

1997 - 0014

LAND PARTITION

A PORTION OF LOT 8, PLAT 'D'
SUTHERLIN LAND AND WATER CO.

SW 1/4, SECTION 11C, T25S, R5W, WM
DOUGLAS COUNTY, OREGON
NOVEMBER 1996

SCALE 1" = 100'
INSTRUMENT #92-07261, TAX ACCT NO. 33228.01

STATE OF OREGON)
COUNTY OF DOUGLAS)
I, COUNTY CLERK AND RECORDER OF)
CERTIFY, TO BEST OF MY KNOWLEDGE)
AND BELIEF, THAT THE)
INSTRUMENT DESCRIBED)
HEREIN IS A TRUE AND)
CORRECT COPY OF THE)
ORIGINAL RECORD OF DOUGLAS COUNTY)
DOUGLAS COUNTY CLERK)
97 JAN 29 AM 8:44)
DOYLE SHAVER JR.)
DOUGLAS COUNTY CLERK)

APPROVALS

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

Suzanne E Woods 1-28-97
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubic 1/27/97
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Maurice E Farr 1-28-97
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED 29 DAY OF January, 1997 at 8:44 AM

DOYLE SHAVER JR., County Clerk
COUNTY CLERK *Doyle Shaver Jr.*



97-01571

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DONALD L. YOUNGMAN AND DONNA J. YOUNGMAN, HUSBAND AND WIFE, AND BERTHA T SANDERS, OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON.

Donald L. Youngman *Donna J. Youngman*
DONALD L. YOUNGMAN DONNA J. YOUNGMAN

Bertha T. Sanders
BERTHA T. SANDERS

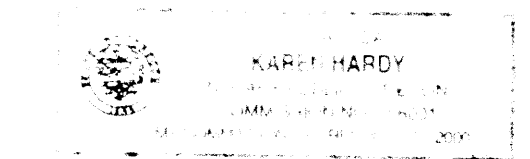
ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 6 DAY OF Jan, 1997 BEFORE ME APPEARED DONALD L. YOUNGMAN, DONNA J. YOUNGMAN, AND BERTHA T. SANDERS, WHO BEING DULY SWORN, DID SAY THAT THEY SIGNED THE DECLARATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Maurice E Farr
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES July 21 2000



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
SEPT 23, 1977
MAURICE E. FARR
1181

EXPIRES 12-31-97

Maurice E Farr
MAURICE E. FARR
LAND SURVEYOR
1960 SW BURDETTE DRIVE
ROSEBURG, OR 97470
PH (541) 679-6598

SANITARY SEWER WATER ZONING COMPREHENSIVE PLAN PLANNING DEPARTMENT FILE NO. 96-018

SEPTIC TANK AND DRAINFIELD CITY OF SUTHERLIN (5R) RURAL RESIDENTIAL - 5 ACRE RESIDENTIAL COMMITTED - 5 ACRE

RECORD OWNERS AND PARTITIONERS

DONALD L AND DONNA J YOUNGMAN
4480 NONPAREIL ROAD
SUTHERLIN, OR 97479
PH (541) 459-3656

BERTHA T SANDERS
x JOANN SURGEON
2914 BULLOCK ROAD
OAKLAND, OR 97462
PH (541) 459-3126

SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A 5/8" IRON ROD ON THE SE CORNER OF LOT 8, PLAT 'D', SUTHERLIN LAND AND WATER CO., FROM WHICH THE GEODETIC CONTROL MONUMENT 'BOWMAN 1989' BEARS N67°32'38"E 2199.41 FT; THENCE N00°15'40"W 1248.57 TO A 5/8" IR ON THE SOUTHERN RIGHT OF WAY LINE OF NORTHSIDE COUNTY RD NO 120A; THENCE ALONG SAID RIGHT OF WAY LINE S68°05'48"W 417.22' TO A 5/8" IR; THENCE LEAVING SAID RIGHT OF WAY LINE S00°06'48"E 1254.92 TO A 5/8" IR ON THE NORTHERN RIGHT OF WAY LINE OF NONPAREIL COUNTY ROAD NO 19; THENCE ALONG SAID RIGHT OF WAY LINE N67°27'30"E 422.60 FT TO THE POINT OF BEGINNING, AND CONTAINING 5.592 ACRES M/L IN PARCEL 1 AND 5.593 ACRES M/L IN PARCEL 2, ALL LOCATED IN SW1/4, SECTION 11C, TWP25S, R6W, WM, DOUGLAS COUNTY, OREGON.

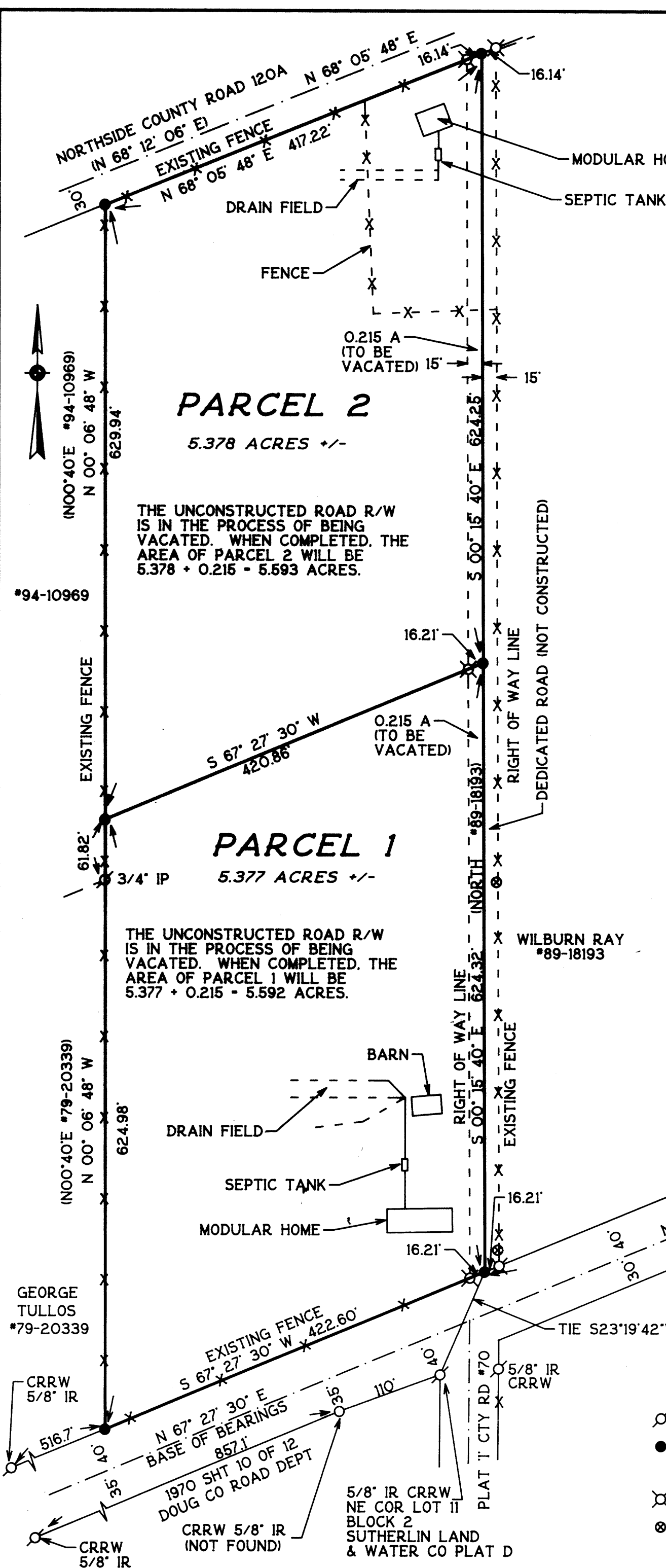
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION INSTRUMENT #92-07261 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, INTO TWO PARCELS. FOUND RIGHT OF WAY MONUMENTS FOR NONPAREIL COUNTY ROAD NO 19 WERE USED TO CONTROL THE SOUTHERN BOUNDARY LINE. FOUND MONUMENT FOR INSTRUMENT #79-20339 AND THE FENCE ALONG THE EASTERN BOUNDARY LINE OF SAID INSTRUMENT #79-20339 WERE USED TO CONTROL THE WESTERN BOUNDARY LINE. A LINE 30 FT DISTANT FROM THE CENTERLINE OF NORTHSIDE COUNTY RD 120A WAS USED TO CONTROL THE NORTHERN BOUNDARY. THE EASTERN BOUNDARY LINE IS THE EASTERN BOUNDARY OF LOT 8, PLAT 'D', SUTHERLIN LAND AND WATER CO., THE CENTER LINE OF AN UNCONSTRUCTED PLATTED ROAD. THIS LINE WAS ESTABLISHED 15 FEET FROM THE EXISTING FENCE LINE ON THE EASTERN BOUNDARY OF THE UNCONSTRUCTED PLATTED ROAD.

BASE OF BEARINGS WAS THE CENTERLINE OF NONPAREIL COUNTY ROAD NO 19. THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD M GARZA, JR. USING A LEITZ SET 4 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR 1181
- ⊗ LOCATION CALCULATED, NO MONUMENT SET
- ⊙ PACIFIC POWER UTILITY POLE



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