

# LAND PARTITION PLAT

## IN PART OF LOTS 11, 12, AND 13, BLOCK 6, PLAT "M" SUTHERLIN LAND AND WATER COMPANY S. 1/2 SECTION 13, T.25S., R.6W., W.M. CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON - MARCH 2007 PLANNING FILE # PAR-2007-02-12

**SURVEYORS CERTIFICATE:**

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

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

**LEGAL DESCRIPTION:**

ALL THAT LAND DESCRIBED IN INSTRUMENT #98-08216 DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT WEST DEVELOPMENT COMPANY DOES HEREBY DECLARE THAT IT IS THE OWNER OF THE LAND 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 THE CITY OF SUTHERLIN PLANNING APPROVAL FILE # PAR-2007-02-12 AND THEY DO CREATE A 50' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 3.

*Terrri Sue West*  
 TERRI SUE WEST  
 (AS DIRECTED BY BOARD OF DIRECTORS RESOLUTION DATED APRIL 3, 2007)

**NARRATIVE:**

THIS SURVEY AND LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN TO FIRST ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT # 98-08216, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND TO THEN PARTITION SAID LANDS AS APPROVED BY THE DOUGLAS COUNTY, PLANNING COMMISSION APPROVAL FILE NO. PAR-2007-02-12. SURVEY TIES WERE MADE TO MONUMENTS OF RECORD FROM THE FOLLOWING SURVEYS: M 130-75, WESTLAKE ESTATES 2ND ADDITION (VOL. 19, PG. 55A), MONT CLAIRE ESTATES PHASE 4 (VOL. 20, PG. 56A) AND MONT CLAIRE ESTATES PHASE 5 (VOL. 21, PG. 24) WITH THE LINE BETWEEN POINTS "H" AND "I" HELD AS THE BASIS OF BEARING. POINT "A" WAS FIRST COMPUTED BY HOLDING RECORD BEARING AND DISTANCE FROM POINT "H" AND POINT "C" WAS THEN ESTABLISHED BY A DISTANCE/DISTANCE INTERSECTION USING "A" AND THE CHORD LENGTH FROM POINT "B". POINT "D" WAS THEN ESTABLISHED BY A BEARING/BEARING INTERSECTION USING LINE "H" - "I" AND LINE "K" - "J", POINT "E" WAS ESTABLISHED BY EXTENDING THE BOUNDARY LINE "J" - "K" RECORD DISTANCE, POINT "F" WAS THEN ESTABLISHED BY EXTENDING THE SOUTH LINE OF GREYFOX DRIVE 150.00' AND POINT "G" ESTABLISHED BY A BEARING/BEARING INTERSECTION USING THE BEARING OF LINE "D" - "E" FROM POINT "F" AND "E" TO THE FOUND MONUMENT AT THE NORTHEAST CORNER OF LOT 102, MONT CLAIRE ESTATES, PHASE 5. WITH THIS COMPLETED THE LAND WAS THEN PARTITIONED AS DIRECTED.

FIELD CREW: M. RICE, C. BEECROFT  
 EQUIPMENT: NIKON DTM-521 W/SUPPORT  
 CALCULATIONS AND MAPPING: M. RICE, T. RUSHING

WATER: CITY OF SUTHERLIN  
 SEWER: CITY OF SUTHERLIN  
 ZONING: R-1, R-2, & C3  
 COMP. PLAN:

**ACKNOWLEDGEMENTS:**

STATE OF OREGON )  
 COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME TERRI SUE WEST OF WEST DEVELOPMENT COMPANY, WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

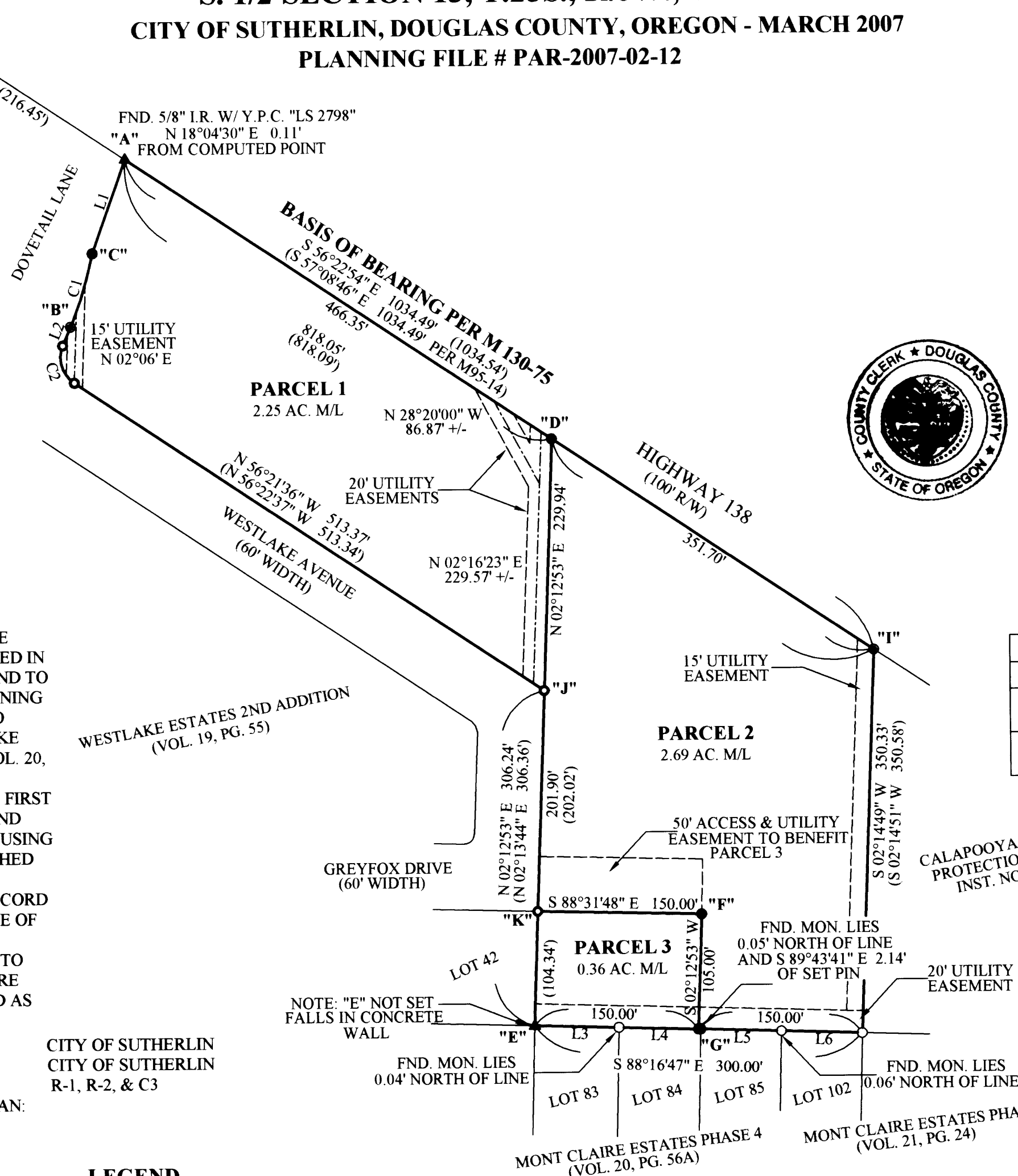
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

26<sup>th</sup> DAY OF April, 2007.

*Lisa G. Paul*  
 NOTARY PUBLIC - OREGON (PRINTED NAME)

*Lisa G. Paul*  
 (SIGNATURE)

372043  
 COMMISSION NO. Aug. 28, 2007  
 MY COMMISSION EXPIRES



**APPROVALS:**

*Randy Smith* 5-1-07  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

SUTHERLIN CITY ADMINISTRATOR DATE  
*[Signature]* 4-30-07  
 CHAIR, CITY OF SUTHERLIN, PLANNING COMMISSION DATE

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

*Sandra K. Conner* 5/2/07  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2nd DAY OF MAY, 2007 11:05 AM

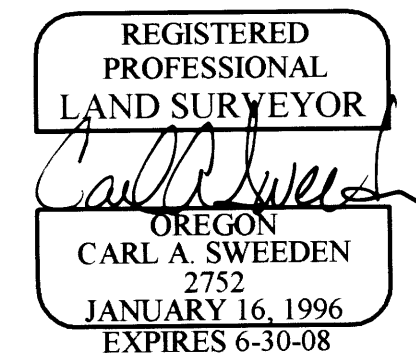
BARBARA E. NIELSEN *[Signature]* 5-2-07  
 DOUGLAS COUNTY CLERK DEPUTY DATE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	69.97'	330.00'	12°08'55"	N17°03'29"E	69.84'
( )R1	69.97'	330.00'	12°08'55"	N16°41'50"E	69.84'
C2	38.72'	28.00'	79°13'24"	S16°52'44"E	35.70'
( )R1	38.68'	28.00'	79°08'55"	S16°48'10"E	35.68'

LINE TABLE		
LINE	BEARING	DIST.
L1	N19°42'00"E (N19°55'40"E)	90.78' (90.78')
L2	N22°47'33"E (N22°46'18"E)	18.62' (18.61')
L3	S 88°18'46"E	77.17'
L4	S88°17'15"E(S88°38'24"E)R2	74.96' (75.00')R2
L5	S88°17'00"E(S88°38'24"E)R2	73.97' (74.00')R2
L6	S88°14'04"E(S88°38'24"E)R3	73.89' (73.89')R3

**LEGEND**

- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP "IE ENGINEERING"
- ⊙ FOUND 5/8" IRON ROD, NO CAP
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP "LS 2798"
- ( ) RECORD PER M130-75 = MEASURED UNLESS NOTED
- ( )R1 RECORD PER VOL. 19 PAGE 55A
- ( )R2 RECORD PER VOL. 20 PAGE 56A
- ( )R3 RECORD PER VOL. 21 PAGE 24



**SURVEY AND MAP FOR:**

PARTITIONER: WEST DEVELOPMENT COMPANY  
 P.O. BOX 306  
 CANYONVILLE, OREGON 97417



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 Roseburg, Oregon 97470 Fax (541) 492-1167

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