAS COMPLETED TO LOCATE THE TRUE DIVIDING LINE BETWEEN PARCEL 1 AND PARCEL 2 AND IS AS DIRECTED BY THE OWNERS. THIS LINE IS SHOWN ON THE PLAT FROM P 4 TO P 35. NO MONUMENTS WERE SET ALONG THIS LINE BUT THE POSITION OF THE LINE CAN BE RE ESTABLISHED USING THIS PLAT. A 35 FOOT WIDE STRIP AS NOTED ALONG THE SOUTHEASTERLY LINE OF PARCEL 2 PROVIDES ACCESS TO PARCEL 2 TO THE COUNTY ROAD.

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

AFFIDAVIT OF CORRECTION  
RECORDED 3/29/2017 AS  
COUNTY CLERK INSTR. NO.  
2017-005602; C.S. 65/93-7

### NOTES:

- N 53°38'52" W 1131.31'
- POINT "D" IS N 52°42'45" W 865.44' FROM POINT "A"
- POINT "E" IS THE COMMON 1/4 CORNER BETWEEN SECTIONS 10 & 11

### ACKNOWLEDGMENT:

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 THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED

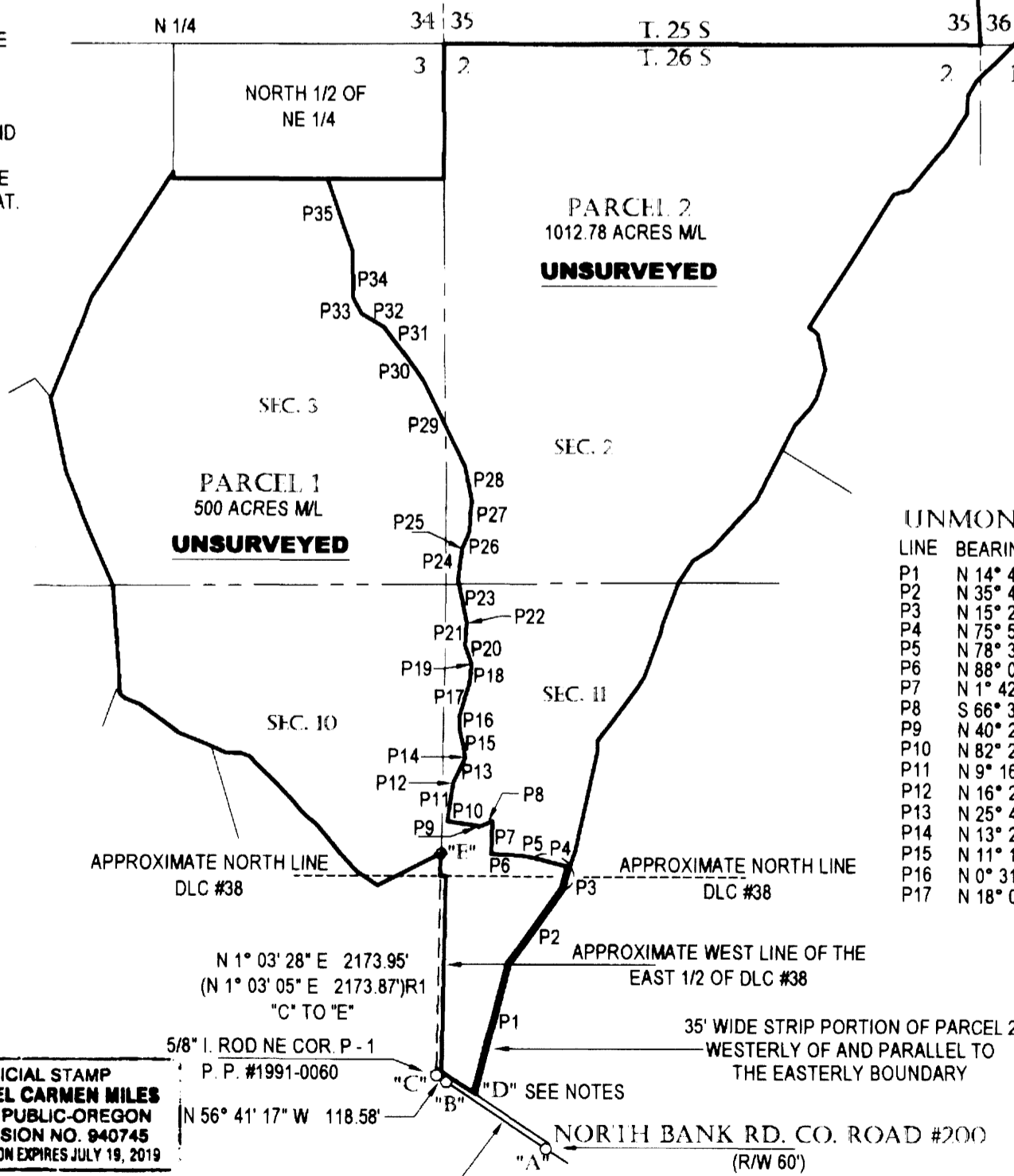
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

14 DAY OF February, 2017

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



BASIS OF BEARING PER P. P. 2016-0032  
N 56° 41' 17" W 1173.00'



### UNMONUMENTED PARCEL DIVIDING LINE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
P1	N 14° 42' 39" E	1458.14 +/-	P18	N 4° 50' 23" E	176.95'
P2	N 35° 42' 08" E	907.55 +/-	P19	N 5° 40' 31" W	32.83'
P3	N 15° 23' 10" E	218 +/-	P20	N 18° 39' 32" W	174.80'
P4	N 75° 56' 35" W	365 +/-	P21	N 4° 16' 33" E	203.98'
P5	N 78° 38' 29" W	128.74'	P22	N 4° 22' 35" W	35.82'
P6	N 88° 09' 15" W	299.07'	P23	N 11° 06' 23" W	413.59'
P7	N 1° 42' 34" E	322.62'	P24	N 7° 37' 34" E	300.59'
P8	S 66° 30' 37" W	145.34'	P25	N 17° 50' 51" E	18.26'
P9	N 40° 29' 55" W	15.66'	P26	N 23° 48' 35" E	177.02'
P10	N 82° 26' 45" W	305.31'	P27	N 2° 28' 16" E	294.65'
P11	N 9° 16' 11" E	377.77'	P28	N 11° 20' 36" W	348.64'
P12	N 16° 21' 18" E	28.67'	P29	N 25° 51' 18" W	929.81'
P13	N 25° 45' 15" E	241.32'	P30	N 34° 20' 07" W	324.96'
P14	N 13° 29' 22" E	20.18'	P31	N 37° 30' 14" W	326.46'
P15	N 11° 18' 01" W	301.31'	P32	N 59° 29' 53" W	259.34'
P16	N 0° 31' 36" W	100.65'	P33	N 27° 28' 09" W	174.03'
P17	N 18° 08' 16" E	331.20'	P34	N 0° 26' 07" W	453.87'
			P35	N 18° 53' 43" W	750 +/-

940745 COMMISSION NO  
July 19, 2019 MY COMMISSION EXPIRES

WATER: SPRING & WELL  
SEWER: SEPTIC SYSTEM  
ZONING: FG, TR  
COMP. PLAN: AGG, TL

Carl Sweeden Land Surveying LLC  
558 SE Jackson St. Roseburg, Oregon 97470  
Tel. 541-672-8344  
PARTITION PLAT FOR:  
ROSE RANCH, A GENERAL PARTNERSHIP  
CONSISTING OF JAMES ROSE & THOMAS ROSE  
16118 NORTH BANK RD  
ROSEBURG, OR 97470  
SCALE: 1" = 1500' DRAWN BY: D. SWEEDEN SHEET: 1 OF 1