

# LAND PARTITION PLAT

IN THE EAST 1/2 SEC. 11 AND WEST 1/2 SEC. 12, T. 27 S, R. 7 W., W. M.  
DOUGLAS COUNTY, OREGON - AUGUST 2017  
PLANNING FILE #17-018

Douglas County Official Records  
Patricia K. Hitt, County Clerk 2017-015965  
NO FEE  
00449270201700159650010010  
10/02/2017 01:20:44 PM  
PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
This is a no fee document



APPROVALS:  
*Kristian O. DeGroot* 9-28-17  
DOUGLAS COUNTY SURVEYOR DATE  
*Keith L. Cubie* 9/28/17  
DIRECTOR, DOUGLAS COUNTY PLANNING DEPARTMENT DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*Muenne Nelson Chief Deputy* 10/2/17  
DOUGLAS COUNTY TAX COLLECTOR DATE  
FILED THIS 2<sup>nd</sup> DAY OF October, 2017 1:20 PM  
*Patricia K. Hitt* 10/2/17  
DOUGLAS COUNTY CLERK DATE

**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 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

**LEGAL DESCRIPTION:**

PARCEL 1 OF PARTITION PLAT #2000-0023, RECORDER'S NO. 2000-08475, RECORDS OF DOUGLAS COUNTY, OREGON, BEING LOCATED IN SECTIONS 11 AND 12, TOWNSHIP 27 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT CHUCK L. NAPIER, TRUSTEE AND CARROLL NAPIER, TRUSTEE OF THE 1993 NAPIER FAMILY TRUST 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 THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE #17-018.

*Chuck L. Napier* 9-27-2017  
CHUCK L. NAPIER, TRUSTEE

*Carroll Napier* 9-27-2017  
CARROLL NAPIER, TRUSTEE

**NARRATIVE:**

THIS LAND PARTITION WAS COMPLETED AS REQUESTED BY THE OWNERS SHOWN TO CREATE PARCELS 1 AND 2 FROM UNSURVEYED PARCEL 1, PARTITION PLAT #2000-0023 AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #17-018. A SURVEY WAS COMPLETED LOCATING COUNTY ROAD RIGHT OF WAY MONUMENTS USING THE 1986 COUNTY ROAD PLAN, SHEET 2 AND 3 OF 7 TO ESTABLISH THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 51B AND RECORD SURVEY M 28-66 WAS USED TO LOCATE THE MONUMENT SET AT THE SOUTHWEST CORNER OF THAT SURVEY BEING THE SOUTHWEST CORNER OF VOL. 92, PAGE 342 AND THE NORTHERLY NORTHWEST CORNER OF UNSURVEYED PARCEL 1, P. P. #2000-0023. THE NEW PARCEL 2 IS PLACED INSIDE OF THE PARENT PROPERTY BOUNDARY AND ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD #51B AND TIED INTO THE MONUMENT FOUND FROM M 28-66. THE BASIS OF BEARING FOR THE PLAT IS THE WESTERLY LINE OF COUNTY ROAD #51B AS SHOWN BETWEEN THE FOUND RIGHT OF WAY MARKERS AT "A" AND "B". THE BOUNDARY OF PARCEL 1 WAS COMPUTED PER DEED USING UNSURVEYED PARCEL 1, PARTITION PLAT #2000-0023.

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 )

THE PERSONALLY APPEARED BEFORE ME CHUCK L. NAPIER AND CARROLL NAPIER, TRUSTEES OF THE 1993 NAPIER FAMILY TRUST 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:

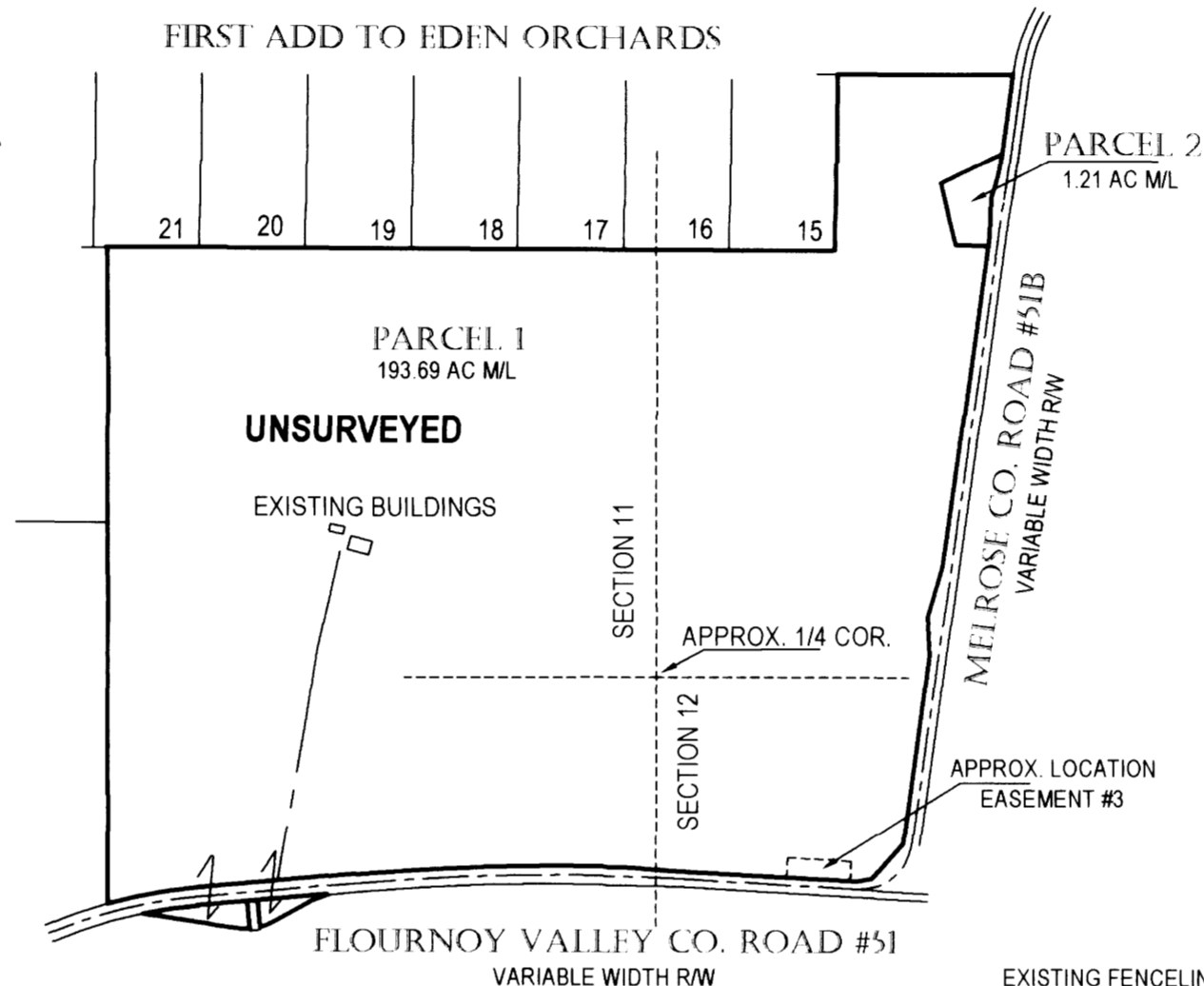
27 DAY OF September, 2017

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

940745 July 19, 2019  
COMMISSION NO. MY COMMISSION EXPIRES

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Carl A. Sweeden*  
OREGON  
JANUARY 16, 1996  
CARL A. SWEEDEN  
2752  
RENEWS 6/30/2018

OVERALL PARTITION SCHEMATIC  
NOT TO SCALE



COUNTY ROAD CENTERLINE CURVE DATA

| CURVE | DELTA     | RADIUS | ARC    | TAN    | CHD.   | CHD. BRG.       |
|-------|-----------|--------|--------|--------|--------|-----------------|
| C1    | 08°52'19" | 716.20 | 110.90 | 55.56  | 110.79 | S 45° 24' 09" W |
| C2    | 32°58'30" | 716.20 | 412.19 | 211.98 | 406.52 | S 24° 28' 44" W |
| C3    | 41°50'49" | 716.20 | 523.09 | 273.83 | 511.54 | S 28° 54' 54" W |
| C4    | 02°38'25" | 751.20 | 34.62  | 17.31  | 34.61  | S 09° 18' 42" W |

C3 IS TOTAL CURVE DATA

LEGEND:

- FOUND 5/8" I. ROD W/ ALUM. CAP OR RW MONUMENT UNLESS NOTED
- SET 5/8" X 30" I. ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- △ COMPUTED POINT, NOTHING FOUND OR SET
- ( ) RECORD PER 1986 COUNTY ROAD PLAN, CO. RD. #51
- ( )R1 RECORD PER M 28-66

BASIS OF BEARING PER COUNTY ROAD PLAN  
MELROSE - FLOURNOY VALLEY RD. #51  
STA. "L" 90+62.18 "A" TO STA. "L" 110+50 "B"  
S 7° 59' 29" W 1987.48 (1987.82)



PARCEL 2 LINE TABLE:

| LINE | BEARING         | DIST.   |
|------|-----------------|---------|
| L1   | S 89° 07' 55" E | 126.81' |
| L2   | N 2° 16' 51" E  | 150.75' |
| L3   | N 16° 31' 20" E | 101.12' |
| L4   | N 7° 59' 29" E  | 107.52' |

EASEMENTS OF RECORD:

- #1 IN FAVOR OF UMPQUA BASIN WATER ASSOCIATION INC. INSTR. #68-4038, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS
- #2 IN FAVOR OF PACIFIC NORTHWEST BELL TELEPHONE CO INSTR. #69-13247, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS SEE RECORD EASEMENT NOTES
- #3 IN FAVOR OF DOUGLAS COUNTY, A POLITICAL SUBDIVISION INSTR. #69-13441, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS
- #4 IN FAVOR OF WEST DOUGLAS ELECTRIC COOPERATIVE, INC. INSTR. #95-07895, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS SEE RECORD EASEMENT NOTES

RECORD EASEMENT NOTES:

RECORD EASEMENT #2 AND #4 ARE LISTED IN THE OWNERS DEED DOCUMENT HOWEVER THE POWER LINE EASEMENT THAT WAS GRANTED PER EASEMENT #4 IS SITUATED ON LANDS BEING EASTERLY OF COUNTY ROAD #51. EASEMENT #2 GRANTS A SIX (6) FOOT WIDE STRIP ALONG THE EASTERLY LOCATION OF THE EASEMENT #4.

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

PARTITION FOR:  
Chuck L. & Carroll Napier, Trustees  
1993 Napier Family Trust  
599 Fournoy Valley Road  
Roseburg, OR. 97471

SCALE: 1" = 200' DRAWN BY: C. SWEEDEN SHEET: 1 OF 1

2017-0023

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