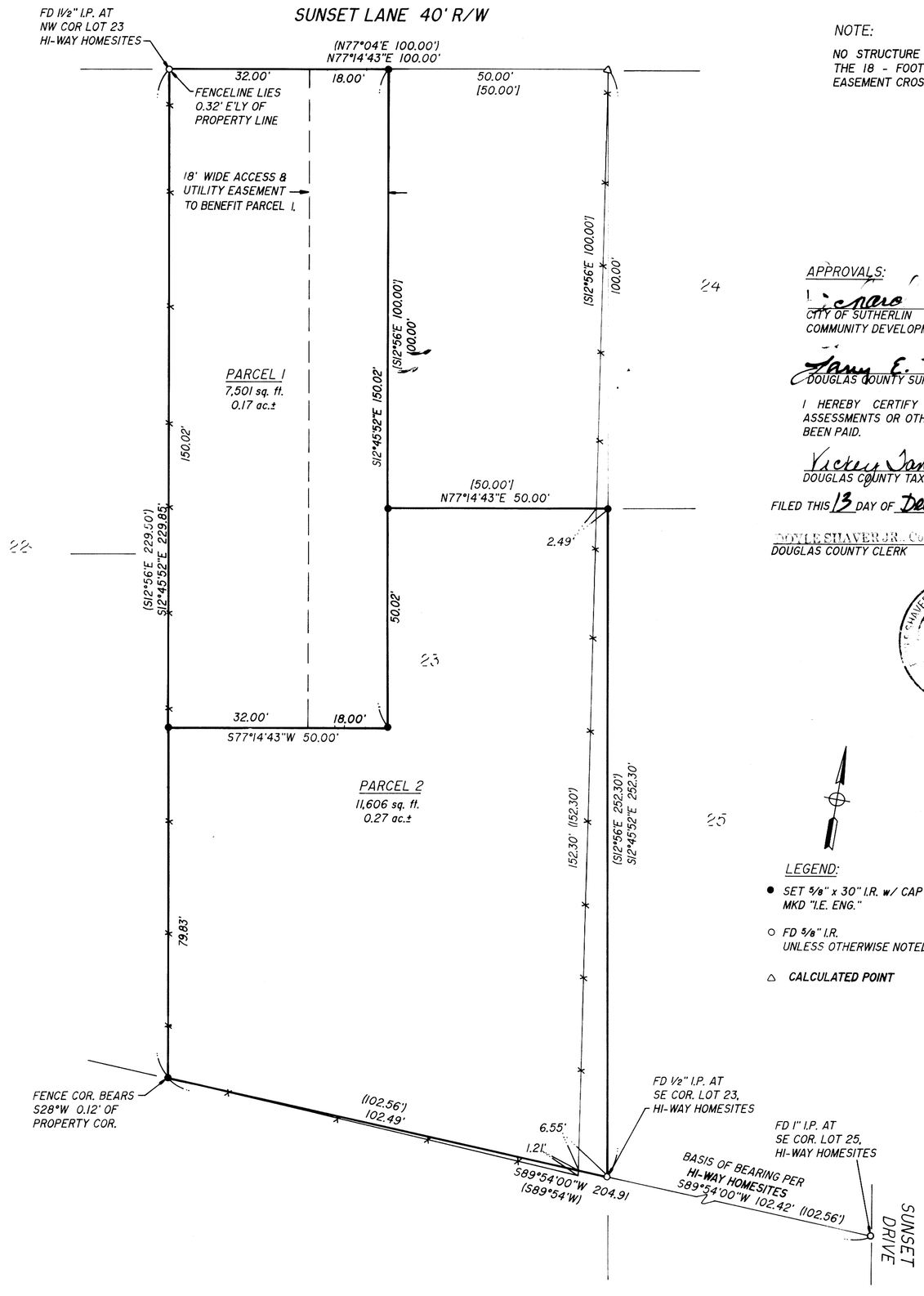

NOTE:

NO STRUCTURE SHALL BE ERECTED WITHIN THE 18 - FOOT WIDE ACCESS AND UTILITY EASEMENT CROSSING PARCEL 1.

APPROVALS:

Richard Schwartz 3-7-96
CITY OF SUTHERLIN — DATE
COMMUNITY DEVELOPMENT DIRECTOR

Larry E. Monroe 7-24-96
DOUGLAS COUNTY SURVEYOR — DEPUTY — DATE

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

Victor Santerano, deputy 12-12-96
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 13 DAY OF December, 1996, 8:50 O'CLOCK AM PM

DOYLE SHAVER JR., County Clerk By Carol Engle, Deputy
DOUGLAS COUNTY CLERK

D. C. SHAVER JR., DOUGLAS COUNTY CLERK — EX-OFFICIO RECORDER — OREGON

STATE OF OREGON] SS.
COUNTY OF DOUGLAS]
I, [redacted] COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
[illegible] DEC 13 PM 8:50
[illegible] CODE K
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY [illegible] DEPUTY
96-25195 FEE [illegible]

LEGEND:

- ● SET 5\8" x 30" I.R. w/ CAP MKD "I.E. ENG."
- ○ FD 5\8" I.R. UNLESS OTHERWISE NOTED
- △ CALCULATED POINT

ZONING: R-1
COMP. PLAN: SINGLE FAMILY RESIDENTIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING PARCEL PER INSTRUMENT NO. 95-16301 INTO TWO PARCELS. THE FOUND MONUMENTS AT THE SOUTHEAST AND SOUTHWEST CORNERS OF LOT 25 OF HI-WAY HOMESITES WERE USED FOR THE BASIS OF BEARING (VOL. 7, PG. 26). THE NORTH AND EAST LINES WERE DETERMINED BY DISTANCE-DISTANCE INTERSECTION TO THE NORTHEAST CORNER OF LOT 23 HI-WAY HOMESITES FROM THE FOUND MONUMENTS AT THE NORTHWEST AND SOUTHEAST CORNERS OF SAID LOT 23. THE SOUTH AND WEST LINES WERE DETERMINED BY BEARING-BEARING INTERSECTION USING THE BASIS OF BEARING LINE (EXTENDED WESTERLY) AND FROM THE FOUND MONUMENTS AT THE NORTHWEST CORNER OF SAID LOT 23 RUNNING PARALLEL TO THE EAST LINE OF SAID LOT 23. THE MOST NORTHERLY LINE OF PARCEL 2 (HELD PARALLEL TO THE NORTH LINE OF SAID LOT 23) AND THE EASTERLY LINE OF PARCEL 1 (HELD PARALLEL TO THE EASTERLY LINE OF SAID LOT 23) WERE DETERMINED BY CALCULATING THE 50' BY 100' AREA EXCLUDED FROM SAID LOT 23 PER INSTRUMENT NO. 95-16301

FIELD CREW: DAVE WILLIAMS & ROD McALLISTER
EQUIPMENT: NIKKON TOTAL STATION
OFFICE: WENDELL T. HARNESS
DRAFTING: TIM ADAMS

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL OF LAND BEING THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 95-16301 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 23, HI-WAY HOMESITES, VOLUME 7, PAGE 26 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, FROM WHICH THE SOUTHEAST CORNER OF LOT 25 OF SAID HI-WAY HOMESITES BEARS N89°54'00"E 102.42 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 23 S89°54'00"W 102.49 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID LOT 23 N12°45'52"W 229.85 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SUNSET LANE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N77°14'43"E 50.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 95-16301; THENCE PARALLEL AND ADJACENT TO THE ABOVE SAID WEST LINE OF LOT 23 S12°45'52"E 100.00 FEET TO A 5\8" IRON ROD; THENCE PARALLEL AND ADJACENT TO THE ABOVE SAID SOUTH RIGHT-OF-WAY LINE OF SUNSET LANE N77°14'43"E 50.00 FEET TO THE EAST LINE OF OF THE ABOVE SAID LOT 23; THENCE ALONG SAID EAST LINE S12°45'52"E 152.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.44 ACRES, MORE OR LESS.

DONALD A. BENTZ P.L.S. #839

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLIAM BECKER FOR BECKER FAMILY TRUST & ROSALIE BECKER FOR BECKER FAMILY TRUST AND GEORGE VANN, OWNER C & G INVESTMENTS & CAROL ASTA, CO-OWNER C & G INVESTMENTS, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS, TOGETHER WITH EASEMENTS AS SHOWN ON THIS MAP.

William E. Becker
WILLIAM BECKER,
BECKER FAMILY TRUST

Rosalie Becker
ROSALIE BECKER,
BECKER FAMILY TRUST

GEORGE VANN,
C & G INVESTMENTS

CAROL ASTA, CO- OWNER C & G INVESTMENTS

SEE PARTITION PLAT CONSENT AFFIDAVIT AS RECORDED IN VOL. 1446 PG. 06
(INSTRUMENT NO. 96-25194)

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF JANUARY, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM BECKER FOR BECKER FAMILY TRUST & ROSALIE BECKER FOR BECKER FAMILY TRUST AND GEORGE VANN OWNER C & G INVESTMENTS, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell T. Harness
MY COMMISSION EXPIRES: 1/18/99

WENDELL T. HARNESS — NOTARY PUBLIC — OREGON

REGISTERED OREGON LAND SURVEYOR
JULY 12, 1968
DONALD A. BENTZ
839
EXPIRES 12-31-95

LAND PARTITION

IN THE NE¼ OF SEC. 19, T25S, R5W, W.M.,
DOUGLAS COUNTY, OREGON

SURVEYED FOR:
GEORGE VANN
304 JADE STREET
SUTHERLIN, OREGON 97479

SURVEYED BY:
i.e. ENGINEERING
548 S.E. Jackson Suite 3
Roseburg, Oregon 97470
PHONE (503) 673-0166
FAX (503) 440-9392

SCALE: 1" = 20' | DATE: MAR. 1, 1996 | 686-03 | PAGE: 1 OF 1

6010 - 9661

6010 - 9661