

LAND PARTITION PLAT

IN THE N/W 1/4 OF SEC. 23, T. 27 S., R. 3 W., W. M.

DOUGLAS COUNTY, OREGON - JANUARY 2017

PLANNING FILE #16-068

Douglas County Official Records
 Patricia K. Hitt, County Clerk 2017-005682

NO FEE

03/30/2017 01:01:22 PM

PLAT-PAR Cnt=1 Str=33 HAJOHNST
 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 EAST AND WEST BOUNDARY OF PARCEL 2 AS SHOWN HEREON WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Carl A. Sweeden
 CARL A. SWEEDEN

LEGAL DESCRIPTION

THAT LAND DESCRIBED IN INSTRUMENT #81-05916, DOUGLAS COUNTY OREGON, DEEDS AND RECORDS.

PARCEL 1
 ALL THAT PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 3 WEST BEING NORTH OF THE CENTERLINE OF MCKAY CREEK AND WEST OF THE WESTERLY RIGHT OF WAY LINE OF CAVITT CREEK COUNTY ROAD #82.

PARCEL 2
 ALL THAT PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 3 WEST BEING NORTH OF THE CENTERLINE OF MCKAY CREEK AND ALSO ALL THAT LAND LYING SOUTH OF THE CENTERLINE OF MCKAY CREEK WITHIN 100 FEET OF A CONCRETE DAM LOCATED IN MCKAY CREEK INCLUDING THEREWITH THAT LAND LYING UNDERNEATH OF THE CONCRETE DAM.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JACK G. STUBBS DOES HEREBY DECLARE THAT HE IS THE OWNER OF SAID LAND AND HAS CAUSED 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 #16-068 AND HE DOES CREATE FOR THE BENEFIT OF PARCEL 2 THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AND THE 6 FOOT WIDE WATER LINE EASEMENT AS SHOWN.

Jack G. Stubbs March 16 - 2017
 JACK G. STUBBS
 NARRATIVE:

THIS LAND PARTITION WAS COMPLETED AS REQUESTED BY THE OWNER TO PARTITION THE LAND PER THE DESCRIPTION HEREON INTO TWO PARCELS AND TO TRAVERSE AND MARK THE COMMON LINE BETWEEN PARCEL 1 AND 2 AS WELL AS THE WEST LINE OF PARCEL 2. THIS SURVEY WAS COMPLETED USING THE WEST 1/16TH CORNER AT POSITION "B", NORTHWEST CORNER OF SECTION 23 AT POSITION "A", THE WEST 1/4 CORNER AT POSITION "C" AND THE MARKER FOUND AT POSITION "D", POSITION "D" BEING A MONUMENT SET IN M 96-28 AS A REFERENCE TO THE NORTHWEST CORNER OF PARCEL 1 PER THAT SURVEY. OTHER SURVEYS AND PLATS CONSULTED FOR THIS SURVEY ARE, M 16-77, M 16-78, CS 55/130-1, M 96-6 AND CS 65/57-80. THE BASIS OF BEARING FOR THIS SURVEY WAS HELD BETWEEN FOUND MONUMENTS AT POSITIONS "A" AND "B". DURING THE WORK TO SURVEY THE WEST BOUNDARY A SEARCH WAS MADE TO LOCATE THE NORTH 1/16TH CORNER OF SECTIONS 22 AND 23 BEING MONUMENTS AS SET IN CS 55/130-1 AND M 93-6. A REFERENCE MONUMENT SET IN 1969 SURVEY CS 55/130-1 WAS PLACED 10 FEET WEST OF THIS POSITION AND 1982 SURVEY M 93-6 A-C FOUND THE REFERENCE MONUMENT AND PLACED A MONUMENT WITH YELLOW PLASTIC CAP AT THE NORTH 1/16TH CORNER POSITION. OUR SEARCH RESULTED IN FINDING ONLY ONE MONUMENT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP "BHW INC". FROM THE 1982 SURVEY, THIS MONUMENT PROTRUDED 12 INCHES OUT OF THE GROUND, DID NOT FIT THE POSITION OF THE 1982 SURVEY AND IT DID NOT FIT THE POSITION OF THE 1969 SURVEY. IT IS BELIEVED THAT THIS MONUMENT WAS MOVED TO A POSITION THAT WAS ONCE OCCUPIED BY THE REFERENCE MONUMENT BY THE LAND OWNER AS THEY WERE IN OWNERSHIP OF THIS LAND SINCE 1974. THEREFORE THIS MONUMENT WAS REJECTED AND A TIE TO THE WEST 1/4 CORNER WAS COMPLETED TO ESTABLISH THE WEST BOUNDARY OF THE SUBJECT PROPERTY. WITH THIS COMPLETED THE LINES TO BE MARKED WERE THEN TRAVERSED AND MARKED WITH BLAZES PAINTED ORANGE AND THE LINES FLAGGED WITH ORANGE FLAGGING AND WOOD STAKES ALSO FLAGGED AND PAINTED ORANGE. A MONUMENT WAS THEN SET ON THE NORTH SIDE OF MCKAY CREEK ON EACH LINE AS A REFERENCE TO THE TRUE LINES. A CREEK CENTERLINE TIE WAS ATTEMPTED BUT HIGH FLOW FROM RAINS AND SNOW MELT RESULTED IN ONLY AN APPROXIMATE DISTANCE FOR THE CENTERLINE LOCATIONS. THE EASTERLY LINE OF THIS LAND IS THE WESTERLY LINE OF CAVITT CREEK ROAD. A PORTION OF CAVITT CREEK ROAD CENTERLINE WAS LOCATED TO PROVIDE A BEARING FOR THE SOUTH EASTERLY BOUNDARY LINE OF THE PROPERTY WHICH FIT WELL WITH THE MONUMENT AT POSITION "E" SO THE CENTERLINE WAS THEN SITUATED TO BE THE RECORD DISTANCE OF 30 FEET FROM "E". THE RIGHT OF WAY LINE WAS THEN EXTENDED NORTHERLY FROM "E" TO THE BEGINNING OF THE ACCESS AND UTILITY EASEMENT BEGINNING POINT.

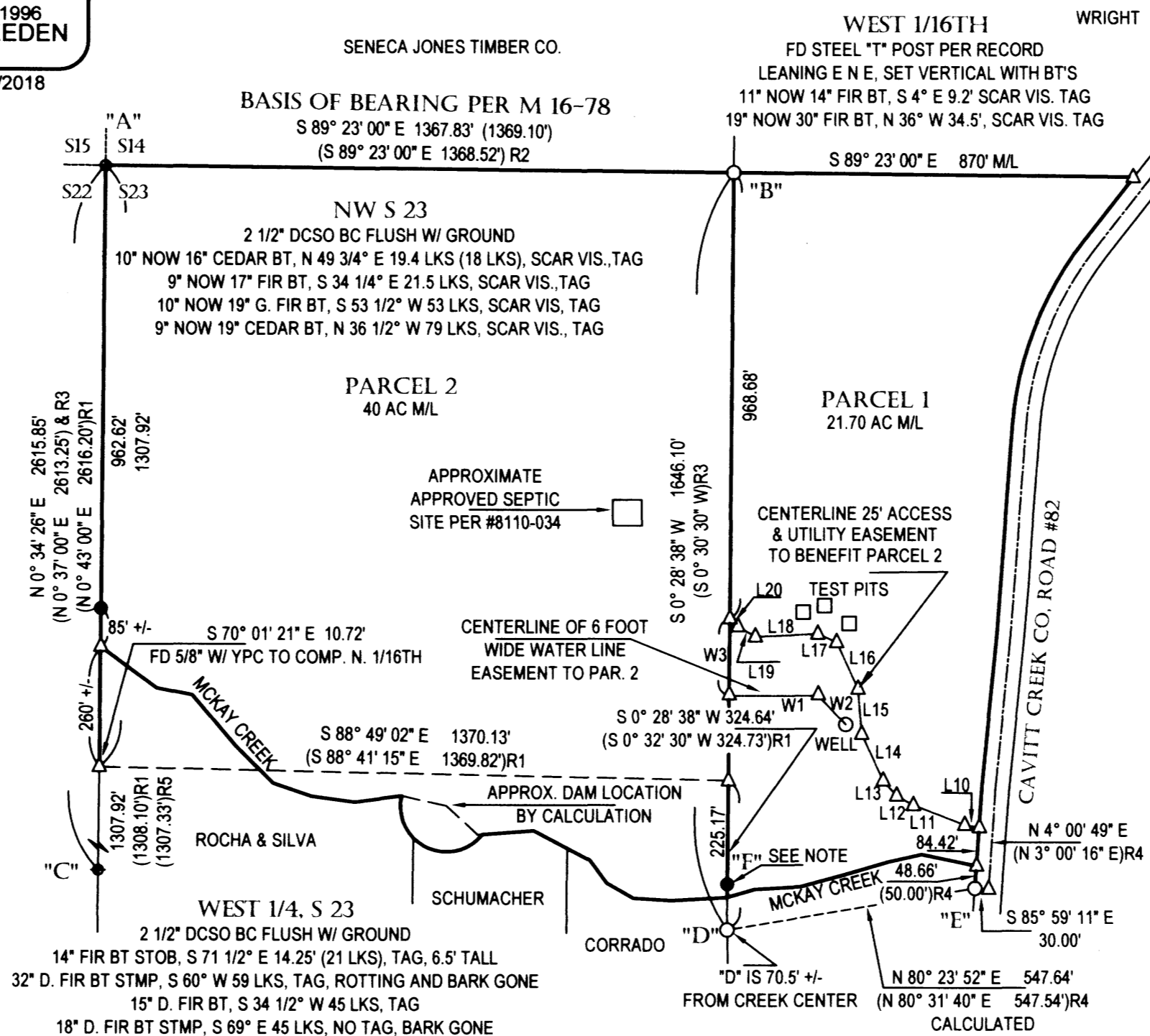
FIELD CREW: C. SWEEDEN & D. SWEEDEN
 EQUIPMENT: NIKON NIVO 3M W/ SUPPORT
 MAPPING AND CALC'S: C. SWEEDEN

LEGEND:

- ◆ FOUND GOVERNMENT CORNER
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- △ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER M 16-78
- ()R1 RECORD PER CS 55/130-1
- ()R2 RECORD PER CS 65/57-8
- ()R3 RECORD PER M 16-77
- ()R4 RECORD PER M 96-28 A & B
- ()R5 RECORD PER M 93-6 A & B & C

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Carl A. Sweeden
 OREGON
 JANUARY 16, 1996
 CARLA A. SWEEDEN
 2752
 RENEWS 6/30/2018



APPROVALS:

Kristian O. DeHoot 3-29-2017
 DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubic MARCH 29, 2017
 DIRECTOR, DOUGLAS COUNTY PLANNING DATE

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

Jessie Johnson 3/30/17
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30th DAY OF MARCH, 2017 1:01 pm

Patricia K. Hitt 3/30/17
 DOUGLAS COUNTY CLERK DATE

NOTE:
 REFERENCE MONUMENT "F" IS APPROX. 29 FEET FROM THE CENTERLINE OF MCKAY CREEK

ACREAGES SHOWN ON THIS LAND PARTITION PLAT ARE SHOWN FROM ASSESSORS RECORDS.

SCALE: 1" = 300'

ACCESS & UTILITY EASEMENT TABLE

LINE	BEARING	DISTANCE
L10	N 81° 05' 19" W	32.59'
L11	N 69° 05' 06" W	119.55'
L12	N 61° 19' 04" W	41.76'
L13	N 42° 02' 18" W	43.83'
L14	N 24° 54' 36" W	112.21'
L15	N 4° 18' 24" W	98.50'
L16	N 24° 41' 30" W	111.91'
L17	N 66° 21' 05" W	45.04'
L18	S 87° 34' 18" W	135.58'
L19	N 59° 26' 43" W	44.00'
L20	N 46° 56' 45" W	24.32'

WATER LINE EASEMENT TABLE

LINE	BEARING	DISTANCE
W1	N 90° 00' 00" E	193.73'
W2	S 43° 33' 21" E	86.43'
W3 (TIE)		167.78'

ACKNOWLEDGEMENT:

STATE OF OREGON)
 COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME JACK G. STUBBS WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

14 DAY OF March, 2017



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

940745 July 19, 2019
 COMMISSION NO. MY COMMISSION EXPIRES

WATER: WELL
 SEWER: SEPTIC SYSTEM
 ZONING: TR, 5R
 COMP. PLAN: TIMBERLAND AND COMMITTED RESIDENTIAL - 5 ACRE

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

LAND PARTITION FOR:
JACK STUBBS
 1968 LOOKINGGLASS RD
 ROSEBURG, OR 97471

SCALE: 1" = 300' DRAWN BY: C. SWEEDEN SHEET: 1 OF 1

2017-0007

2017-0007