

2002-0044

LAND PARTITION IN THE SW 1/4 SEC. 33, T29S, R5W, W.M. LOT 31, 2nd ADDITION TO BRIGGS ACRES



SURVEYOR'S CERTIFICATE:

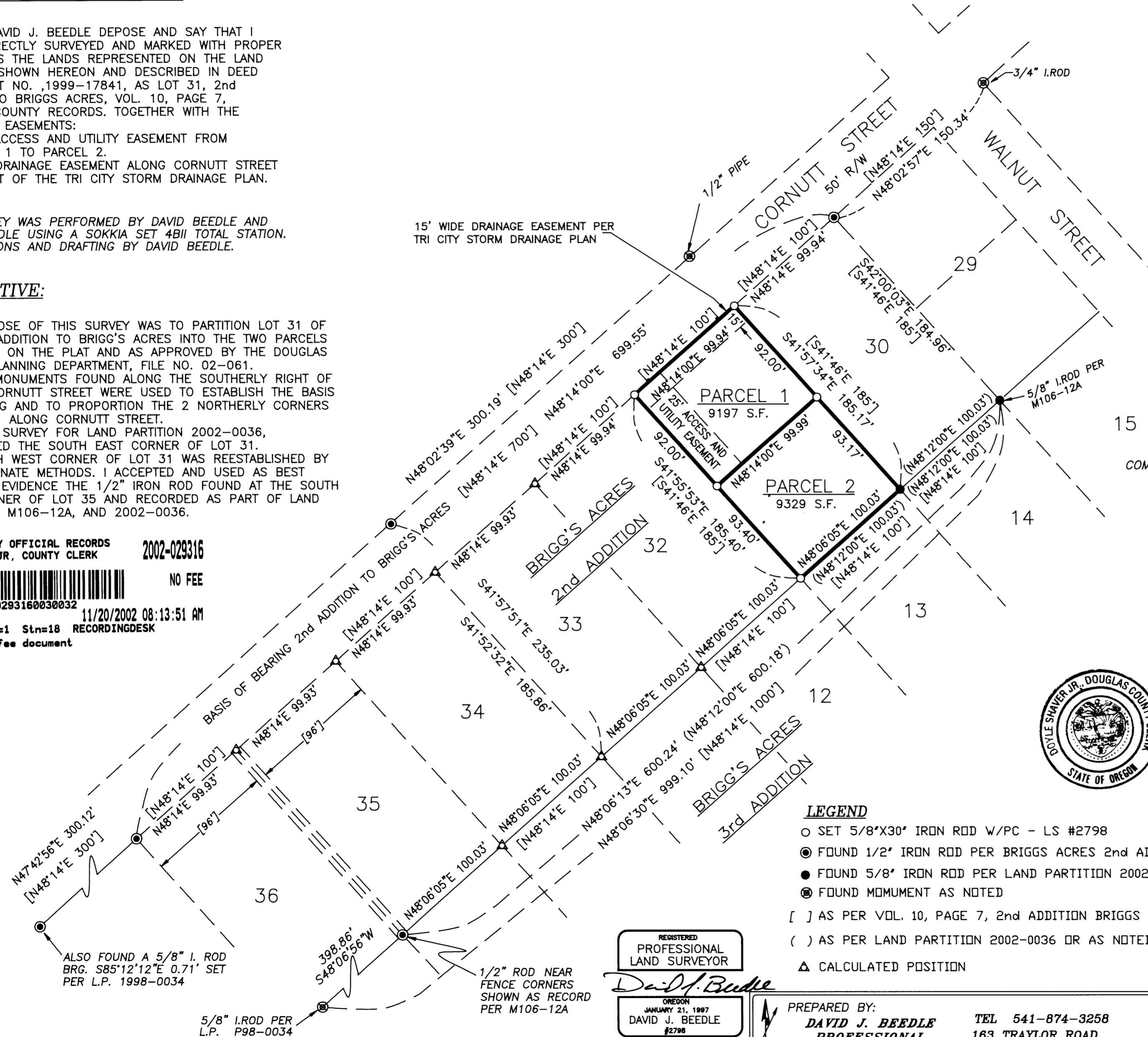
I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE LAND PARTITION SHOWN HEREON AND DESCRIBED IN DEED INSTRUMENT NO. 1999-17841, AS LOT 31, 2nd ADDITION TO BRIGGS ACRES, VOL. 10, PAGE 7, DOUGLAS COUNTY RECORDS. TOGETHER WITH THE FOLLOWING EASEMENTS:
1) A 25' ACCESS AND UTILITY EASEMENT FROM PARCEL 1 TO PARCEL 2.
2) A 15' DRAINAGE EASEMENT ALONG CORNUTT STREET AS PART OF THE TRI CITY STORM DRAINAGE PLAN.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 31 OF THE 2ND ADDITION TO BRIGGS ACRES INTO THE TWO PARCELS AS SHOWN ON THE PLAT AND AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT, FILE NO. 02-061. ORIGINAL MONUMENTS FOUND ALONG THE SOUTHERLY RIGHT OF WAY OF CORNUTT STREET WERE USED TO ESTABLISH THE BASIS OF BEARING AND TO PROPORTION THE 2 NORTHERLY CORNERS OF LOT 31 ALONG CORNUTT STREET. A RECENT SURVEY FOR LAND PARTITION 2002-0036, ESTABLISHED THE SOUTH EAST CORNER OF LOT 31. THE SOUTH WEST CORNER OF LOT 31 WAS REESTABLISHED BY PROPORTIONATE METHODS. I ACCEPTED AND USED AS BEST AVAILABLE EVIDENCE THE 1/2" IRON ROD FOUND AT THE SOUTH WEST CORNER OF LOT 35 AND RECORDED AS PART OF LAND PARTITIONS M106-12A, AND 2002-0036.

DOUGLAS COUNTY OFFICIAL RECORDS
DOYLE SHAVER JR., COUNTY CLERK
2002-029316
NO FEE
11/20/2002 08:13:51 AM
PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROY M. AND DONNA M. HIGGINS, OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S 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.

Roy M. Higgins
ROY M. HIGGINS
Donna M. Higgins
DONNA M. HIGGINS

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF October, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROY M. HIGGINS AND DONNA M. HIGGINS, OWNERS OF THE PROPERTY DESCRIBED, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

m. Hadger
NOTARY PUBLIC, STATE OF OREGON
m. Hadger
PRINTED NAME OF NOTARY

COMMISSION NO. 338656 MY COMMISSION EXPIRES October 19 2004
MONTH DAY YEAR

Keith L. Cubie NOVEMBER 19, 2002
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Mann 11/19/02
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Janara K. Corvett 11/19/02
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20th DAY OF NOVEMBER 8:13A.M. O'CLOCK
2002-029316

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
Glenn L. Burnett
By: DEPUTY



LEGEND

- SET 5/8"X30" IRON ROD W/PC - LS #2798
- FOUND 1/2" IRON ROD PER BRIGGS ACRES 2nd ADDITION OR AS NOTED
- FOUND 5/8" IRON ROD PER LAND PARTITION 2002-0036 OR AS NOTED
- FOUND MONUMENT AS NOTED
- [] AS PER VOL. 10, PAGE 7, 2nd ADDITION BRIGGS ACRES PLAT OF RECORD
- () AS PER LAND PARTITION 2002-0036 OR AS NOTED
- △ CALCULATED POSITION

WATER SUPPLY: TRI CITY WATER DIST.
SEWAGE DISPOSAL: TRI CITY SANITARY DIST.
NO. OF PARCELS: 2
ZONING: R-1
COMP. PLAN DESIG: RMD
P/D FILE: 02-061

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David Beedle
OREGON
JANUARY 21, 1987
DAVID J. BEEDLE
#2798
EXPIRES 12-31-03

PREPARED BY:
DAVID J. BEEDLE
PROFESSIONAL
LAND SURVEYING
TEL 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469

SCALE: 1"=60'
DATE: OCT. 1, 2002

SURVEYED FOR:
ROY & DONNA HIGGINS
PO BOX 588
RIDDLE, OR 97469

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