

1995 - 0080 B

LAND PARTITION
LYING IN THE SW 1/4 OF SECTION 16,
TOWNSHIP 25 SOUTH, RANGE 5 WEST, W.M.
BEING PART OF LOT 4, BLOCK 2, S.L. & W. PLAT "A"
25 JUL 1995

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

NARRATIVE

The purpose of this plat is to show the partitioning of that property described in Volume 1212, Page 412, Douglas County County Book of Deeds into two parcels in conformance with a preliminary approved by the City of Sutherlin, file number 95-04-018.

Holding the monuments found along the northerly Right-Of-Way line of Central Ave. and offsetting 70.00 per survey M 47-28, the Right-Of-Way of Central Ave. was established (per that survey). The 3/4" pipe per said M 47-28 was held for distance only, controlling the westerly line of the subject property along with the 5/8" rod found at the west line of Lot 4, Plat "A", S.L. & W. Co. per survey M 90-23.

The east line was determined by offsetting the west line record distance, the north line was computed by offsetting the centerline of Central Ave. 35.00 feet, the south line was calculated by offsetting the north line record distance, from which intersections were computed and monuments set on the boundary of the subject property. The interior parcel line was determined per the preliminary.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Homer & Elsie Beldt, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the partition plat including the 25.00 foot wide drainage easement of said property and that they have caused this partition plat to be prepared and the property to be partitioned into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. There are no water rights appurtenant to subject property.

Homer Beldt Elsie Beldt

A partition plat consent affidavit for this land signed by the owners, Homer and Elsie Beldt, is on file in Douglas County Records, Volume 365, Page 220, & Instr. No. 95-15471.

KNOW ALL PEOPLE BY THESE PRESENTS: that Kana L. Cox, owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, does hereby declare the annexed map to be a correct map of the partition plat including the 25.00 foot wide drainage easement of said property and that she has caused this partition plat to be prepared and the property to be partitioned into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. There are no water rights appurtenant to subject property.

Kana L. Cox

A partition plat consent affidavit for this land signed by the owner, Kana L. Cox, is on file in Douglas County Records, Volume 365, Page 222, & Instr. No. 95-15472.

KNOW ALL PEOPLE BY THESE PRESENTS: that Luther E. and Marcy Doughty, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the partition plat including the 25.00 foot wide drainage easement of said property and that they have caused this partition plat to be prepared and the property to be partitioned into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. There are no water rights appurtenant to subject property.

Luther E. Doughty Marcy Doughty

A partition plat consent affidavit for this land signed by the owner, Luther E. Doughty, is on file in Douglas County Records, Volume 365, Page 223, & Instr. No. 95-15473.



APPROVALS

Approved: May 16 1995

By Richard Schuster City of Sutherlin Community Development Specialist

Approved: August 10 1995

By Nancy E. Moore Douglas County Surveyor DEPUTY

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

Approved: August 16 1995

By Suzanne E. Cates, Dep. Douglas County Tax Collector 95-15474 8:48 A.M.

Filed this 17th day of August, 1995

By Gay Fields, County Clerk Douglas County Clerk BY: DEPUTY

STATE OF OREGON ]
COUNTY OF DOUGLAS ] SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

95 AUG 17 AM 8:48

GAY FIELDS DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Gloria Burnett DEPUTY

FEE 99

SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger, do hereby certify that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Beginning at a 5/8 inch iron rod on the southerly Right-Of-Way line of Central Avenue, said point being S30°24'27"W 103.11 feet from the southwest corner of Lot 1, Central Park Subdivision, as recorded in Volume 18, Page 24, of the Plat Records of Douglas County; thence leaving said southerly Right-Of-Way line S13°02'46"E 565.00 feet to a 5/8 inch iron rod; thence S77°04'19"W 210.00 feet to a 5/8 inch iron rod on the westerly line of Lot 4, Block 2, Plat "A", Sutherlin Land & Water Company; thence N13°02'46"W 565.00 feet along said westerly line to a 5/8 inch iron rod on the southerly Right-Of-Way of Central Avenue; thence leaving said westerly line N77°04'19"E 210.00 feet along said southerly Right-Of-Way line to the Point Of Beginning and containing 2.72 acres more or less.

Mark A. Heimburger Mark A. Heimburger



AA SURVEYING SERVICE, INC. 3076 EAST DIAMOND LAKE BLVD. ROSEBURG, OREGON 97470 TEL (503)672-2096 FAX (503)672-0611

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