

Douglas County Official Records
Patricia K. Hitt, County Clerk
2012-020100
NO FEE
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12/24/2012 11:42:44 AM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

LAND PARTITION PLAT

OF TRACT 2, COOK'S ORCHARD TRACTS
IN THE NE 1/4, SEC. 20, T 25 S, R 5, W, W. M.
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON - DECEMBER 2012
APPROVAL FILE #PAR 12-04

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-14

APPROVALS:

Carl A. Sweeden 12-20-12
DOUGLAS COUNTY SURVEYOR DATE

Patricia K. Hitt 12-19-12
COMMUNITY DEVELOPMENT, DIRECTOR DATE
CITY OF SUTHERLIN, OREGON

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

Sandra K. Conner 12/24/12
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24th DAY OF December, 2012

Patricia K. Hitt 12/24/12
COUNTY CLERK DATE



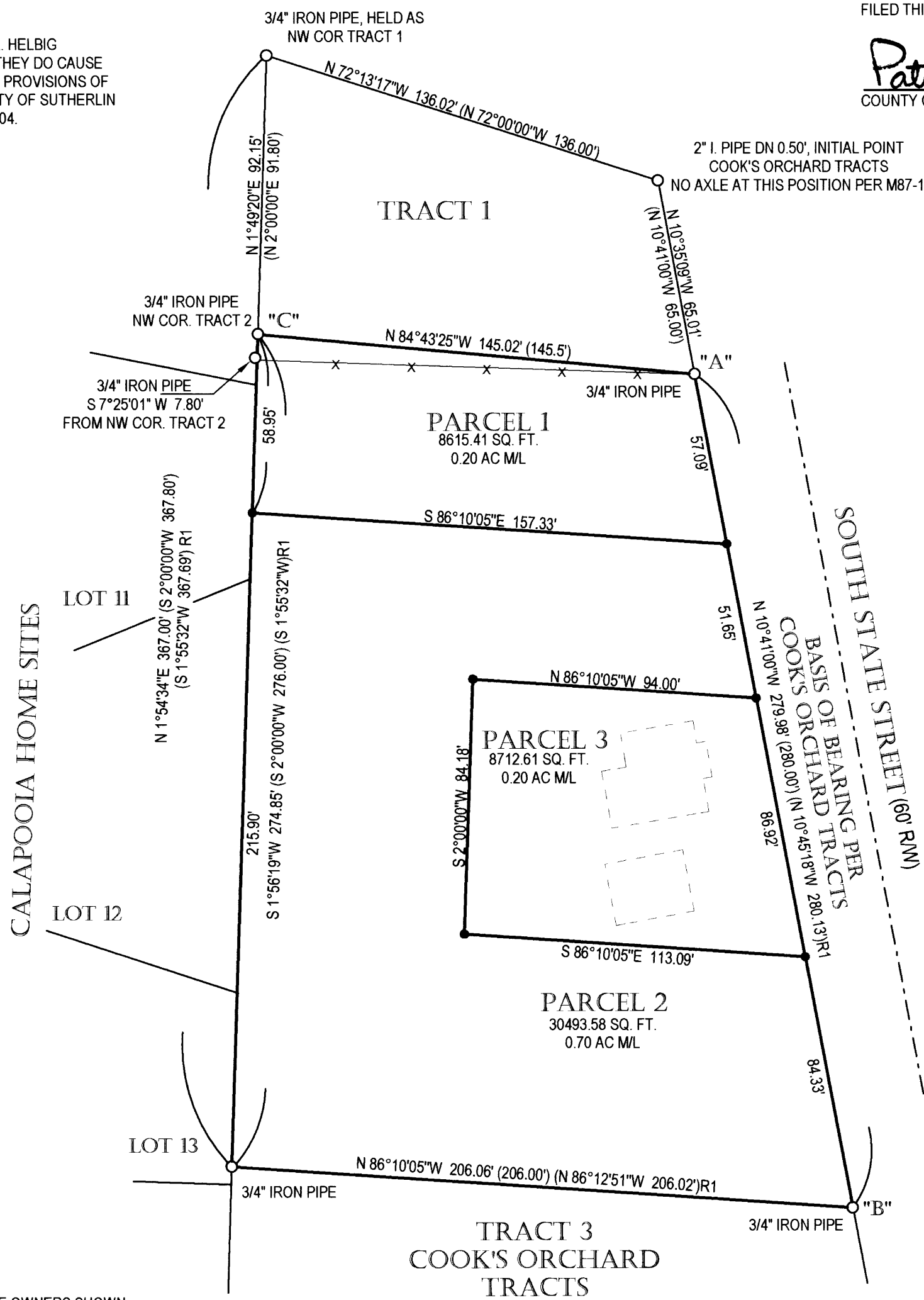
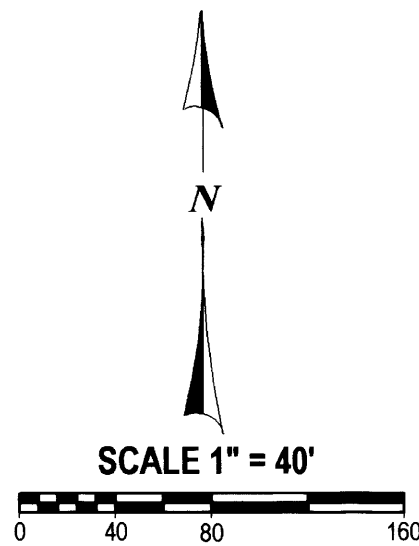
LEGAL DESCRIPTION:

TRACT 2, COOK'S ORCHARD TRACTS, VOLUME 6, PAGE 9, DOUGLAS COUNTY, OREGON SUBDIVISION PLAT RECORDS AND AS DESCRIBED PER INSTRUMENT #2012-5774, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DALE G. HELBIG AND LANORA A. HELBIG 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 OREGON, COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL FILE #PAR 12-04.

12/24/12
PER CONSENT AFFIDAVIT RECORDED ON
2012-020099
INSTRUMENT #



NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AT THE DIRECTION OF THE OWNERS SHOWN. A SEARCH WAS COMPLETED FOR THE RECORD CORNERS OF TRACT 1 AND 2, COOK'S ORCHARD TRACTS WHICH WERE FOUND. THE CORNERS OF TRACT 2 WERE HELD AS THE CONTROLLING CORNERS OF THIS LAND AND FOR THIS LAND PARTITION. AN ADDITIONAL 3/4 INCH IRON PIPE WAS FOUND LOCATED IN VERY CLOSE PROXIMITY TO THE FENCE LINE INTERSECTION AT THE NORTHWEST CORNER OF TRACT 2 WHICH DID CAUSE SOME CONFUSION WITH THE 3/4 INCH IRON PIPE FOUND NORTHERLY OF THIS POSITION. THE 3/4 INCH IRON PIPE AT THE FENCE INTERSECTION FIT VERY WELL IN DISTANCE TO THE HELD NORTHEAST CORNER OF TRACT 2, VERIFIED BY THE TIE TO THE INITIAL POINT AS SHOWN HOWEVER THIS PIPE DID NOT FIT WELL WITH THE SOUTHWEST CORNER OF TRACT 2 OR WITH THE NORTHWEST CORNER OF TRACT 1. TO VERIFY THE POSITION OF THE TRUE NORTHWEST CORNER OF TRACT 2 DIAGONALS WERE CALCULATED AND COMPARED WITH THE RECORD DIAGONALS PER THE PLAT OF COOK'S ORCHARD TRACTS. THE RESULTS OF THOSE CALCULATIONS FIT VERY WELL WITH THIS POSITION SO THE FOUND 3/4 INCH IRON PIPE AT POSITION "C" WAS HELD. THE LANDS WERE THEN PARTITIONED AS DIRECTED AND AS APPROVED PER THE CITY OF SUTHERLIN, COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL #PAR 12-04. THE BASIS OF BEARING WAS HELD BETWEEN THE FOUND MONUMENTS SHOWN AT POSITIONS "A" AND "B".

FIELD CREW: C. SWEEDEN
EQUIPMENT USED: TRIMBLE S6 W/ SUPPORT
MAPPING AND CALCULATIONS: C. SWEEDEN

LEGEND:

- FOUND MONUMENT AS SHOWN
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP *SWEEDEN LS 2752*
- () RECORD PER COOK'S ORCHARD TRACTS
- ()R1 RECORD PER PARTITION PLAT 1994-0055

PARTITION FOR:

DALE AND LANORA HELBIG
PO BOX 467
SILVERTON, IDAHO 83867

WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
ZONING: R1
COMP. PLAN: LOW DENSITY RESIDENTIAL

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