

1998-0033

**ZONING & UTILITIES:**

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

NUMBER	DIRECTION	DISTANCE
L1	N 77°54'07" E	5.44'

**LAND PARTITION**  
LOCATED IN LOT 1 EAST SUTHERLIN HEIGHTS  
WEST 1/2, SECTION 16, T.25S., R.5W., W.M.  
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON

**TAX COLLECTORS CERTIFICATE:**

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

*Vicki Saferoni Deputy* 4-3-98  
DOUGLAS COUNTY TAX COLLECTOR DATE

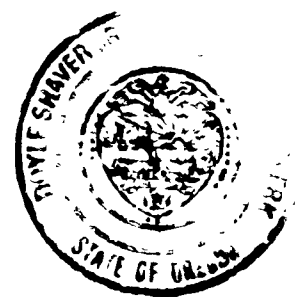
**APPROVALS:**

CITY OF SUTHERLIN  
*Richard Schwartz* 3-10-98  
COMMUNITY DEVELOPMENT SPECIALIST DATE

**DOUGLAS COUNTY**

*Ed Mowen* 4-3-98  
COUNTY SURVEYOR DEPUTY DATE

FILED THIS 6th DAY OF April 1998, at 8:16 am  
BY DOYLE SHAVER JR., County Clerk by *Carl Engels, Deputy*  
COUNTY CLERK



STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS  
DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED  
98 APR -6 AM 8:16  
DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Carl Engels*  
98-07021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Kristian O. Degroot*  
OREGON  
JULY 7, 1981  
KRISTIAN O. DEGROOT  
1941  
expires 12/31/99

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT BRET RIGGLE dba RIGGLE CONSTRUCTION IS THE OWNER ON THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND HAS ALSO CAUSED THE 40 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED.

*Bret Riggle*  
BRET RIGGLE

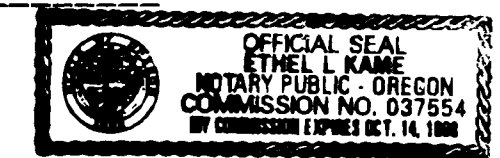
**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26 DAY OF February, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRET RIGGLE, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

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

*Ethel L. Name*  
NOTARY PUBLIC, STATE OF OREGON



**SURVEYOR'S CERTIFICATE:**

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

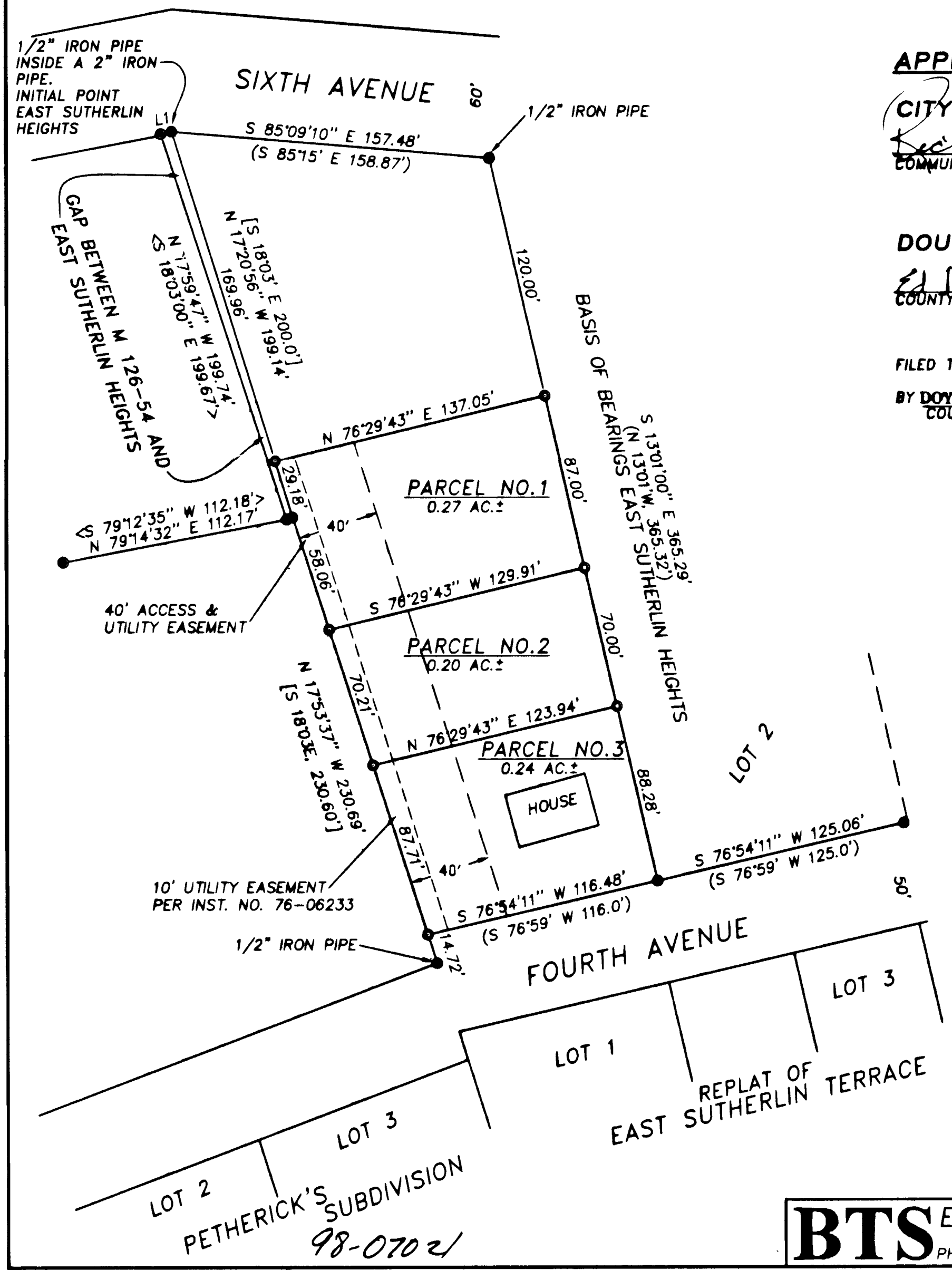
THAT PARCEL OF LAND DESCRIBED IN A DEED TO BRET RIGGLE AS RECORDED IN INST. NO. 97-15425 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 97-15425 INTO 3 PARCELS AS APPROVED BY THE SUTHERLIN PLANNING COMMISSION. THE PARTITION BOUNDARIES WERE CONTROLLED BY MONUMENTS FOUND AT THE NE, NW AND SE CORNER OF LOT 1, EAST SUTHERLIN HEIGHTS AND AT THE SE CORNER OF M 12-6. THE SW CORNER OF LOT 1, EAST SUTHERLIN HEIGHTS WAS COMPUTED AT THE INTERSECTION OF THE EAST LINE OF M 12-6 WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2, EAST SUTHERLIN HEIGHTS. THE NORTH LINE OF PARCEL NO. 1 WAS COMPUTED PER INST. NO. 97-15425. PARCELS NO. 1, 2 AND 3 WERE THEN CREATED AS DIRECTED BY THE OWNER. I FOUND A GAP TO EXIST BETWEEN THE WEST LINE OF LOT 1, EAST SUTHERLIN HEIGHTS AND THE EAST LINE OF M 126-54 AS SHOWN ON THE FACE OF THE MAP. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND AARON FANNING USING A SOKKIA SET 2BII AND SET 5A TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

**LEGEND:**

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 3/4" IRON PIPE, OR AS NOTED PER EAST SUTHERLIN HEIGHTS, (VOL. 11, PG.9)
- = FOUND 1/2" IRON ROD PER M 12-6, M 12-7, M 12-16
- = FOUND 5/8" IRON ROD PER M 126-54
- ( ) = RECORD PER EAST SUTHERLIN HEIGHTS, (VOL.11, PG.9)
- [ ] = RECORD PER M 12-6, M 12-7, M12-16
- < > = RECORD PER M 126-54



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<b>BTS ENGINEERING &amp; SURVEYING, INC.</b> 431 S.E. MAIN ST., ROSEBURG, OR 97470 PHONE (541) 673-0966 FAX (541) 673-0105	SCALE: 1" = 50'	FOR: BRET RIGGLE 12849 GARDEN VALLEY ROAD ROSEBURG, OR 97470	JOB #: 97-159
	DATE: JANUARY, 1998		FILE: RIGGLE.DWG SHEET 1 OF 1