DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2004-008941
NO FEE
00065704200400089410030039
04/09/2004 01:31:02 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

PARTITION PLAT

LOCATED IN
NW 1/4, SE 1/4, SECTION 19, T.25S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

2004-0018

APPROVALS:

COUNTY SURVEYOR Deputy — 4-9-04 DATE

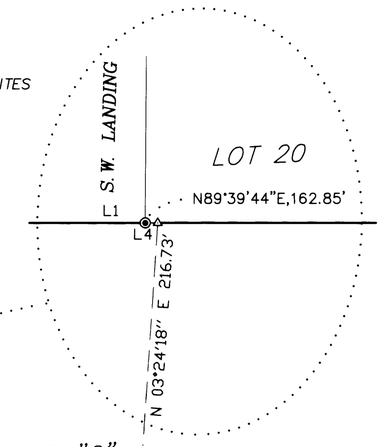
2004-008941
FILED THIS 9th DAY OF APRIL ,2004 1:31 PM.
BARBARA E. NIELSEN
COUNTY CLERK BY: DEPUTY

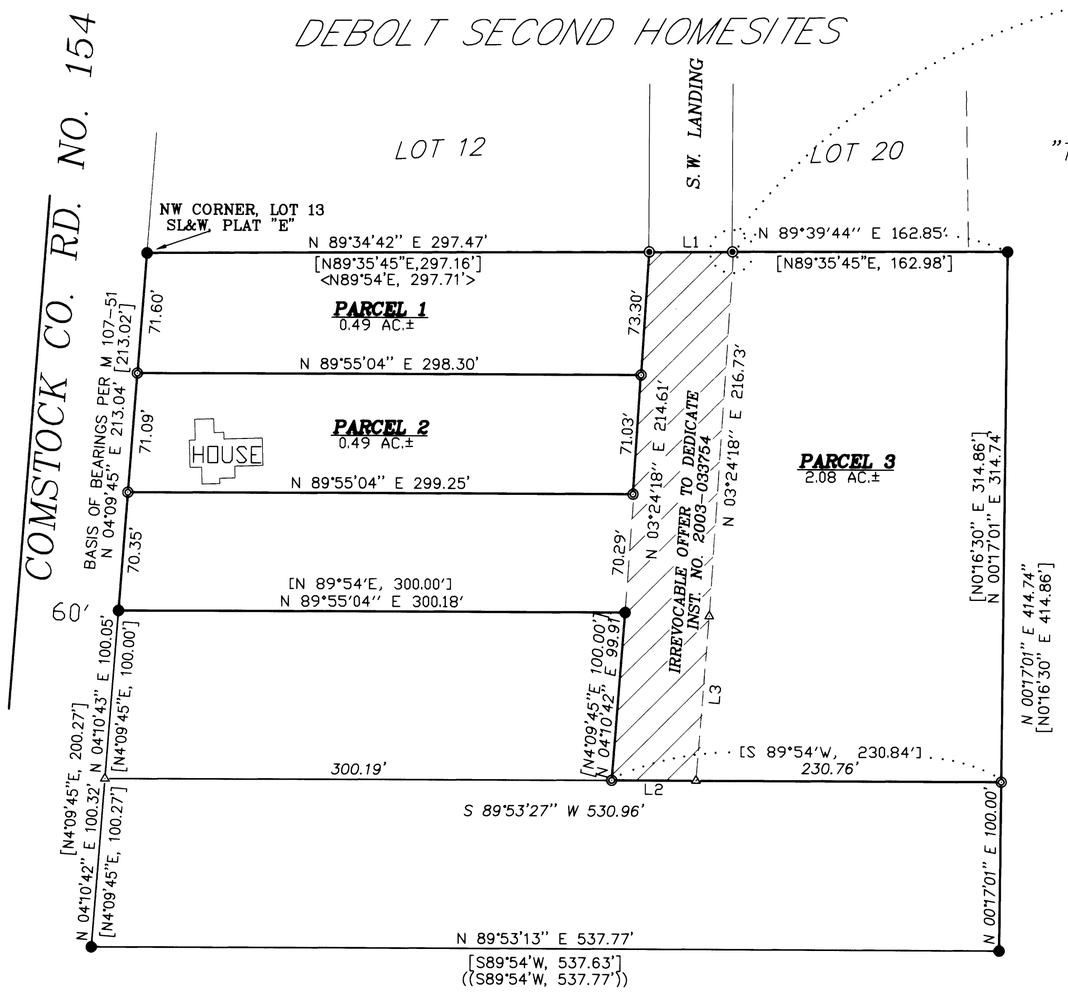
BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK — STATE OF OREGON

CHAIRMAN SUTHERLIN PLANNING COMMISSION — 3-17-04 DATE

LEGEND:

- ◎ = SET 5/8" x 30" IRON ROD w/ALUMINUM CAP MK'D. "PROPERTY CORNER PLS 2664"
- ● = FOUND 5/8" IRON ROD PER M 107-51
- ◉ = FOUND 1/2" IRON ROD PER DEBOLT SECOND HOMESITES
- △ = COMPUTED POINT
- ( ) = RECORD PER DEBOLT SECOND HOMESITES
- [ ] = RECORD PER M 107-51
- < > = RECORD PER MLP 1990-0005
- (( )) = RECORD PER M 99-20





NUMBER	DIRECTION	DISTANCE
L1	N 89°36'41" E	49.45'
	[N89°35'45"E	49.50']
	<N89°54'E	50.00'>
	(N89°54'E	50.00')
L2	N 89°53'27" E	50.13'
L3	N 04°10'42" E	97.97'
L4	S 89°39'44" W	0.66'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Lester L. Fanning
OREGON
JULY 19, 1994
LESTER L. FANNING
2664

RENEWAL DATE: 12-31-05

LESTER L. FANNING
431 SE MAIN
ROSEBURG, OREGON 97470

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GEORGE T. BRIM AND AUDREY J. BRIM ARE THE OWNERS OF 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 PLAT.

GEORGE T. BRIM — AUDREY J. BRIM

ACKNOWLEDGMENT:

OFFICIAL SEAL
MARY L MOORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 368742
MY COMMISSION EXPIRES NOV 18, 2007

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th DAY OF March, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GEORGE T. BRIM AND AUDREY J. BRIM TO ME KNOWN TO BE THE PERSON 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.

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

Mary L. Moore
NOTARY PUBLIC, STATE OF OREGON

SURVEYOR'S CERTIFICATE:

I, LESTER L. FANNING 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 GEORGE & AUDREY BRIM AND RECORDED IN INSTRUMENT NO. 89-00406 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 89-00406 DEED RECORDS, DOUGLAS COUNTY, OREGON.

MONUMENTS FOUND AS PER RECORD SURVEYS PLAT "E" SL&W, BY L.G. HICKS IN 1910, DEBOLT SECOND HOMESITES BY WILLIAM W. ELMER IN NOVEMBER 1948, M 99-20 BY KRIS DEGROOT IN OCTOBER 1984, M 107-51 BY WILLIAM RUPPERT IN DECEMBER 1988 AND LAND PARTITION 1990-0005 BY DON BENTZ IN JANUARY 1990 WERE USED TO CONTROL BOUNDARIES AND REMONUMENT MISSING CORNERS AS SHOWN HEREON. THE PROPERTY WAS THEN DIVIDED INTO 3 PARCELS AS APPROVED UNDER SUTHERLIN PLANNING COMMISSION FILE NO. PAR-2003-07-22.

THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A NIKON DTM 531 TOTAL STATION WITH COMPUTATIONS BY LES FANNING AND DRAFTING BY BILL WARREN.

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Coneee — 4/9/04
DOUGLAS COUNTY TAX COLLECTOR — DATE

ZONING & UTILITIES:

ZONING: MEDIUM DENSITY RESIDENTIAL (R2)
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
SUTHERLIN PLANNING FILE NO. PAR-2003-07-22

SCALE: 1" = 60'	FOR: GEORGE & AUDREY BRIM P.O. BOX 773 SUTHERLIN, OR 97479	JOB #: 02-133
DATE: JANUARY 19, 2004		FILE: BRIM-133.DWG
		SHEET 1 OF 1

2004-0018