

LAND PARTITION PLAT
IN THE SE 1/4 SEC. 4, SEC. 9 AND THE NORTH 1/2 SEC. 16, T. 26 S., R. 4 W., W. M.
DOUGLAS COUNTY, OREGON - MAY 2017
PLANNING FILE #17-001

Douglas County Official Records
Patricia K. Hitt, County Clerk
2017-013507
NO FEE
00446320201700135070010018
08/15/2017 10:02:54 AM
PLAT-PAR Cnt=1 Stn=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 AS SHOWN HEREON AS PARCEL 2 AND PARCEL 3 WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT PARCEL 1 HAS NOT BEEN SURVEYED NOR MARKED IN ANY WAY.

Carl A. Sweeden
CARL A. SWEEDEN



APPROVALS:

Kristianus De Hart 8/14/2017
DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubie 8/14/17
DIRECTOR, DOUGLAS COUNTY PLANNING DEPARTMENT DATE

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

Joson Hausen 8/14/2017
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 15th DAY OF AUGUST, 2017 10:02 AM

Patricia K. Hitt 8/15/17
DOUGLAS COUNTY CLERK DATE

LEGAL DESCRIPTION

INSTRUMENT # 1998-09567 TOGETHER WITH INSTRUMENT #1990-16141 EXCEPTING THEREFROM THAT LAND AS DESCRIBED IN INST. #2016-17853, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS BEING A DOCUMENT THAT WAS PREPARED AND RECORDED TO CORRECT THE DESCRIPTION OF INST. #2004-00939 OF SAID COUNTY DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PHILIP G. TEEL AND JEAN S. TEEL 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 WITH DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL #17-001 AND THEY DO CREATE A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2 AND 3 AND A 10 FOOT WIDE WATERLINE AND WELL EASEMENT TO BENEFIT PARCEL 3.

Philip G. Teel
PHILIP G. TEEL

Jean S. Teel
JEAN S. TEEL

EASEMENTS OF RECORD:

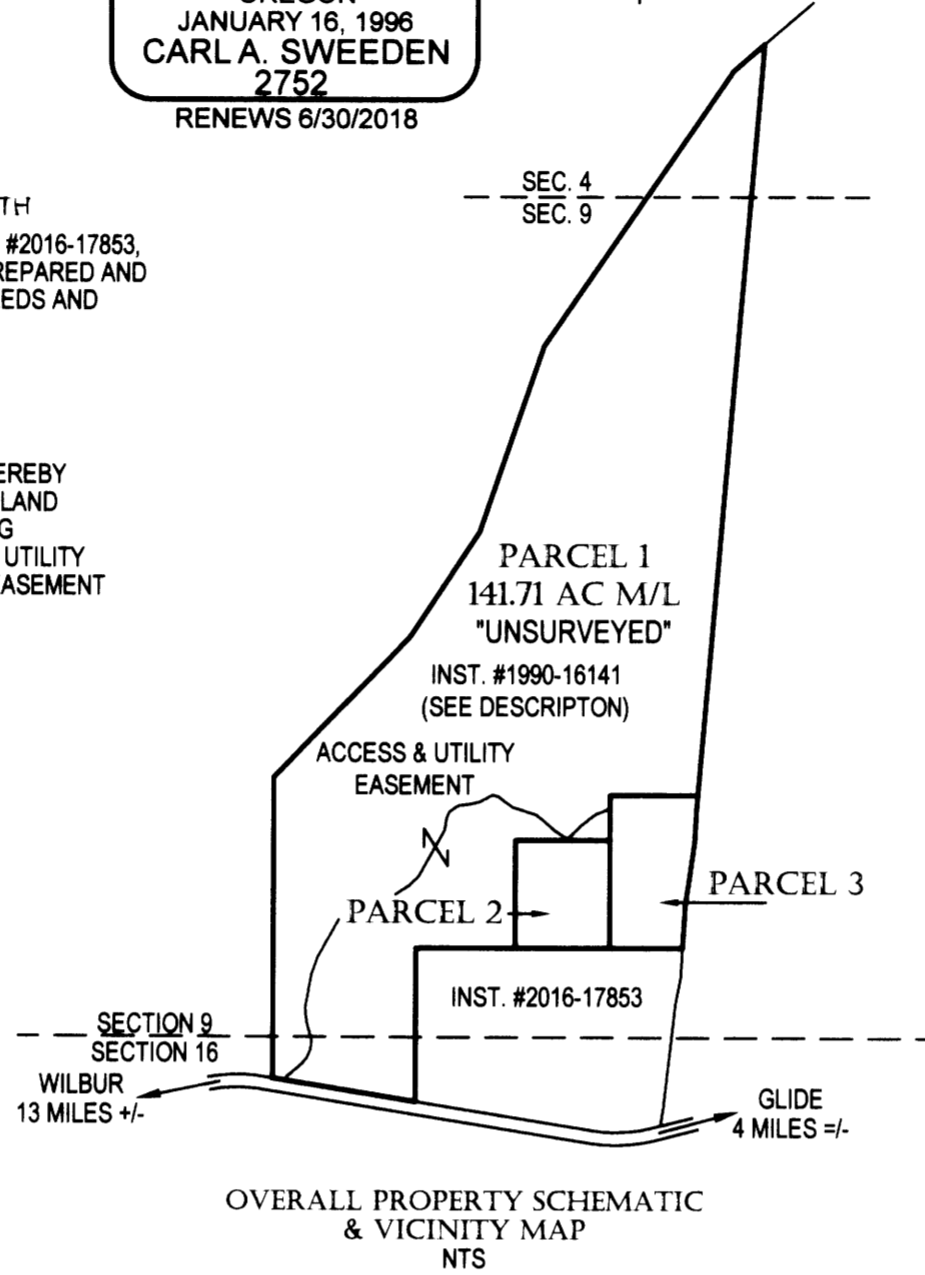
RIGHT OF WAY GRANTED TO THE CALIFORNIA OREGON POWER COMPANY BOOK 96, RECORDER'S NO. 1805 & IN BOOK 255, RECORDER'S NO. 217212

RESTRICTIVE COVENANT FOR RESOURCE MANAGEMENT, JUNE 6, 2001 IN BOOK 1768, PAGE 240, RECORDER'S NO. 2001-12610

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 #17-001. THE BASIS OF BEARING FOR THIS LAND PARTITION IS THE SOUTH LINE OF PARCEL 1, P.P. #2001-0044 BETWEEN POSITIONS "A" AND "B". THE NORTHEAST AND NORTHWEST CORNER OF PARCEL 1, PLAT #2001-0044 WERE ALSO RECOVERED AND USED TO ASSIST IN LAYOUT OF THE BOUNDARY LINES OF THE PARENT PROPERTY AS DESCRIBED IN DEED'S #1990-16141 AND #2016-17853. SURVEY TIES TO THE EXISTING FENCE LINE ALONG A PORTION OF THE EASTERLY BOUNDARY OF THE PARENT PROPERTY CLOSELY MATCHED DEED RECORD. THE EASTERLY LINE OF PARCEL 3 WAS THEN HELD TO THE DEED DESCRIBED LINE. WITH THIS COMPLETED THE TWO NEW PARCELS WERE LAYED OUT AS DIRECTED BY THE OWNERS SHOWN.

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



SHORT LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Contains lines L1 through L7 with bearings and distances.

LEGEND:

- SET 5/8" X 30" I. ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
FOUND 5/8" I. ROD W/ YELLOW PLASTIC CAP "BTS ENG-SURV"
COMPUTED POINT, NOTHING FOUND OR SET
RECORD PER P.P. #2001-0044
TEST PITS

ACCESS AND UTILITY EASEMENT TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists easement lines E1 through E37 with bearings and distances.

WELL AND WATERLINE EASEMENT TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists well and waterline easement lines W1, W2, W3 with bearings and distances.

ACCESS EASEMENT LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists access easement lines A1 through A6 with bearings and distances.

ACKNOWLEDGEMENT:

STATE OF OREGON )
COUNTY OF DOUGLAS )
THERE PERSONALLY APPEARED BEFORE ME PHILIP G. TEEL AND JEAN S. TEEL WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

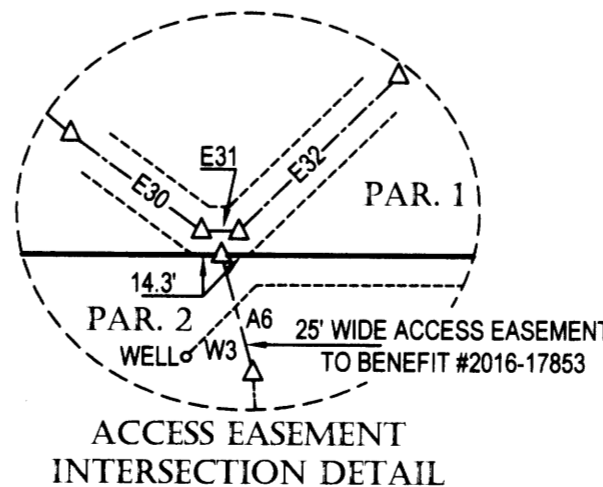
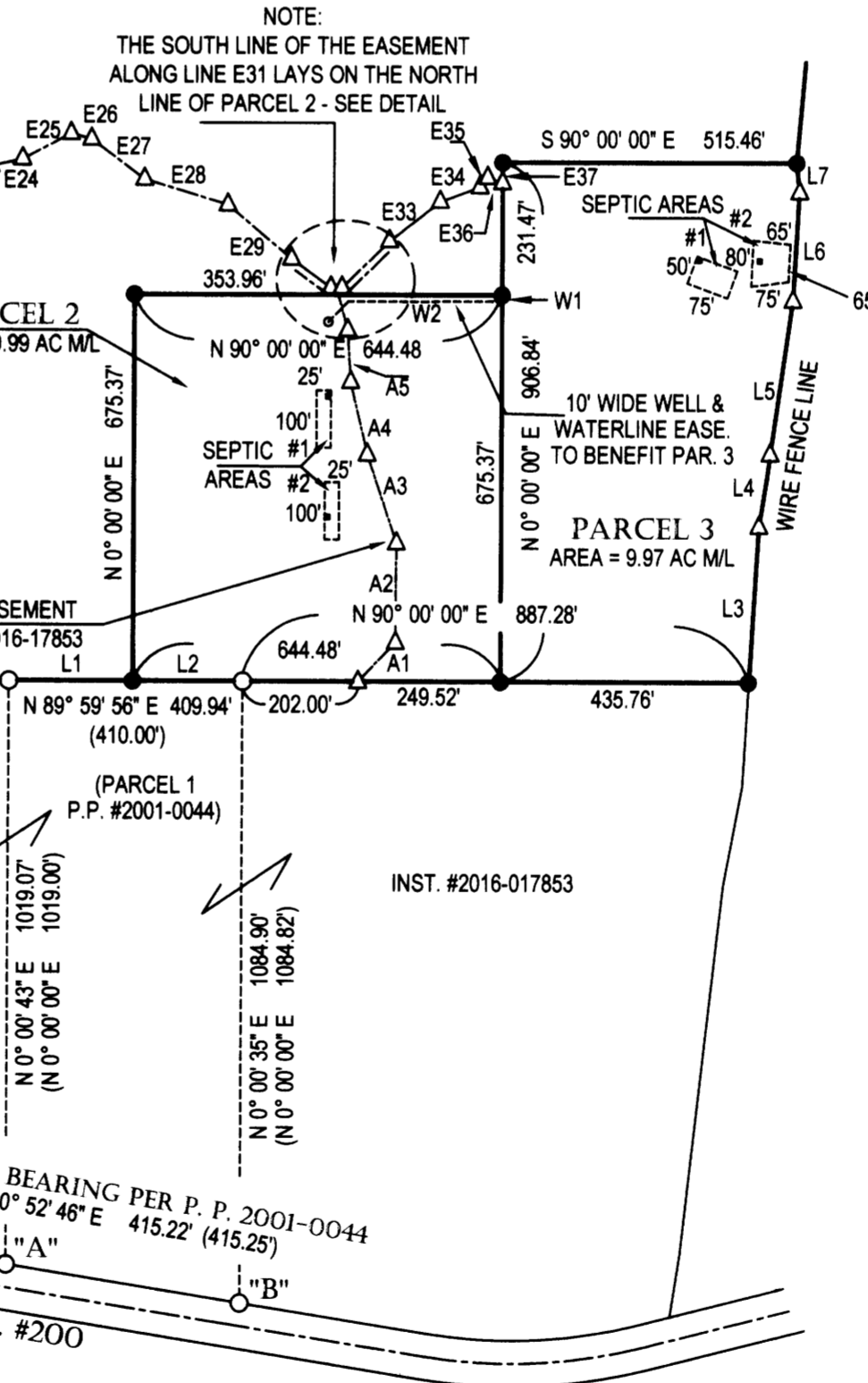
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

27 DAY OF July, 2017

Marie del Carmen Mita (Carmen Mites)
NOTARY PUBLIC - OREGON (PRINTED NAME), (SIGNATURE)

940745 July 19, 2019
COMMISSION NO. MY COMMISSION EXPIRES

CONSENT AFFIDAVIT INST. # 2017-13499
SIGNED BY PHILIP G. TEEL AND JEAN S. TEEL AS TRUSTEES OF THE PHILIP G. TEEL AND JEAN S. TEEL FAMILY TRUST



WATER: WELLS
SEWER: APPROVED SEPTIC SYSTEMS
ZONING: FG (EXCLUSIVE FARM USE)
COMP. PLAN: AGRICULTURE

Carl Sweeden Land Surveying LLC
558 SE Jackson St. Roseburg, Oregon 97470
Tel. 541-672-8344
PARTITION FOR: Philip G. Teel & Jean S. Teel
14330 North Bank Road
Roseburg, OR 97470
SCALE: 1" = 300' DRAWN BY: D. SWEEDEN SHEET: 1 OF 1