

2001-0003

# LAND PARTITION PLAT OF LOT 8, PLAT "G", SUTHERLIN LAND & WATER CO. IN THE SOUTH HALF OF SECTION 8, T. 25 S., R. 5 W., W.M. DOUGLAS COUNTY, OREGON - DECEMBER 2000 PLANNING FILE #2000-196

STATE OF OREGON | SS  
COUNTY OF DOUGLAS | SS  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

01 JAN -4 AM 10:19

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Blaine Bennett*  
DEPUTY

APPROVALS:  
*Romy Wan* 1-4-01  
DOUGLAS COUNTY SURVEYOR DATE

*Keith D. Cubie* 1/4/01  
DIRECTOR, PLANNING DEPT. DATE

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

*James R. Kruse* 1/4/01  
DOUGLAS COUNTY TAX COLLECTOR DATE  
2001-00223

FILED THIS 7<sup>th</sup> DAY OF JAN , 2001 10:19 A.M.

DOYLE SHAVER JR. 1-4-01  
COUNTY CLERK DATE  
*Blaine Bennett*  
DEPUTY

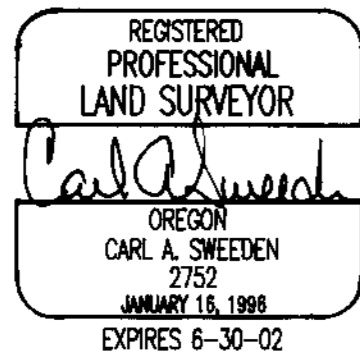
### SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

*Carl A. Sweeden*  
CARL A. SWEEDEN LS 2752

### LEGAL DESCRIPTION:

LOT 8, SUTHERLIN LAND AND WATER PLAT "G" AS DESCRIBED IN INSTRUMENT #91-4467



### ACKNOWLEDGEMENTS:

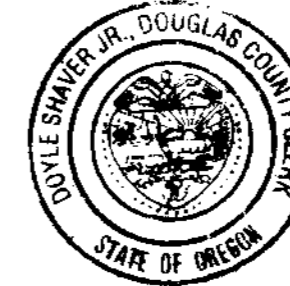
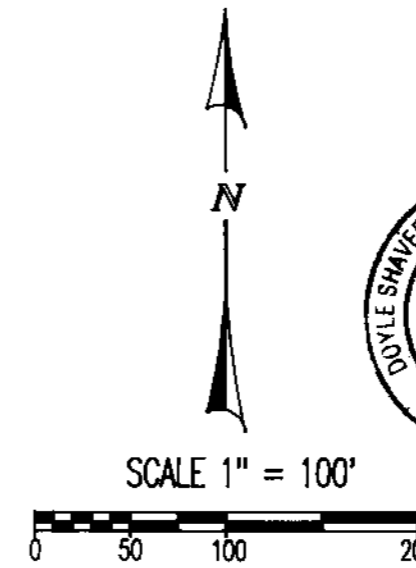
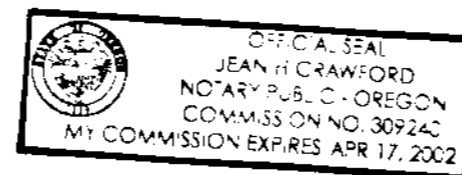
STATE OF OREGON }  
COUNTY OF DOUGLAS }

THERE PERSONALLY APPEARED BEFORE ME TODD M. AND LETSY A. FINK WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

2<sup>nd</sup> DAY OF Jan , 2001.

*Jean H. Crawford*  
NOTARY PUBLIC FOR OREGON

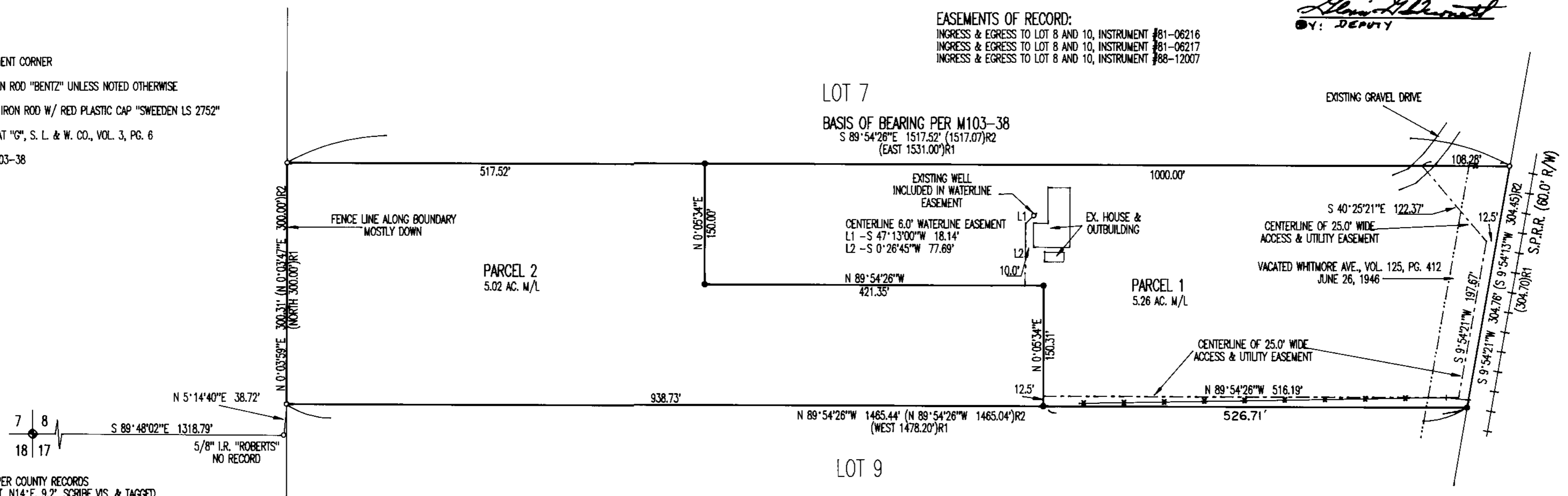


### EASEMENTS OF RECORD:

INGRESS & EGRESS TO LOT 8 AND 10, INSTRUMENT #81-06216  
INGRESS & EGRESS TO LOT 8 AND 10, INSTRUMENT #81-06217  
INGRESS & EGRESS TO LOT 8 AND 10, INSTRUMENT #88-12007

### LEGEND:

- FOUND GOVERNMENT CORNER
- FOUND 5/8" IRON ROD "BENTZ" UNLESS NOTED OTHERWISE
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ( ) R1 RECORD PER PLAT "G", S. L. & W. CO., VOL. 3, PG. 6
- ( ) R2 RECORD PER M103-38



2 1/2" BC PER COUNTY RECORDS  
7" B. OAK BT, N14°E, 9.2', SCRIBE VIS. & TAGGED  
19" MADRONE BT, N57°E, 38.5', SCARS DOWN LOW  
12" B. OAK BT, S18°E 15.1', HEALED DBL. BLAZE & TAGGED  
26" W. OAK BT, S85°W 140.4', SCARS & TAGGED

### NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE OWNER TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INSTR. #91-4467, DOUGLAS COUNTY, DEEDS AND RECORDS BEING LOT 8, SUTHERLIN LAND AND WATER COMPANY, PLAT "G". BOUNDARY CORNERS SET IN SURVEY M103-38 WERE FOUND AND TIED WITH THE EXCEPTION OF THE SOUTHEAST CORNER WHICH WAS FOUND LAYING OVER BUT VERY CLOSE TO THE CORRECT POSITION PER M103-38. ALL OF THE FOUND MONUMENTS FIT WITHIN REASON OF THE INTENDED POSITION AND WERE THEREFORE HELD. THE SOUTHEAST CORNER WAS RESET HOLDING 30.0 FEET FROM THE CENTER OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY DETERMINED FROM TIES TO THE ACTUAL RAILS OF THE TRACKS AND INTERSECTED WITH A LINE PARALLEL WITH THE NORTH LINE, EXTENDED FROM THE SOUTHWEST CORNER. THE LAND WAS THEN PARTITIONED AS DIRECTED BY THE OWNERS SHOWN AND AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT, FILE #2000-196.

FIELD CREW: C. SWEEDEN & E. WILDS  
EQUIPMENT: DTM-430 W/ SUPPORT  
MAPPING: C. SWEEDEN

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TODD M. & LETSY A. FINK DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THAT LAND DESCRIBED IN INSTRUMENT #91-4467 AND THAT THEY DO CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH DOUGLAS COUNTY PLANNING DEPARTMENT FILE #2000-196 AND THEY DO CREATE THE 6.0 FOOT WIDE PRIVATE WATER LINE EASEMENT WHICH INCLUDES THE EXISTING WELL AS SHOWN AND A PRIVATE 25.0 FOOT WIDE ACCESS AND UTILITY EASEMENT ALL FOR THE BENEFIT OF PARCEL 2. INSTALLATION AND MAINTENANCE OF THE PRIVATE WATER LINE, UTILITIES AND ACCESS ROAD TO BE LIMITED TO THE EASEMENTS AS SHOWN AND ARE THE RESPONSIBILITY OF PARCEL 2. THE WATER LINE, UTILITY AND ACCESS EASEMENTS ARE ALSO LIMITED TO THE INSTALLATION OF UNDERGROUND PIPES, ELECTRICAL AND OTHER UTILITY CONDUIT AND IS TO REMAIN FREE OF ALL ABOVE GROUND STRUCTURES WHETHER PERMANENT OR TEMPORARY.

*Todd M. Fink*  
TODD M. FINK

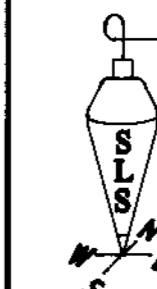
*Letsy A. Fink*  
LETSY A. FINK

WATER: WELL  
SEWER: SEPTIC  
ZONING: 5R  
COMP. PLAN: RESIDENTIAL LOW DENSITY

### OWNER/PARTITIONER

TODD M. & LETSY A. FINK  
15490 OLD HIGHWAY 99  
OAKLAND, OREGON 97462

2001-00223



Sweeden  
Land Surveying  
Carl A. Sweeden  
P.L.S.

5211 Cole Road  
Oakland, Ore. 97462  
Tel. 541-459-9523

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