

2008-0094

LAND PARTITION PLAT

IN THE S 1/2 OF SEC. 16, T. 25 S., R. 5 W. W. M.
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON - OCTOBER 2008
PLANNING FILE #PAR-2006-11-03

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2008-022436
NO FEE
00233625200800224360010014
12/26/2008 08:57:30 AM
PLAT-PAR Cnt=1 Stn=3 MARRIAGECOUNTER
This is a no fee document

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

LEGAL DESCRIPTION:

ALL THAT LAND DESCRIBED IN INSTRUMENT #89-09627, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS EXCEPTING THEREFROM THAT LAND AS DESCRIBED IN QUIT CLAIM DEEDS RECORDED IN INSTRUMENTS #2008-018721 & #2008-018722 OF SAID COUNTY DEED RECORDS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MIGUEL T. AND MARIA M. CARRILLO DO HEREBY DECLARE THAT THEY ARE THE OWNERS 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-2006-11-03 AND THEY DO CREATE FOR THE BENEFIT OF PARCELS 2 AND 3 THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN, FOR THE BENEFIT OF PARCEL 1 THE 6 FOOT WIDE WASTE WATER EASEMENT AS SHOWN AND THEY DO DEDICATE TO THE CITY OF SUTHERLIN FOR PUBLIC USE THAT 10 FOOT WIDE STRIP OF LAND AS SHOWN AND RECORDED IN INSTRUMENT #2008-018451, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS

Miguel T. Carrillo
MIGUEL T. CARRILLO

Maria M. Carrillo
MARIA M. CARRILLO

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INST. #89-09627, DOUGLAS COUNTY OREGON, DEEDS AND RECORDS AND TO THEN PARTITION SAID LAND AS APPROVED PER THE CITY OF SUTHERLIN PLANNING COMMISSION APPROVAL #PAR-2006-11-03. SURVEY TIES WERE MADE TO MONUMENTS OF RECORD FROM THE FOLLOWING SURVEYS: VOL. 18, PAGE 51A & B, M 119-17, M 115-28 AND SOUTH SIDE ACRES, VOL. 19, PAGE 47. WITH THIS COMPLETED AND DURING CALCULATION AND BOUNDARY RESOLUTION WORK THE WEST LINE OF THIS LAND AS ESTABLISHED IN M 115-28 WAS FOUND TO OVERLAP THE EAST LINE OF SEA MEADOWS SUBDIVISION. THE OWNERS THEN DECIDED TO QUIT CLAIM ANY PORTION OF THEIR LAND BEING WEST OF THE LINE "A" - "B" WHICH WAS HELD AS THE EAST LINE OF SEA MEADOWS SUBDIVISION AND THE WEST LINE OF THIS LAND (SEE THE LEGAL DESCRIPTION FOR QUIT CLAIM DOCUMENT NUMBERS). POINT "C" WAS THEN DETERMINED USING RECORD DISTANCE PER M 115-28 FROM POINT "A". THE NORTH BOUNDARY WAS HELD BETWEEN "C" AND THE MONUMENT SHOWN AT "D" AND THE EAST LINE HELD TO THE LINE "D" TO "E" WHICH WAS USED AS THE BASIS OF BEARING FOR THIS PARTITION SURVEY. THE SOUTHERLY BOUNDARY WAS COMPUTED USING RECORD PER M 115-28.

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME MIGUEL T. AND MARIA M. CARRILLO WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

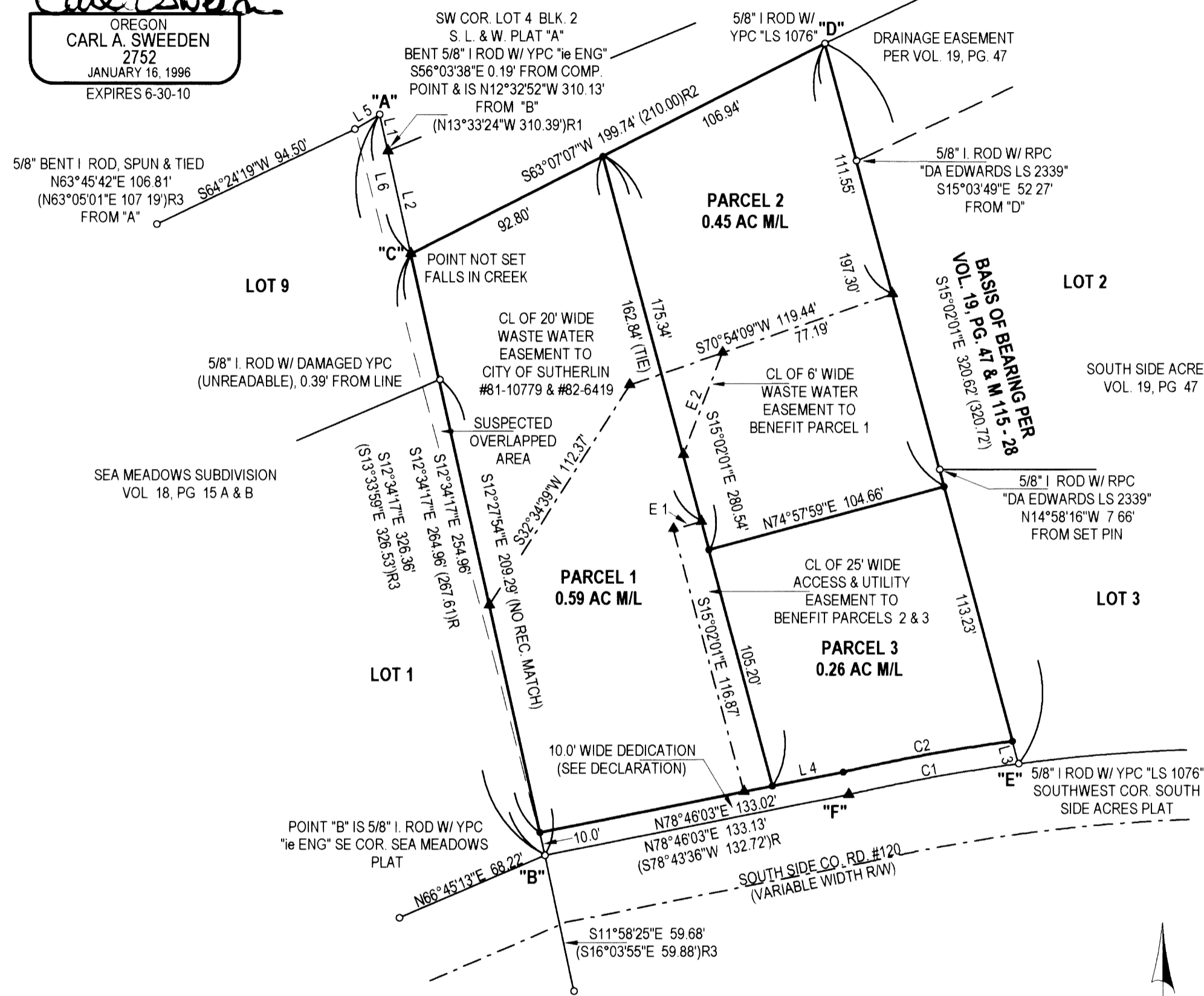
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

4th DAY OF December, 2008.

Kimberly A. Risk
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

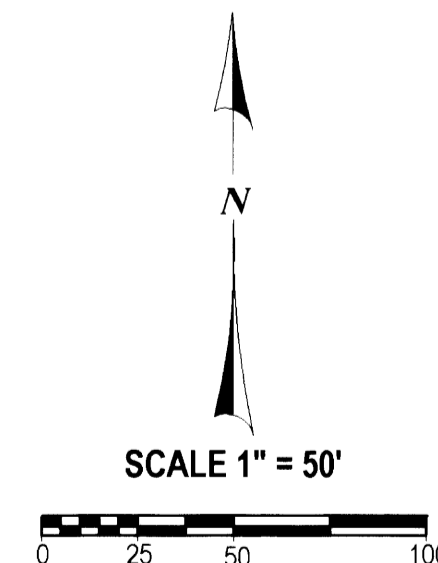
389597 February 14, 2009
COMMISSION NO. MY COMMISSION EXPIRES

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-10



LEGEND:

- FOUND 5/8" I. ROD UNLESS NOTED OTHERWISE
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER VOL. 19, PG. 47
- ()R RECORD PER M 115-28
- ()R1 RECORD PER VOL. 18, PG. 51 A & B
- ()R2 RECORD PER INST. #89-09627
- ()R3 RECORD PER M 119-17



WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
ZONING: R2
COMP PLAN: MEDIUM DENSITY RESIDENTIAL

APPROVALS:

Randy K. ... 12-23-08
DOUGLAS COUNTY SURVEYOR Deputy DATE

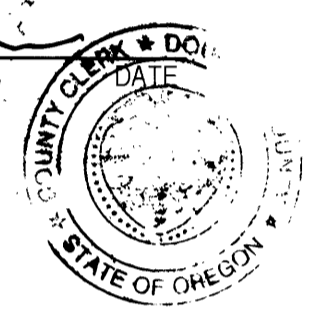
Angela ...
CHAIR, CITY OF SUTHERLIN, PLANNING COMMISSION DATE

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

Audra K. ... 12/23/08
DOUGLAS COUNTY ASSESSOR TAX COLLECTOR DATE

FILED THIS 26 DAY OF Dec, 2008

BARBARA E. NIELSEN by *g. ...*
DOUGLAS COUNTY CLERK Deputy DATE



LINE TABLE

LINE	BEARING	DISTANCE
1	S12°34'17"E	16.10' (S13°33'59"E 16.10')R3
2	S12°24'17"E	45.30' (S15°02'01"E 45.30')R
3	S15°02'01"E	10.09'
4	N78°46'03"E	31.02'
5	N58°50'16"E	12.36'
6	S12°34'17"E	61.40'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
1	S74°57'59"W	12.50'
2	S21°04'05"W	46.96'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TAN	CHORD	CHD BRG
1**	5°42'04"	746.81	74.31	37.19	74.28	N79°39'03"E
2	5°36'04"	756.81	73.98	37.02	73.95	N79°36'03"E

** CURVE DATA IS PER M 115-28

EASEMENTS OF RECORD:

- 1) SEWER LINE ACCESS AND MAINTENANCE CONSENT TO BENEFIT THE CITY OF SUTHERLIN, BK 798, PAGE 361, RECORDER'S NO 81-11059
- 2) SANITARY EASEMENT TO BENEFIT THE CITY OF SUTHERLIN, BK 707, PAGE 933, RECORDER'S NO. 81-10799
- 3) SEWER LINE EASEMENT TO BENEFIT THE CITY OF SUTHERLIN BK. 821, PAGE 504, RECORDER'S NO 82-6419

OWNERS & PARTITIONERS:

MIGUEL & MARIA CARRILLO
1055 SOUTH SIDE ROAD
SUTHERLIN, OREGON 97479

Sweeden Land Surveying
Carl A. Sweeden
P.L.S.
Conventional & Global Positioning
Surveying Systems
558 S E Jackson St, Roseburg, OR 97470
Tel. 541-672-8344 or 459-9523

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