



# LAND PARTITION PLAT

## IN LOT 15, BLOCK 2, S. L. & W. CO. PLAT "C"

IN THE SW 1/4, SEC. 20, T. 25 S., R. 5 W., W. M.  
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON - JULY 2009 - FILE #PAR-09-02

### 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

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN B. AND JANICE C. LUSBY 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 CITY OF SUTHERLIN PLANNING APPROVAL FILE #PAR-02-09, AND THAT THEY DO CREATE FOR THE BENEFIT OF PARCEL 2 THE ACCESS AND UTILITY EASEMENT AS SHOWN.

*John B. Lusby*  
JOHN B. LUSBY

*Janice C. Lusby*  
JANICE C. LUSBY

### LEGAL DESCRIPTION:

ALL THAT LAND AS DESCRIBED IN INSTRUMENT #2002-08058, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

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

### APPROVALS:

*Wanda Smith* 9-7-09  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

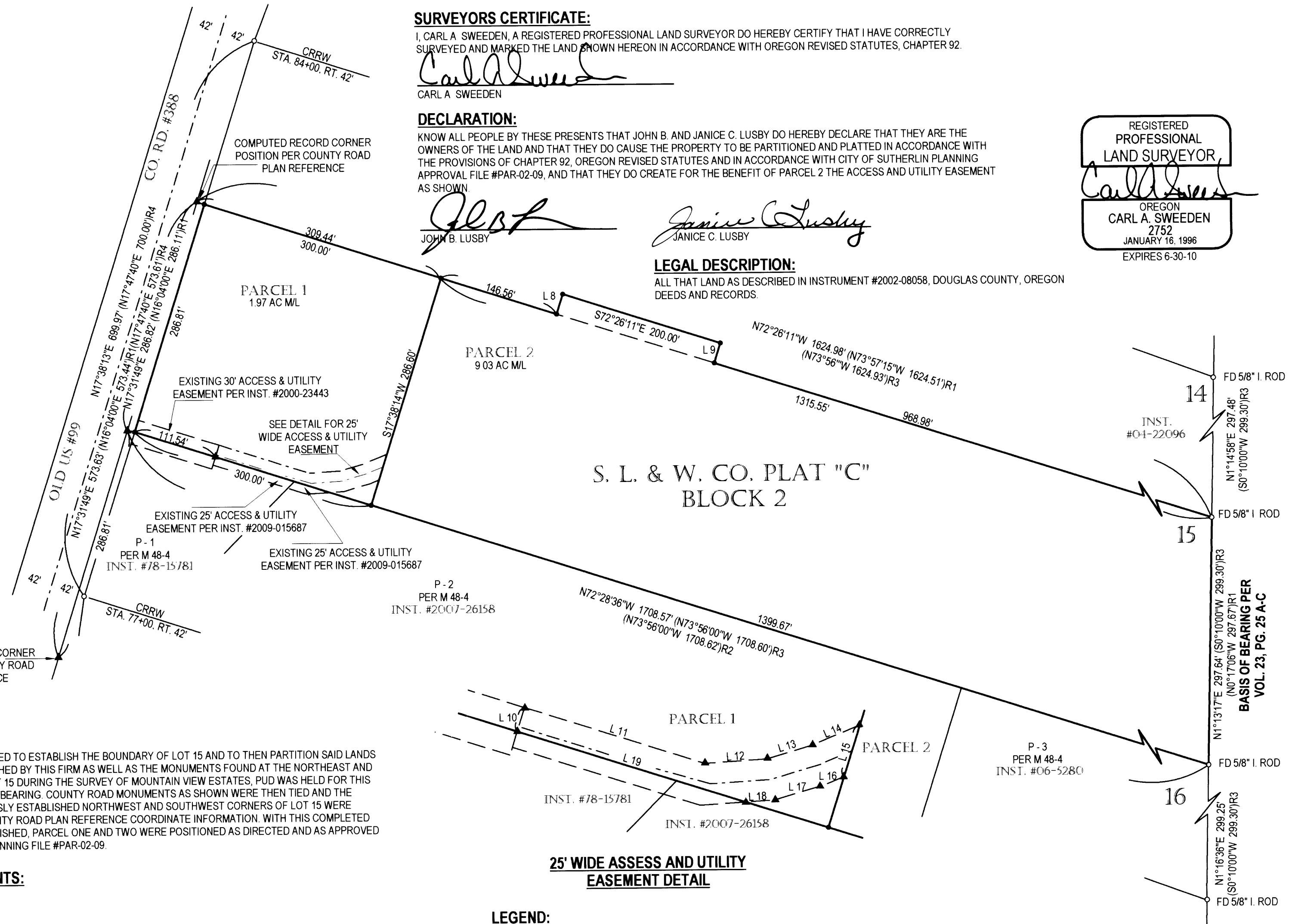
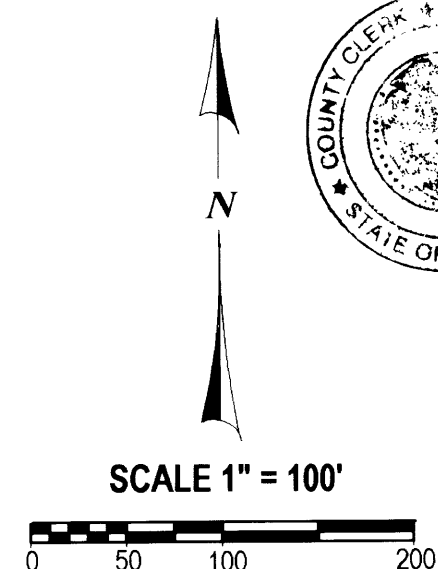
*Debra H. [Signature]* 9-8-09  
CITY OF SUTHERLIN PLANNING DEPUTY DATE

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

*Sandra K. Corcoran* 9/22/09  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 22<sup>ND</sup> DAY OF SEPT, 2009

*Barbara E. Nielsen* 9/22/09  
COUNTY CLERK DEPUTY DATE



### SHORT COURSE TABLE

LINE	BEARING	DISTANCE
8	N17°33'49"E	25.00'
9	S17°33'49"W	25.00'
10	N17°31'24"E	15.00'
11	S72°28'36"E	114.50'
12	N86°17'34"E	37.70'
13	N73°44'55"E	28.45'
14	N67°47'10"E	31.46'
15	S17°38'14"W	32.56'
16	S67°47'10"W	11.90'
17	S73°44'55"W	32.50'
18	S86°17'34"W	17.52'
19	N72°28'36"W	144.93'

### NARRATIVE:

THIS SURVEY WAS COMPLETED TO ESTABLISH THE BOUNDARY OF LOT 15 AND TO THEN PARTITION SAID LANDS SURVEY CONTROL ESTABLISHED BY THIS FIRM AS WELL AS THE MONUMENTS FOUND AT THE NORTHEAST AND SOUTHEAST CORNER OF LOT 15 DURING THE SURVEY OF MOUNTAIN VIEW ESTATES, PUD WAS HELD FOR THIS WORK AND AS THE BASIS OF BEARING. COUNTY ROAD MONUMENTS AS SHOWN WERE THEN TIED AND THE POSITIONS OF THE PREVIOUSLY ESTABLISHED NORTHWEST AND SOUTHWEST CORNERS OF LOT 15 WERE COMPUTED USING THE COUNTY ROAD PLAN REFERENCE COORDINATE INFORMATION. WITH THIS COMPLETED AND THE BOUNDARY ESTABLISHED, PARCEL ONE AND TWO WERE POSITIONED AS DIRECTED AND AS APPROVED PER CITY OF SUTHERLIN PLANNING FILE #PAR-02-09.

### ACKNOWLEDGEMENTS:

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
  
THERE PERSONALLY APPEARED BEFORE ME JOHN B. & JANICE C. LUSBY 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:

10 DAY OF Sept, 2009

*Tyler R. Thomas*  
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

411807 Nov 13, 2010  
COMMISSION NO. MY COMMISSION EXPIRES

### LEGEND:

- FOUND 5/8" I. ROD W/ ALUM. CAP COUNTY RIGHT OF WAY MONUMENT OR AS NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- ( ) RECORD PER MOUNTAIN VIEW ESTATES, PUD VOL. 23, PG. 25 A-C
- (JR1) RECORD PER M 120-7
- (JR2) RECORD PER M 48-4
- (JR3) RECORD PER S. L. & W. CO. PLAT "C"
- (JR4) RECORD PER COUNTY ROAD PLAN

EASEMENT AND MAINTENANCE AGREEMENT PER  
INST. #2009-015687, DOUGLAS COUNTY, OREGON  
DEEDS AND RECORDS

WATER: CITY OF SUTHERLIN  
SEWER: CITY OF SUTHERLIN  
ZONING: R-1  
COMP. PLAN: RESIDENTIAL

### OWNER AND PARTITIONER:

JOHN LUSBY  
P. O. BOX 599  
SUTHERLIN, OR 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, Fax 541-672-1787

2009-0051

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