

2000-2202

Douglas County Official Records 2022-002251
Daniel J. Loomis, County Clerk



01/26/2022 10:32:02 AM
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LAND PARTITION PLAT

IN THE SW 1/4 OF SEC. 8 & NW 1/4, SEC. 17, T. 25 S., R. 6 W., W. M.
DOUGLAS COUNTY, OREGON - JANUARY 2020
PLANNING FILE #17-047

SURVEYORS CERTIFICATE

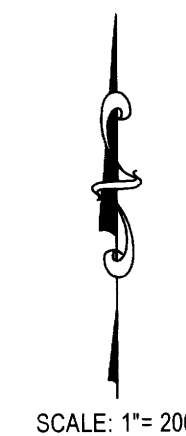
I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE BOUNDARY OF PARCEL 2 AS SHOWN HEREON WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT THE MONUMENTS PLACED ARE BASED ON THOSE FOUND AS SHOWN AND THAT NO SURVEY OR MONUMENTATION OF PARCEL 1 WAS COMPLETED DURING THIS LAND PARTITION.

Carl A. Sweeden
CARL A. SWEEDEN



LEGEND:

- FOUND 5/8" I. ROD W/ YPC
- ◇ FOUND 5/8" I. ROD CRRW
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- ⊙ FOUND GOVERNMENT CORNER
- (()) RECORD PER 1972 COUNTY ROAD PLAN, CO. RD. #91
- () RECORD PER M 101-70
- ⊕ APPROX. WELL LOCATION, PARCEL 2



APPROVALS:

Carl A. Sweeden 1/26/22
DOUGLAS COUNTY SURVEYOR DATE

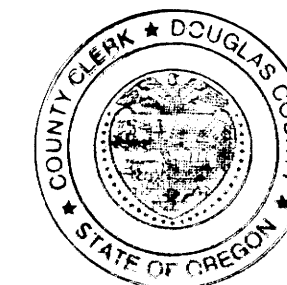
[Signature] 1/25/22
DIRECTOR, DOUGLAS COUNTY PLANNING DATE

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

[Signature] 1/26/22
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 26th DAY OF January, 2022

[Signature] Deputy 1/26/22
DOUGLAS COUNTY CLERK DATE



LEGAL DESCRIPTION

THAT LAND DESCRIBED IN INSTRUMENT #2017-012910, DOUGLAS COUNTY OREGON, DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DANIEL L. THIBEDEAU JR. 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 #17-047 AND HE DOES CREATE FOR THE BENEFIT OF PARCEL 1 THE 6 FOOT WIDE WATER LINE EASEMENT AS SHOWN. PARCEL 1 AND PARCEL 2 ARE BOTH BENEFACTORS OF THE ACCESS EASEMENT PER INSTRUMENT #338301, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS. SAID EASEMENT BEING 60 FEET IN WIDTH IN THE PORTION OF THE EASEMENT FROM THE WESTERLY RIGHT OF WAY OF COLE ROAD, COUNTY ROAD #91 THROUGH THE WESTERLY BOUNDARY OF PARCEL 1.

Daniel L. Thibedeau Jr.
DANIEL L. THIBEDEAU JR.

NARRATIVE:

THIS PARTITION PLAT WAS COMPLETED AS DIRECTED BY THE OWNER TO CREATE PARCELS 1 AND 2 AS APPROVED BY DOUGLAS COUNTY PLANNING DEPARTMENT PER APPROVAL 17-047, DATED OCT. 31, 2017 AND AS DIRECTED BY THE OWNER SHOWN. CONTROL FOR THE CREATION OF PARCEL 2 WAS TAKEN FROM SURVEY M 101-70 WHICH ESTABLISHED A PORTION OF THE EASTERLY LINE OF THE PARENT PARCEL BASED ON MONUMENTATION FOUND ALONG COUNTY ROAD #91, COLE ROAD. A RETRACEMENT SURVEY OF THE MONUMENTS FOUND AND SHOWN ON M 101-70 ALONG THE COUNTY ROAD RIGHT OF WAY HAS REVEALED A DISCREPANCY IN LOCATION OF THE COUNTY ROAD MONUMENTS COMPARED TO THE COUNTY ROAD PLAN AND M 101-70. MONUMENTS FOUND PER THIS SURVEY AT POSITIONS "A" AND "B" ARE BEING HELD USING THE BEARING AS SHOWN ON M 101-70 FOR THE BASIS OF BEARING FOR THIS PARTITION AND TO POSITION PARCEL 2 ON THE PARENT PROPERTY, PARCEL 1. PARCEL 2 IS SITUATED TO ENCOMPASS THE EXISTING HOME, SHOP AND SEPTIC DRAIN FIELD AS REQUIRED. ACCESS TO PARCEL 1 AND 2 IS THE EXISTING EASEMENT PER INSTRUMENT #338301 AND THE ACCESS TO THE EXISTING HOME ON PARCEL 1 DOES NOT REQUIRE AN ADDITIONAL EASEMENT FROM PARCEL 2 AS THE ACCESS DOES NOT CROSS PARCEL 2 OUTSIDE OF THIS EXISTING EASEMENT.

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS)

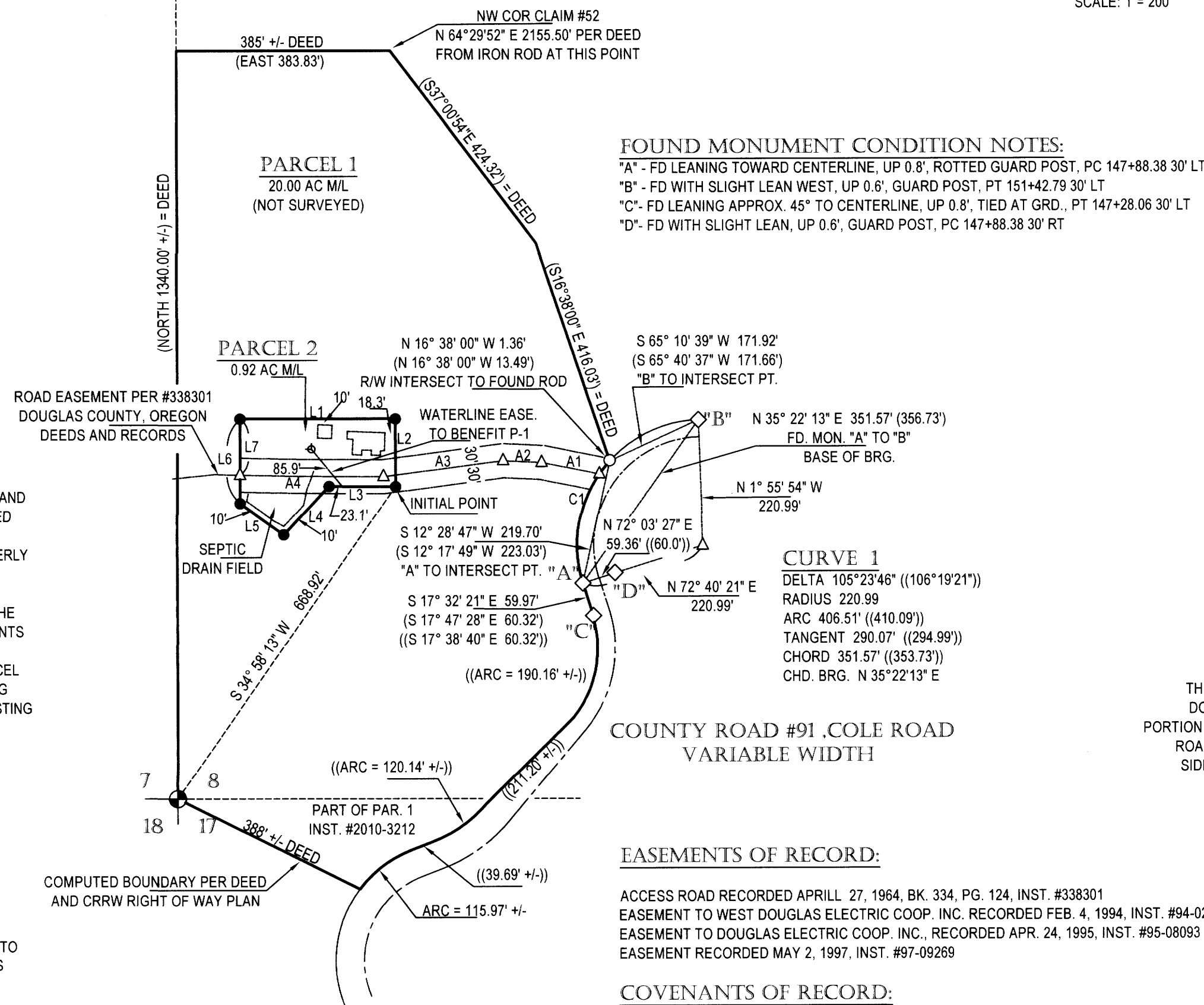
THERE PERSONALLY APPEARED BEFORE ME DANIEL L. THIBEDEAU JR. WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

24th DAY OF June, 2022

Jessica Ann Dora Jones McCard
NOTARY PUBLIC - OREGON (PRINTED NAME), (SIGNATURE)

976046
COMMISSION NO. MY COMMISSION EXPIRES June 25, 2022



FOUND MONUMENT CONDITION NOTES:
"A" - FD LEANING TOWARD CENTERLINE, UP 0.8', ROTTED GUARD POST, PC 147+88.38 30' LT
"B" - FD WITH SLIGHT LEAN WEST, UP 0.6', GUARD POST, PT 151+42.79 30' LT
"C" - FD LEANING APPROX. 45° TO CENTERLINE, UP 0.8', TIED AT GRD., PT 147+28.06 30' LT
"D" - FD WITH SLIGHT LEAN, UP 0.6', GUARD POST, PC 147+88.38 30' RT

PARCEL 2 LINE TABLE

LINE	BEARING	DIST.
L1	N 90° 00' 00" E	273.14'
L2	S 0° 00' 00" E	119.18'
L3	N 89° 42' 41" W	116.94'
L4	S 43° 02' 41" W	116.15'
L5	N 54° 43' 22" W	94.58'
L6	N 0° 06' 58" E	148.86'
L7	S 0° 06' 58" W	98.62'

EXISTING ACCESS LINE TABLE (DECOSTA LANE)

LINE	BEARING	DIST.
A1	N 78° 38' 06" W	103.88'
A2	N 87° 16' 02" W	67.76'
A3	S 82° 29' 26" W	212.09'
A4	N 89° 19' 37" W	251.98'

NOTE:
THE EXISTING ACCESS EASEMENT DESCRIBED IN INSTRUMENT #338301 DOUGLAS COUNTY, DEEDS AND RECORDS IS 60 FEET IN WIDTH IN THE PORTION OF THE EASEMENT FROM THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD #91 TO THE WESTERLY LINE OF PARCEL 1 HAVING 30 FEET ON EACH SIDE OF THE CENTERLINE. THE CENTERLINE IS SHOWN AS TIED AND THE BEGINNING POINT IS N 8° 40' 17" E 193.74' FROM POINT "A"

EASEMENTS OF RECORD:

ACCESS ROAD RECORDED APRIL 27, 1964, BK. 334, PG. 124, INST. #338301
EASEMENT TO WEST DOUGLAS ELECTRIC COOP. INC. RECORDED FEB. 4, 1994, INST. #94-02515
EASEMENT TO DOUGLAS ELECTRIC COOP. INC. RECORDED APR. 24, 1995, INST. #95-08093
EASEMENT RECORDED MAY 2, 1997, INST. #97-09269

COVENANTS OF RECORD:

RESTRICTIVE COVENANT FOR RESOURCE MANAGEMENT, FEB. 4, 1994, INST. #94-02514
FIRE SITING STANDARDS, FEB. 4, 1994, INST. #94-02515
RESTRICTIVE COVENANT, JAN. 16, 1996, INST. #96-00795
RESTRICTIVE COVENANT, JAN. 16, 1996, INST. #96-00796
FIRE SITING STANDARDS, JAN. 16, 1996, INST. #96-00797
RESTRICTIVE COVENANT, OCT. 11, 2002 INST. #2002-26347

SECTION CORNER / BT INFORMATION

1 1/2" ID IRON PIPE PER M136-73 GOOD CONDITION
14" MADRONE BT, N 19° W 17.40', TAG
13.5" MADRONE BT, N33° E 23.3', TAG
13.5" MADRONE BT, S70° E 18.0', TAG
21.5" MADRONE BT, S35° W 15.6', TAG

WATER: WELL
SEWER: SEPTIC SYSTEM
ZONING: AW
COMP. PLAN: FFT

Carl Sweeden, Land Surveyor
5211 Cole Road, Oakland, OR. 97462
541-430-5583

FOR: Daniel L. Thibedeau
P. O. Box 72
Umpqua, OR. 97486

2022-0002