

Douglas County Official Records  
Patricia K. Hitt, County Clerk 2018-003370  
NO FEE  
02/15/2018 10:19:33 AM  
PLAT-PAR Cnt=1 Str=33 HAJOHNST  
This is a no fee document

2018-0005

# LAND PARTITION PLAT

IN PARCEL 1, P. P. 1994-0029  
IN THE NE 1/4, SEC. 25, T. 29 S., R. 6 W. & IN SEC.'S 19, 20, 29 AND 30, T. 29 S., R. 5 W., W. M.  
DOUGLAS COUNTY, OREGON - JANUARY 2018, PLANNING FILE #17-067

**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 1 WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT PARCEL 2 HAS NOT BEEN SURVEYED NOR MARKED IN ANY WAY.

*Carl A. Sweeden*  
CARL A. SWEEDEN



**LEGAL DESCRIPTION:**

PARCEL 1, PARTITION PLAT #1994-0029, INSTR. #94-08741, TOGETHER WITH THOSE LANDS AS DESCRIBED IN INSTR. #2003-003843 AND INSTR. #2003-024872 AND EXCEPTING THEREFROM THOSE LANDS AS DESCRIBED IN INSTR. #2003-003844, ALL OF DOUGLAS COUNTY, DEEDS AND RECORDS

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT DALE WILSON, AGENT FOR GOLDEN GATE PROPERTIES LLC DOES HEREBY DECLARE THAT GOLDEN GATE PROPERTIES LLC IS THE OWNER OF THE LAND AND THAT GOLDEN GATE PROPERTIES DOES 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 #17-067 AND THAT THEY DO CREATE A 25 FOOT WIDE ACCESS EASEMENT BEING SITUATED OVER THE CENTERLINE OF THE EXISTING 20 FOOT WIDE ACCESS EASEMENT PER BOOK 782, PAGE 822 TO BENEFIT PARCEL 1.

*Dale Wilson*  
DALE WILSON, AGENT

**NARRATIVE:**

THIS LAND PARTITION WAS COMPLETED AS REQUESTED BY THE OWNERS SHOWN TO CREATE PARCELS 1 AND 2 FROM PARCEL 1, PARTITION PLAT #1994-0029 AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #17-067. A SURVEY WAS COMPLETED TO TIE FOUND MONUMENTS FOR PARCEL 1 AND 2, PARTITION PLAT #1994-0029 AND ALSO THE CENTER SOUTH 1/16TH CORNER AND THE CENTER 1/4 CORNER OF SECTION 29 AS ESTABLISHED PER M 132-34. THE LINE "A" TO "B" IS HELD AS THE BASIS OF BEARING FOR THIS SURVEY PER M 132-34. WITH THIS COMPLETED THE MISSING CORNER MONUMENTS FOR PARCELS 1 AND 2, P. P. #94-0029 WERE REESTABLISHED BASED ON THE FOUND MONUMENTS AT "C" AND "D" AND THE NEWLY CREATED PARCEL 1 WAS THEN LAID OUT AS DIRECTED. THE LOCATIONS OF THE LEASE'S CONTAINED WITHIN THIS LAND PARTITION ARE SHOWN PER THE SURVEYS WHICH ESTABLISHED THEM. SURVEYED CORNER MARKERS FOR THE LEASES PER M 141-17, M 132-53 AND CS 65/32-8 WERE NOT LOOKED FOR DURING THIS SURVEY.

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

**ACKNOWLEDGEMENT:**

STATE OF OREGON )  
COUNTY OF DOUGLAS )

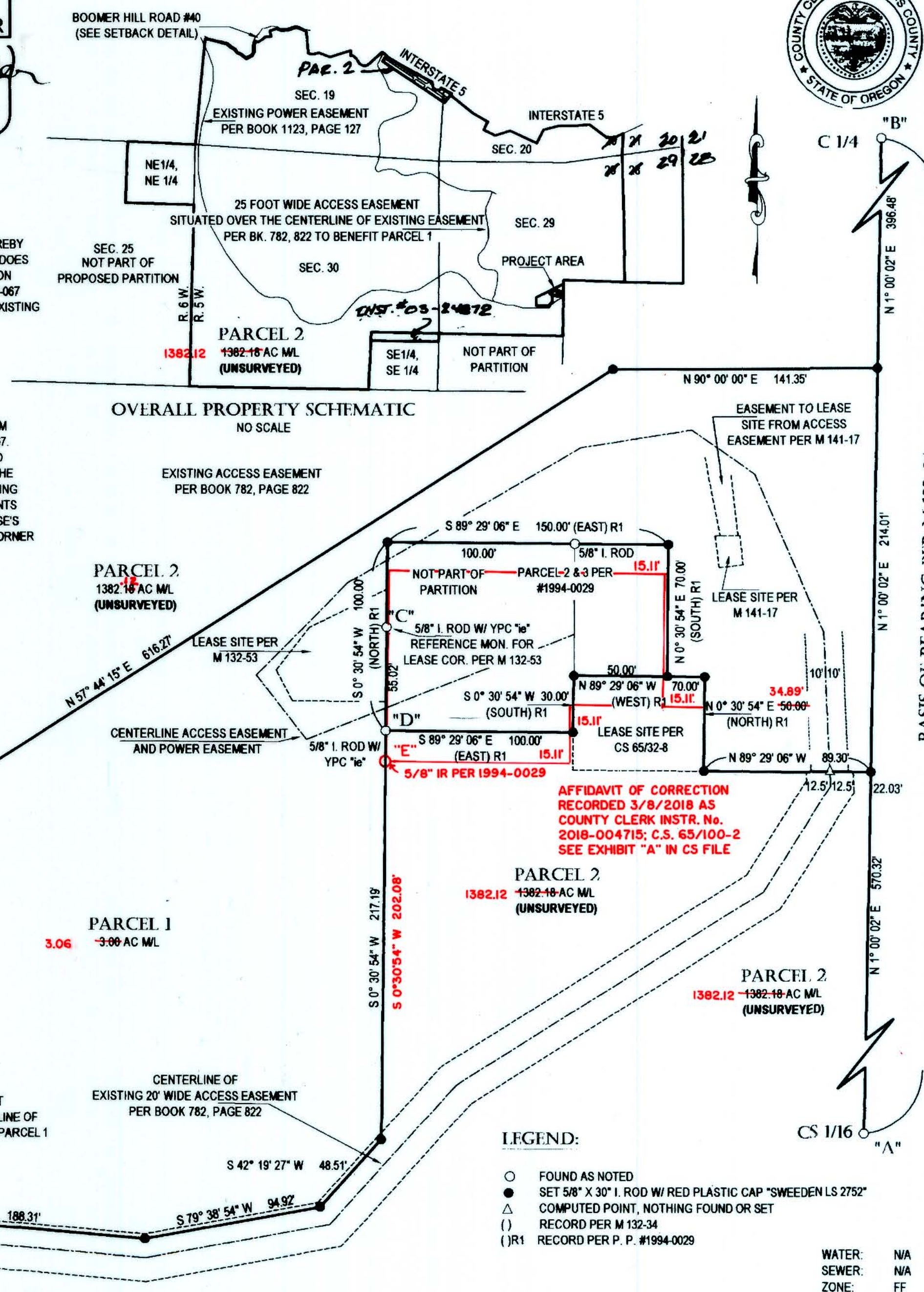
THERE PERSONALLY APPEARED BEFORE ME DALE WILSON, AGENT FOR GOLDEN GATE PROPERTIES, LLC WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

6 DAY OF February, 2018

*Kendall M. Bentley, Kendall M. Bentley*  
NOTARY PUBLIC - OREGON (PRINTED NAME), (SIGNATURE)

953410 August 21, 2020  
COMMISSION NO. MY COMMISSION EXPIRES



**APPROVALS:**  
*Kevin O. ...* 2-14-2018  
DOUGLAS COUNTY SURVEYOR DATE  
*Keith L. Cubic* 2/14/18  
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 ...* 2/15/2018  
DOUGLAS COUNTY TAX COLLECTOR DATE  
FILED THIS 15 DAY OF Feb, 2018 10:19 a.m.  
*Patricia K. Hitt* 2/15/18  
DOUGLAS COUNTY CLERK DATE

**EASEMENTS OF RECORD:**  
AS SHOWN  
**SETBACK DETAIL**  
NOT TO SCALE  
BOOMER HILL ROAD #40  
40 FOOT SETBACK LINE  
"NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 40 FEET OF THE RIGHT OF WAY ALONG PARCEL 2"  
**CENTER 1/4**  
FOUND 1 1/2" ALUM CAP AT BASE OF WOOD COR. POST APPEARED DISTURBED BUT FIT WELL  
12" NOW 20" D. FIR BT, N 49° W 53.8', SCARS VIS., TAG  
23" NOW 28" D. FIR BT, S 82° W 101.6', SCARS VIS., TAG  
5/8" I. ROD W/ YPC B.O. N 81°10'15" E 25.0' (N 81°47'44" E)  
5/8" I. ROD W/ YPC B.O. S 50°12'23" E 25.0' (S 49°08'52" E)  
**CENTER SOUTH 1/16TH**  
FOUND 1 1/2" ALUM CAP PER RECORD  
27" NOW 34" D. FIR BT, S 7° 30' E 57.8', SCARS VIS., TAG  
13" NOW 17" MADRONE BT, N 61° E 126.0', SCARS VIS., TAG

**LEGEND:**  
○ FOUND AS NOTED  
● SET 5/8" X 30" I. ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"  
△ COMPUTED POINT, NOTHING FOUND OR SET  
( ) RECORD PER M 132-34  
(R1) RECORD PER P. P. #1994-0029  
WATER: N/A  
SEWER: N/A  
ZONE: FF  
COMP. PLN: FFT

Carl Sweeden Land Surveying, LLC  
5211 Cole Road, Oakland Oregon 97462  
Tel. 541-672-8344  
PARTITION FOR:  
Golden Gate Properties, LLC  
95161 Horizon Drive  
Gold Beach, Oregon 97444  
SCALE: 1" = 50' DRAWN BY: C. SWEEDEN SHEET: 1 OF 1

2018-0005

Douglas County Official Records  
Patricia K. Hitt, County Clerk

2018-004715



NO FEE

03/08/2018 03:50:56 PM

PLAT-CORR Cnt=1 Stn=33 HAJOHNST  
This is a no fee document

# DOUGLAS COUNTY CLERK



FILED

Date: 3-8-2018 By: X

This survey consists of:

FOR Map: 2018-0005

Number: CS 65/100-2

Corner Rpt: \_\_\_\_\_

DOUGLAS COUNTY  
SURVEYOR

# CERTIFICATE PAGE

DO NOT REMOVE THIS PAGE FROM ORIGINAL  
DOCUMENT

THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED

C.S. FILE 65/100-2

AFFIDAVIT OF CORRECTION:  
Land Partition Plat #2018-0005

I, Carl A. Sweeden, being duly sworn, depose and say that I am the surveyor who surveyed the Land Partition Plat #2018-0005, Douglas County, Oregon Partition Plat Records; and that the position of Parcel 2 and 3, Land Partition Plat #1994-0029, Douglas County, Oregon Partition Plat Records is shown North 00°30'54" East 15.11 feet of their true positions.

The following corrections to said plat are necessary and are as follows:

1. Note that Point "E" per Exhibit "A" is a 5/8" Iron Rod per Partition Plat #94-0029
2. Correct area of Parcel 1, Partition Plat #2018-0005 to 3.06 Acres more or less
3. Correct area of Parcel 2, Partition Plat #2018-0005 to 1382.12 Acres more or less
4. Draft corrected boundaries of Parcel 2 and 3, Partition Plat #1994-0029 per Exhibit "A"
5. Correct the dimension of the East line of "LEASE SITE PER CS 65/32-8" to 34.89' per Exhibit "A"
6. Correct the dimension of the Southerly portion of the East line of Parcel 1 to 202.08' per Exhibit "A"

The present fee owner of the property materially affected by said Affidavit is as follows:

1. Golden Gate Properties, LLC

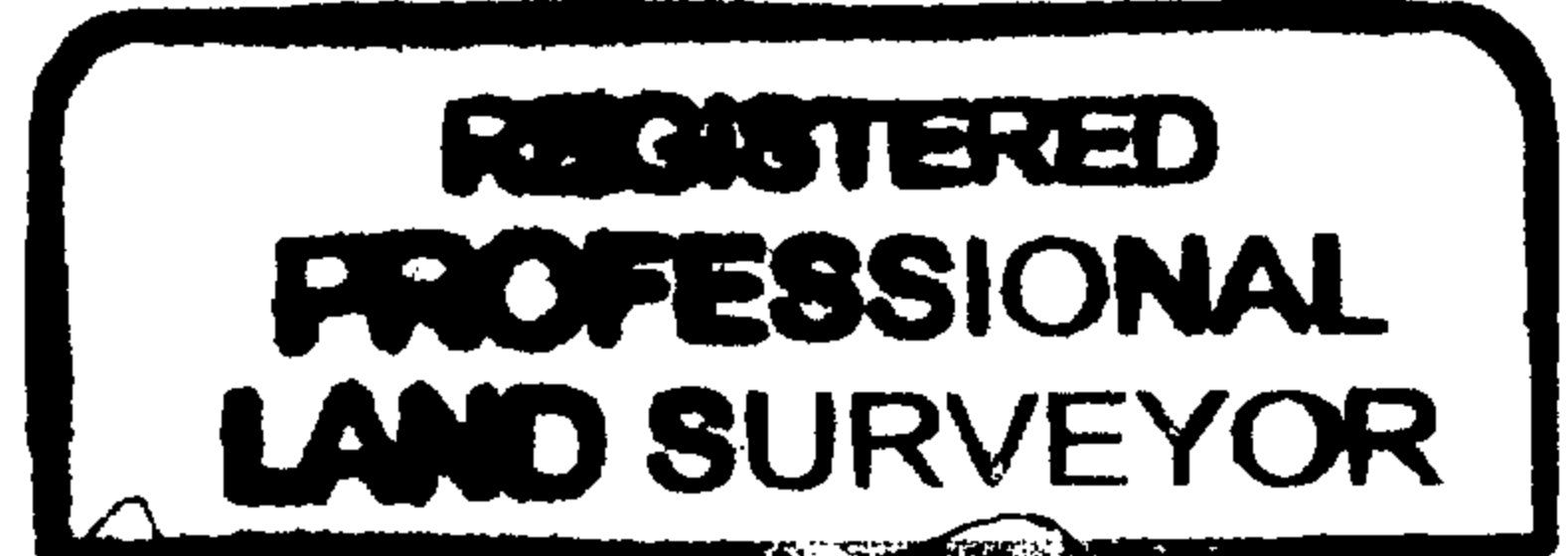
Carl A. Sweeden  
 Carl A. Sweeden  
 Registered Professional Land Surveyor # LS 2752  
 5211 Cole Road, Oakland, Oregon 97462  
 541-672-8344

NOTARY CERTIFICATE

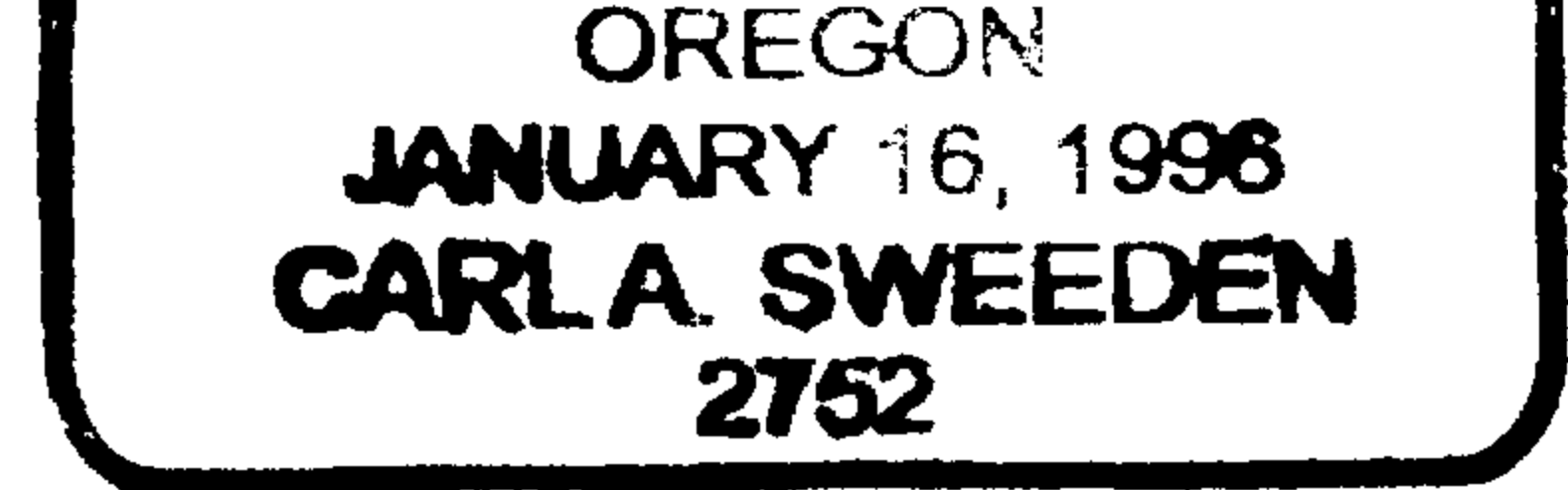
STATE OF OREGON            )  
   ) ss  
 COUNTY OF DOUGLAS        )

Subscribed and sworn to before me this 8<sup>th</sup> day of MARCH, 2018.

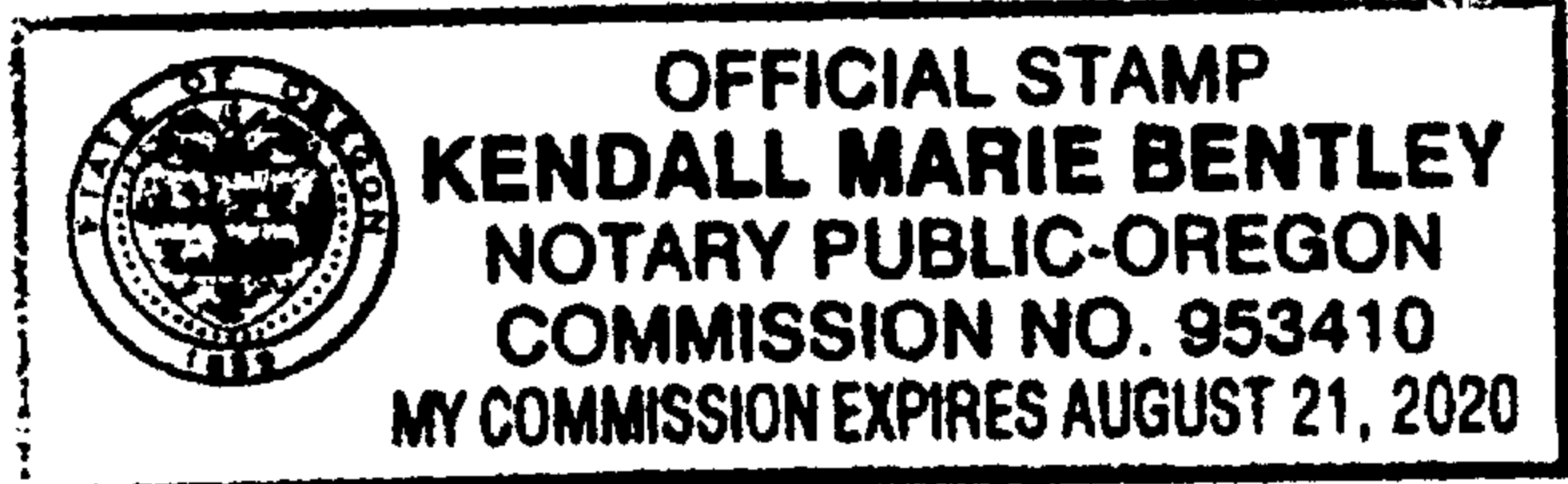
Kendall M. Bentley  
 Notary Public for the State of Oregon  
 My Commission Expires August 21, 2020



Carl A. Sweeden



Renew 5/30/18



APPROVAL

I, Kristian O. DeGroot, Douglas County Surveyor, do hereby certify that said affidavit of correction for Partition Plat #2018-0005 has been examined by me and that it complies with O.R.S. 92.170.

Kristian O. DeGroot 3-8-2018  
 Kristian O. DeGroot  
 Douglas County Surveyor

