

LAND PARTITION PLAT

IN THE EAST 1/2, SEC. 21, T. 25 S., R. 5 W., W. M.

DOUGLAS COUNTY, OREGON - NOVEMBER 2016

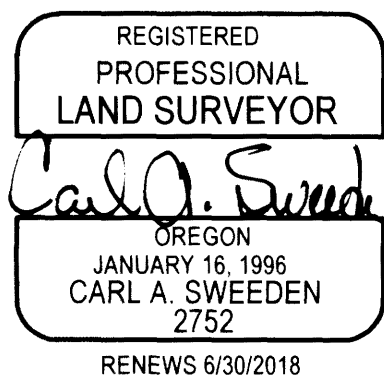
PLANNING FILE #13-009

Douglas County Official Records
 Patricia K. Hitt, County Clerk
 2017-006655
 NO FEE
 00438055201700066550010012
 04/12/2017 03:12:54 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 LAND SHOWN HEREON AS PARCEL 2 AND PARCEL 3 WITH PROPER MONUMENTS AND THAT PARCEL 1 HAS NOT BEEN SURVEYED IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Carl A. Sweeden
 CARL A. SWEEDEN



LEGEND:

- 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 DEED INST. #2006-22058
- () R1 RECORD PER M 152-67
- () R2 RECORD PER M 153-13
- () R3 RECORD PER RM 2-66
- () R4 RECORD PER P. P. #1993-0103 A & B
- () R5 RECORD PER P. P. #2005-0020 A & B
- () R6 COOPER CREEK ESTATES, V. 22, PG. 52

LEGAL DESCRIPTION

PARCEL 1 PER INSTRUMENT #2006-22058, DOUGLAS COUNTY OREGON, DEEDS AND RECORDS LESS AND EXCEPTING PARCEL 2, P. P. #2005-0020, DOUGLAS COUNTY, OREGON PARTITION PLAT RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TIM WEINBERG, TRUSTEE OF THE EDWARD F. LONG 2011 CHARITABLE REMAINDER UNITRUST DOES HEREBY DECLARE THAT HE, AS THE TRUSTEE HAS THE AUTHORITY TO 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 #13-009 AND HE DOES CREATE FOR THE BENEFIT OF PARCELS 2 AND 3 THE 25 FOOT WIDE RECIPROCAL ACCESS AND UTILITY EASEMENT AS SHOWN WITH LINES L 3, L 4 AND E 1, THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2 SHOWN WITH LINES E 2 - E 5 AND ALSO CREATES FOR THE BENEFIT OF PARCEL 1 A 12.5 FOOT WIDE ACCESS AND UTILITY EASEMENT ALONG THE SOUTH SIDE OF THE NORTH LINE OF PARCEL 2 AND 3 AND ALONG THE NORTH SIDE OF THE SOUTH LINE OF PARCELS 2 AND 3, SAID EASEMENT BEING 12.5 FEET IN WIDTH MEASURED PERPENDICULAR FROM EACH COURSE THEREOF.

TIM WEINBERG, TRUSTEE
 EDWARD F. LONG 2011 CHARITABLE REMAINDER UNITRUST

NARRATIVE:

THIS LAND PARTITION WAS COMPLETED AS REQUESTED BY THE OWNER TO PARTITION THE LAND PER THE DESCRIPTION HEREON INTO THREE PARCELS. A SURVEY WAS COMPLETED TO LOCATE CONTROLLING MARKERS FOR THE WEST BOUNDARY OF THE LAND PER THE DEED INSTRUMENT AND ONCE ESTABLISHED THIS LINE WAS HELD AS THE BASIS OF BEARING. SURVEYS OF RECORD M152-67, M 153-13, RM 2-66, PARTITION PLAT #1993-0103 A & B, PARTITION PLAT #2005-0020 A & B AND COOPER CREEK ESTATES, VOL. 22, PG. 52 A & B WERE ALSO USED DURING THE SURVEYING OF THIS LAND PARTITION. PARCELS 2 AND 3 AS WELL AS THE RECIPROCAL ACCESS AND UTILITY EASEMENT WERE THEN LAYED OUT AS DIRECTED. THE SOUTH, EAST AND NORTHERLY BOUNDARY OF PARCEL 1 WERE NOT SURVEYED AND ARE SHOWN USING RECORD DEED OR SURVEY INFORMATION. THE WEST LINE OF THIS LAND AS DESCRIBED IN THE DEED DOCUMENT DOES NOT MATCH THE WEST BOUNDARY AS SHOWN ON PARTITION PLAT #1993-0038. ACREAGE OF PARCEL 1 IS THE ASSESSORS REPORT MINUS PARCELS 2 AND 3.

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 TIM WEINBERG, TRUSTEE OF THE EDWARD F. LONG 2011 CHARITABLE REMAINDER UNITRUST WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

28th DAY OF November, 2016

Randy Hescock *Randy Hescock*
 NOTARY PUBLIC - OREGON (PRINTED NAME), (SIGNATURE)

936107 02-09-2019
 COMMISSION NO. MY COMMISSION EXPIRES

RECIPROCAL EASEMENT

LINE	BEARING	DISTANCE
L3	N 73° 44' 35" E	59.70'
L4	N 78° 27' 13" E	231.85'
E1	S 64° 53' 26" E	280.08'

ACCESS AND UTILITY EASEMENT - PARCEL 2

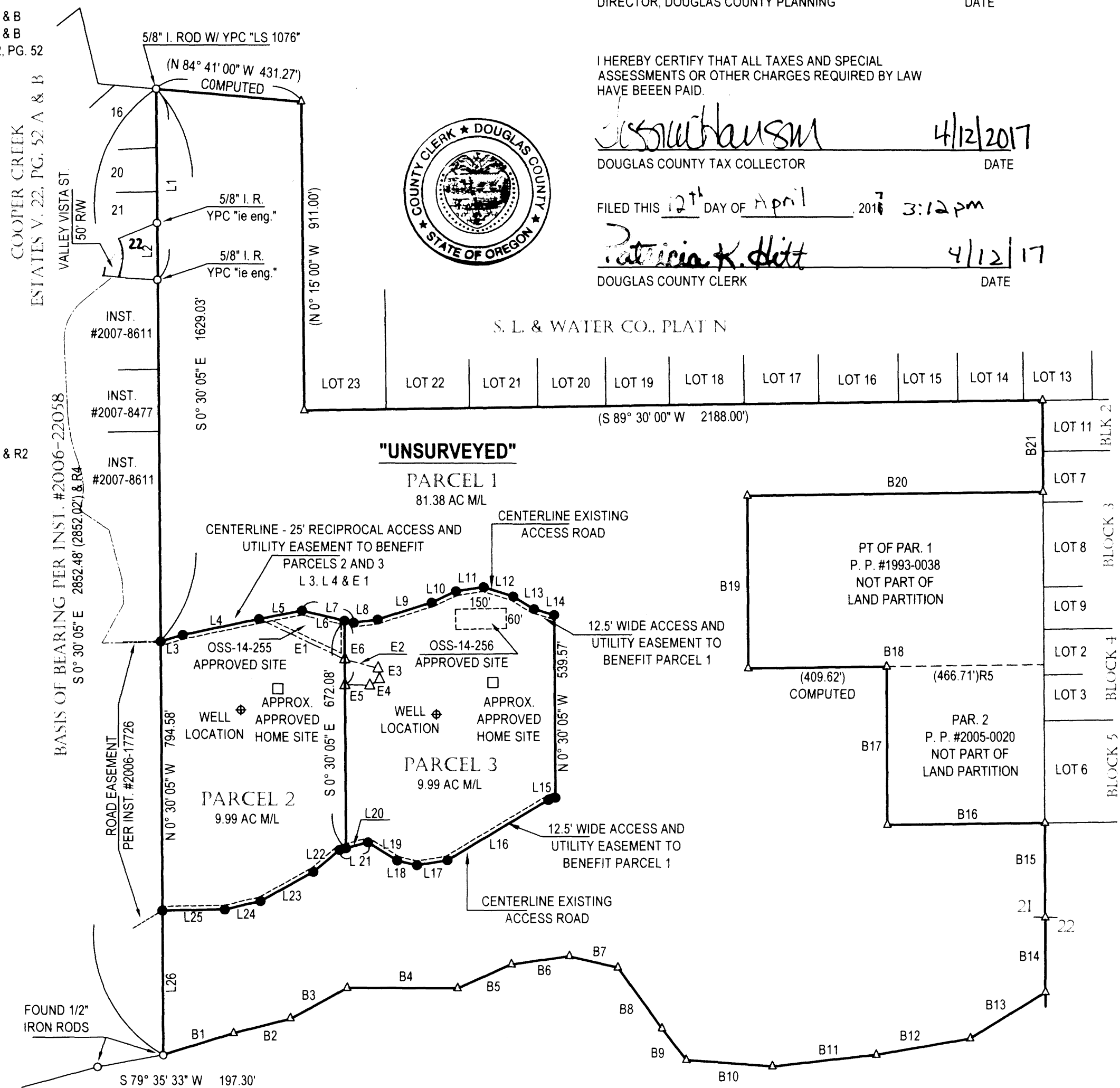
E2	S 75° 01' 31" E	102.61'
E3	S 8° 02' 06" E	32.57'
E4	S 57° 48' 23" W	34.25'
E5	N 89° 08' 12" W	74.04'
E6	N 0° 30' 05" W	190.18'

SURVEYED LINE SHORT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 0° 20' 56" E	563.82' (S 0° 30' 07" E 563.61')R1 & R2
L2	N 0° 24' 58" W	168.13' (S 0° 30' 07" E 168.05')R6
L3	N 73° 22' 44" E	67.98'
L4	N 78° 05' 22" E	231.85'
L5	N 78° 58' 08" E	129.10'
L6	S 76° 54' 30" E	129.26'
L7	S 76° 54' 30" E	157.37'
L8	N 82° 17' 56" E	71.84'
L9	N 72° 27' 32" E	167.72'
L10	N 65° 14' 39" E	79.71'
L11	N 81° 38' 24" E	82.97'
L12	S 72° 34' 41" E	92.12'
L13	S 58° 45' 14" E	71.88'
L14	S 74° 18' 19" E	62.44'
L15	S 72° 15' 18" W	24.02'
L16	S 59° 07' 11" W	346.32'
L17	S 80° 44' 18" W	91.44'
L18	N 76° 52' 59" W	60.72'
L19	N 58° 12' 26" W	101.33'
L20	S 75° 10' 13" W	67.91'
L21	S 75° 10' 13" W	87.35'
L22	S 50° 04' 34" W	100.83'
L23	S 60° 55' 10" W	178.88'
L24	S 76° 43' 07" W	108.71'
L25	S 88° 53' 08" W	185.32'
L26	S 00° 30' 05" E	426.61'

UNSURVEYED BOUNDARY SHORT LINE TABLE

LINE	BEARING	DISTANCE
B1	(N 73° 17' 16" E	219.31')
B2	(N 76° 04' 12" E	174.24')
B3	(N 61° 39' 34" E	190.71')
B4	(S 89° 28' 05" E	327.77')
B5	(N 66° 25' 58" E	174.41')
B6	(N 82° 20' 46" E	173.35')
B7	(S 76° 38' 13" E	147.58')
B8	(S 35° 33' 55" E	222.63')
B9	(S 37° 44' 02" E	117.21')
B10	(S 85° 34' 23" E	255.42')
B11	(N 83° 52' 09" E	310.37')
B12	(N 80° 24' 47" E	282.21')
B13	(N 58° 43' 13" E	271.00' M/L)
B14	(N 00° 01' 59" W	161.15')
B15	(N 00° 01' 00" W	277.55')R5
B16	(S 89° 30' 00" W	466.71')R5
B17	(N 00° 01' 00" W	466.71')R5
B18	(S 89° 30' 00" W	876.33')
B19	(N 00° 01' 00" W	510.00')
B20	(N 89° 30' 00" E	876.33')
B21	(N 00° 01' 00" W	260.55') COMPUTED



APPROVALS:

Christian O. DeHoot 3-27-2017
 DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubie 3/27/17
 DIRECTOR, DOUGLAS COUNTY PLANNING DATE

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

Jessie Hausman 4/12/2017
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 12th DAY OF April, 2017 3:12 pm

Patricia K. Hitt 4/12/17
 DOUGLAS COUNTY CLERK DATE



S. L. & WATER CO., PLAT N

"UNSURVEYED"

PARCEL 1

81.38 AC M/L

PARCEL 2

9.99 AC M/L

PARCEL 3

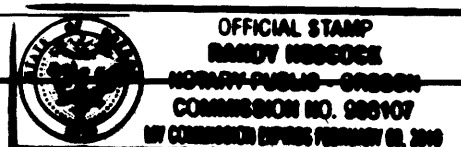
9.99 AC M/L

WATER: WELLS
 SEWER: SEPTIC SYSTEMS
 ZONING: FF - FARM FOREST
 COMP. PLN.: FARM FOREST TRANSITIONAL

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

LAND PARTITION FOR:
**Edward F. Long 2011 Charitable
 Remainder Unitrust**
 1780 Ridgeway Dr.
 Sutherlin, OR 97470

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



2017-0009

6000-1102