

LAND PARTITION PLAT

OF LOT 3, BLOCK 3 S. L. & W. CO. PLAT "J"
 IN THE SW 1/4, SECTION 17, TOWNSHIP 25 SOUTH, RANGE 5 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 MARCH 2006 - PLANNING FILE # PAR-2005-04-01

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 3, BLOCK 3 OF SUTHERLIN LAND AND WATER COMPANY'S PLAT J AS DESCRIBED IN INSTRUMENT #2003-5670, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.



APPROVALS:

Paul Smith 5-18-06
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

Paul Smith 5-16-06
 CITY OF SUTHERLIN, PLANNING COMMISSION CHAIRMAN DATE

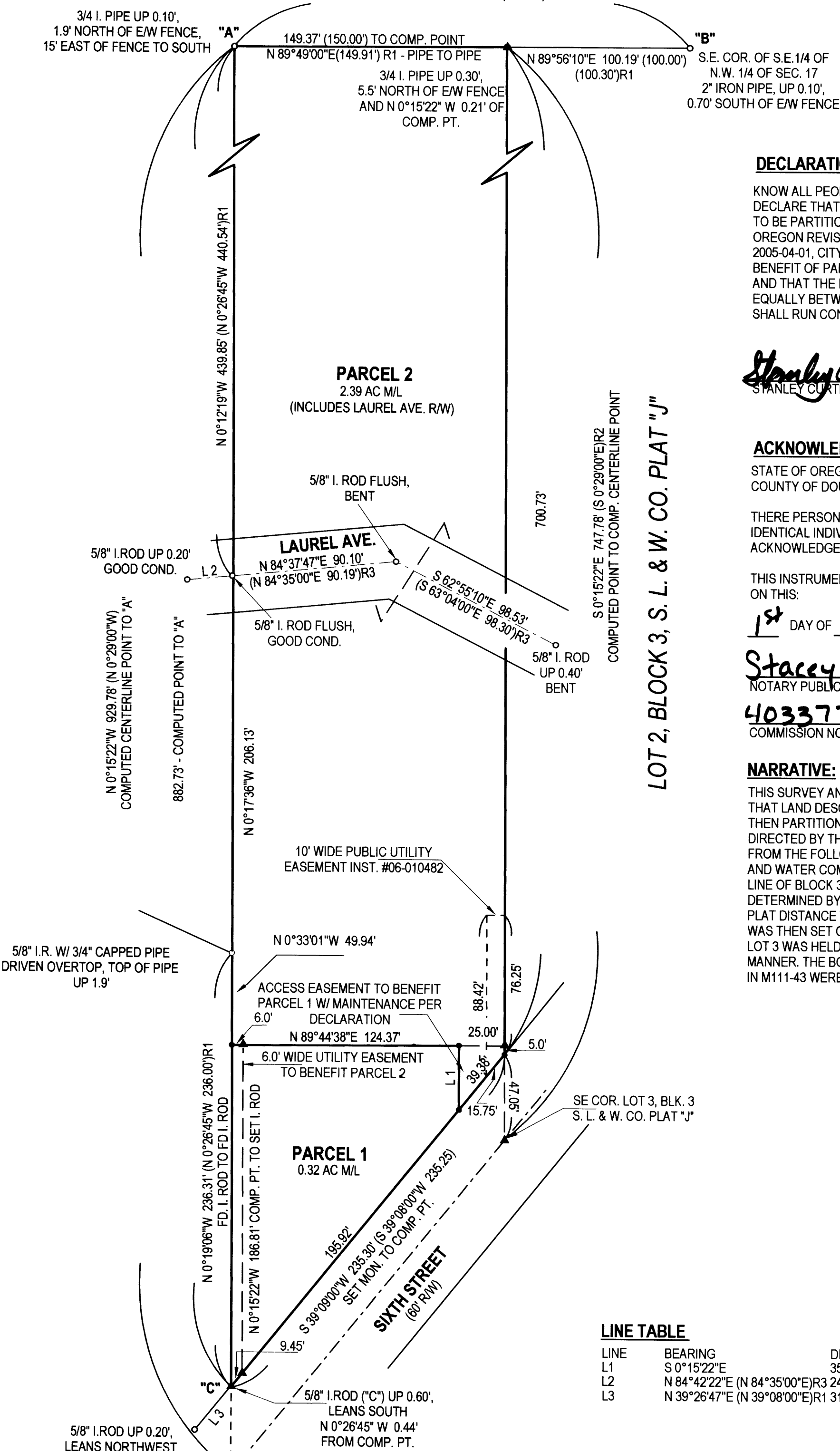
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Sandra K. Covey 5/18/06
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19 DAY OF MAY, 2006 8:51 A.M.

Barbara E. Nielsen 5-19-06
 COUNTY CLERK By: DEPUTY DATE

BASIS OF BEARING PER S. L. & W. CO. PLAT "J"
 N 89°49'00"E 249.57' (250.00')



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT STANLEY CURTIS CARSON DOES HEREBY DECLARE THAT HE IS THE OWNER OF THE LAND AND THAT HE DOES CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #PAR 2005-04-01, CITY OF SUTHERLIN PLANNING COMMISSION AND DOES CREATE FOR THE BENEFIT OF PARCEL 1 THE ACCESS EASEMENT AS SHOWN TO BE SHARED WITH PARCEL 2 AND THAT THE MAINTENANCE OF THE SHARED DRIVEWAY ACCESS SHALL BE DIVIDED EQUALLY BETWEEN PARCELS 1 AND 2 REGARDLESS OF USAGE AND SAID AGREEMENT SHALL RUN CONTINUOUSLY WITH THE LAND.

Stanley Curtis Carson
 STANLEY CURTIS CARSON

ACKNOWLEDGEMENTS:

STATE OF OREGON)
 COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME STANLEY CURTIS CARSON WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

1st DAY OF May, 2006.

Stacey R. Lefevre *Stacey R. Lefevre*
 NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

403377 March 20, 2010
 COMMISSION NO. MY COMMISSION EXPIRES

NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED BY THE OWNER TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INSTR. #03-5670, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND TO THEN PARTITION SAID LAND AS APPROVED PER THE CITY OF SUTHERLIN PLANNING COMMISSION AND AS DIRECTED BY THE OWNER. A CLOSED LOOP TRAVERSE WAS COMPLETED TO TIE FOUND MONUMENTS FROM THE FOLLOWING SURVEYS AND PLAT OF RECORD: M 62-66, M 111-43, M 13-78 AND SUTHERLIN LAND AND WATER COMPANY PLAT "J". THE BASIS OF BEARING FOR THIS PARTITION WAS HELD TO THE NORTH LINE OF BLOCK 3 BETWEEN THE MONUMENTS FOUND AT "A" & "B" AS SHOWN. THE WEST LINE WAS THEN DETERMINED BY HOLDING THE POINT AT "A" AND THE FOUND MONUMENT AT "C" FOR LINE AND USING PLAT DISTANCE TO DETERMINE THE CENTER OF SIXTH STREET. THE SOUTHWEST CORNER OF THE LAND WAS THEN SET ON THE LINE AT THE PLAT DISTANCE FROM THE CENTERLINE POINT. THE EAST LINE OF LOT 3 WAS HELD PARALLEL TO THE WEST LINE AND THE SOUTHEAST CORNER DETERMINED IN THE SAME MANNER. THE BOUNDARY OF PARCEL 1 WAS THEN SET AS DIRECTED AND APPROVED. MONUMENTS SET IN M111-43 WERE FOUND AND ARE SHOWN FOR THE LOCATION OF LAUREL AVENUE.

LEGEND:

- FOUND AS NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- () RECORD PER S. L. & W. CO. PLAT "J"
- ()R1 RECORD PER M 62-66
- ()R2 RECORD PER M 13-78
- ()R3 RECORD PER M 111-43

SURVEY FOR:

STANLEY (KIT) CARSON
 3255 GATEWAY ST.
 SPRINGFIELD, OREGON 97477

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 0°15'22"E	35.43'
L2	N 84°42'22"E (N 84°35'00"E)R3	24.81'(25.00')R3
L3	N 39°26'47"E (N 39°08'00"E)R1	31.12'(31.38')R1

WATER: CITY OF SUTHERLIN
 SEWER: CITY OF SUTHERLIN
 ZONING: R-H
 COMP. PLAN: PUBLIC SEMI PUBLIC - 2 AC



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