

PARTITION PLAT

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

LEGEND:

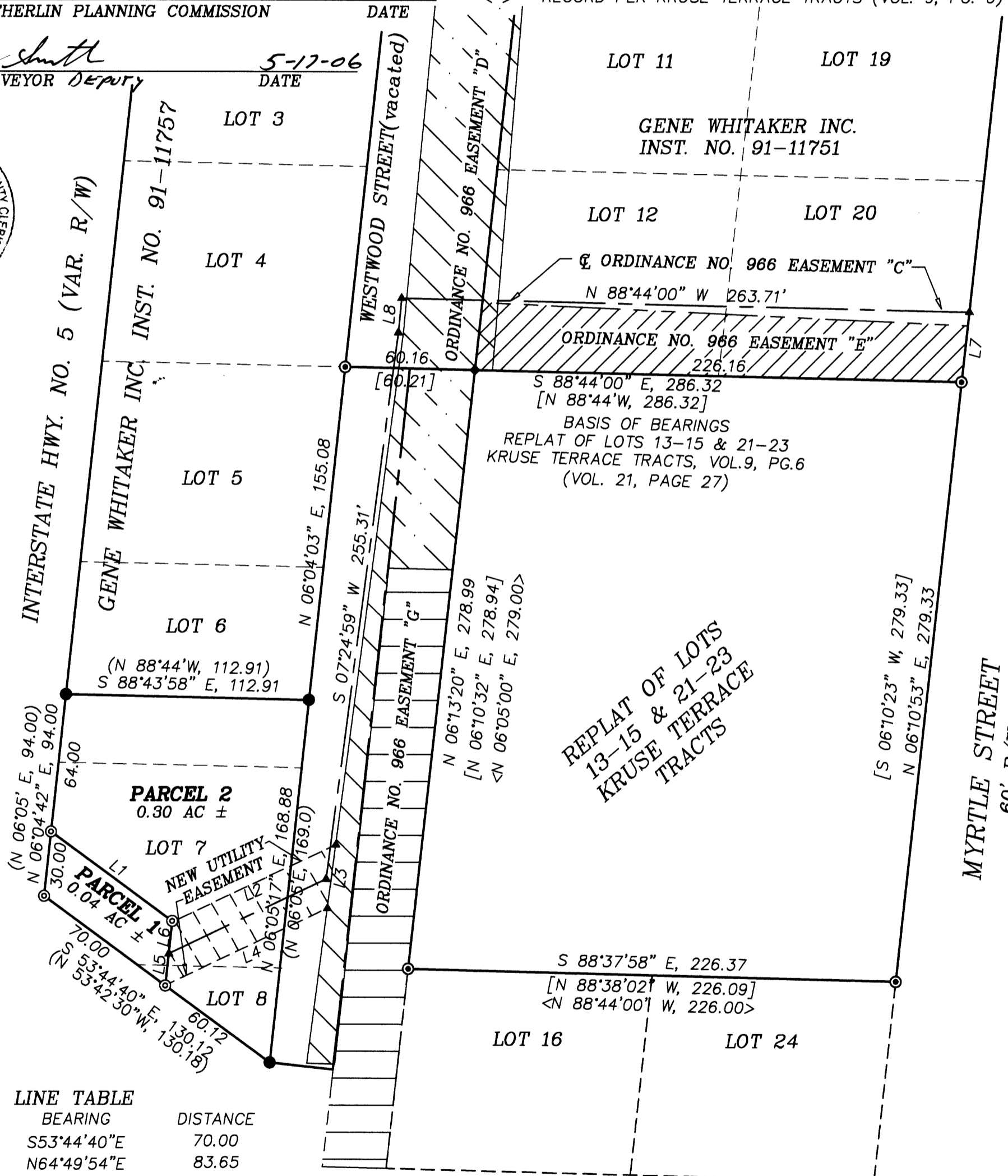
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 3/4" IRON ROD PER RM 2-1
- ◆ = FOUND 5/8" IRON ROD KRUSE TERRACE TRACTS REPLAT OF LOTS 13-15 & 21-23 (VOL.21, PG.27)
- ⊙ = FOUND 5/8" IRON ROD PER KRUSE TERRACE TRACTS (VOL. 9, PG. 6)
- ▲ = COMPUTED POINT
- () = RECORD PER RM 2-1
- [] = RECORD PER REPLAT LOTS 13-15 & 21-23, KRUSE TERRACE TRACTS (VOL.21, PG.27)
- <> = RECORD PER KRUSE TERRACE TRACTS (VOL. 9, PG. 6)

FILED THIS 17th DAY OF MAY 2006 AT 10:58 A.M.
 BY BARBARA E. NIELSEN
 DOUGLAS COUNTY CLERK By: Deputy

APPROVALS:

[Signature] 5-16-06
 CITY OF SUTHERLIN PLANNING COMMISSION DATE

[Signature] 5-17-06
 COUNTY SURVEYOR Deputy DATE



LINE	BEARING	DISTANCE
L1	S53°44'40"E	70.00
L2	N64°49'54"E	83.65
L3	S07°24'59"W	29.77
L4	S64°26'35"W	83.18
L5	N06°04'42"E	14.83
L6	N06°04'42"E	15.17
L7	N06°10'53"E	32.62
L8	S05°25'34"W	15.97

CENTRAL AVENUE (VAR. R/W)

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. Degroot
 OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941
 RENEWAL DATE: 12-31-07

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT GENE WHITAKER, INC. IS THE OWNER 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 CHAPTER 92, OREGON REVISED STATUTES HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DOES HEREBY CAUSE THE NEW UTILITY EASEMENT TO BE CREATED FOR THE BENEFIT OF PARCEL 1.

Gene Whitaker Pres
 GENE WHITAKER, PRESIDENT

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17th DAY OF MAY 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GENE WHITAKER AS PRESIDENT OF GENE WHITAKER, INC. 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.

Mary L. Moore
 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: PART B OF THOSE PARCELS OF LAND DESCRIBED IN A DEED TO GENE WHITAKER, INC. AS RECORDED IN INSTRUMENT NO 95-00061 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PART B OF THOSE PARCELS OF LAND DESCRIBED IN INSTRUMENT NO. 95-00061 INTO 2 PARCELS AS APPROVED UNDER SUTHERLIN PLANNING DEPARTMENT FILE NO. PAR-2005-06-21. PARCEL 1 IS BEING CREATED AS THE SITE OF THE CITY OF SUTHERLIN I-5 FLAG DISPAY. THE SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER RM 2-1, REPLAT OF LOTS 13-15 & 21-23 KRUSE TERRACE TRACTS VOL.9, PG.6 (VOL.21, PAGE 27) AND KRUSE TERRACE TRACTS (VOL.9, PG.6). I FOUND RM 2-1 MONUMENTS AT THE NE, NW AND SE CORNERS OF PARCEL 2. THE SW CORNER WAS ESTABLISHED PROPORTIONALLY AND THE CORNER OF PARCEL 1 WERE THEN SET AS SPECIFIED UNDER PLANNING DEPARTMENT FILE PAR-2005-06-21. WESTWOOD STREET HAS BEEN VACATED AND THE NEW PUBLIC ACCESS AND UTILITY EASEMENTS LISTED HAVE BEEN GRANTED UNDER CITY OF SUTHERLIN ORDINANCE NO. 966 AS RECORDED IN INSTRUMENT NO. 2006-006513.

THIS SURVEY WAS PERFORMED BY ADAM DEGROOT AND JOEL HERZBERG USING A LEICA 1200 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT 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. Cooney 5/17/06
 DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING & UTILITIES:

ZONING: C3
 COMP. PLAN: COMMUNITY COMMERCIAL
 WATER: CITY OF SUTHERLIN
 SEWER: CITY OF SUTHERLIN
 SUTHERLIN PLANNING COMMISSION FILE NO. PAR-2005-06-21

BTS ENGINEERING & SURVEYING, INC.
 431 S.E. MAIN ST., ROSEBURG, OR 97470
 PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 50'
 DATE: MAY 10, 2006

FOR: CITY OF SUTHERLIN
 126 E. CENTRAL AVE
 SUTHERLIN, OREGON 97479

JOB #: 05-078
 FILE: 05-078 PLAT.DWG
 SHEET 1 OF 2

2006-0044

2006-0044