

LAND PARTITION PLAT OF PARCEL 2, PARTITION PLAT #2012-0020 IN THE NE 1/4, SEC. 20, T 25 S, R 5, W, W. M. CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON - DECEMBER 2014 APPROVAL FILE #PAR 14-01

Douglas County Official Records Patricia K. Hitt, County Clerk 2014-016672 \$0.00 00381674201400166720010011 12/23/2014 02:29:25 PM PLAT-PAR Cnt=1 Stn=17 ROBIN

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.

Signature of Carl A. Sweeden, Registered Professional Land Surveyor.

LEGAL DESCRIPTION:

PARCEL 2 OF LAND PARTITION PLAT #2012-0020 DOUGLAS COUNTY, OREGON PARTITION PLAT RECORDS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BOB J. PREHALL, REGISTERED AGENT FOR 457 STATE LLC DOES 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 14-01 AND THEY DO CREATE FOR THE BENEFIT OF PARCEL 1, PARTITION PLAT #2012-0020 THE 25 FOOT WIDE ACCESS EASEMENT AND DO CREATE FOR THE BENEFIT OF PARCEL 2 AND 3 THE 25 FOOT WIDE ACCESS EASEMENT AS SHOWN.

Signature of Bob J. Prehall, Registered Agent for 457 State LLC.

APPROVALS:

Signature of Douglas County Surveyor, dated 12-23-14.

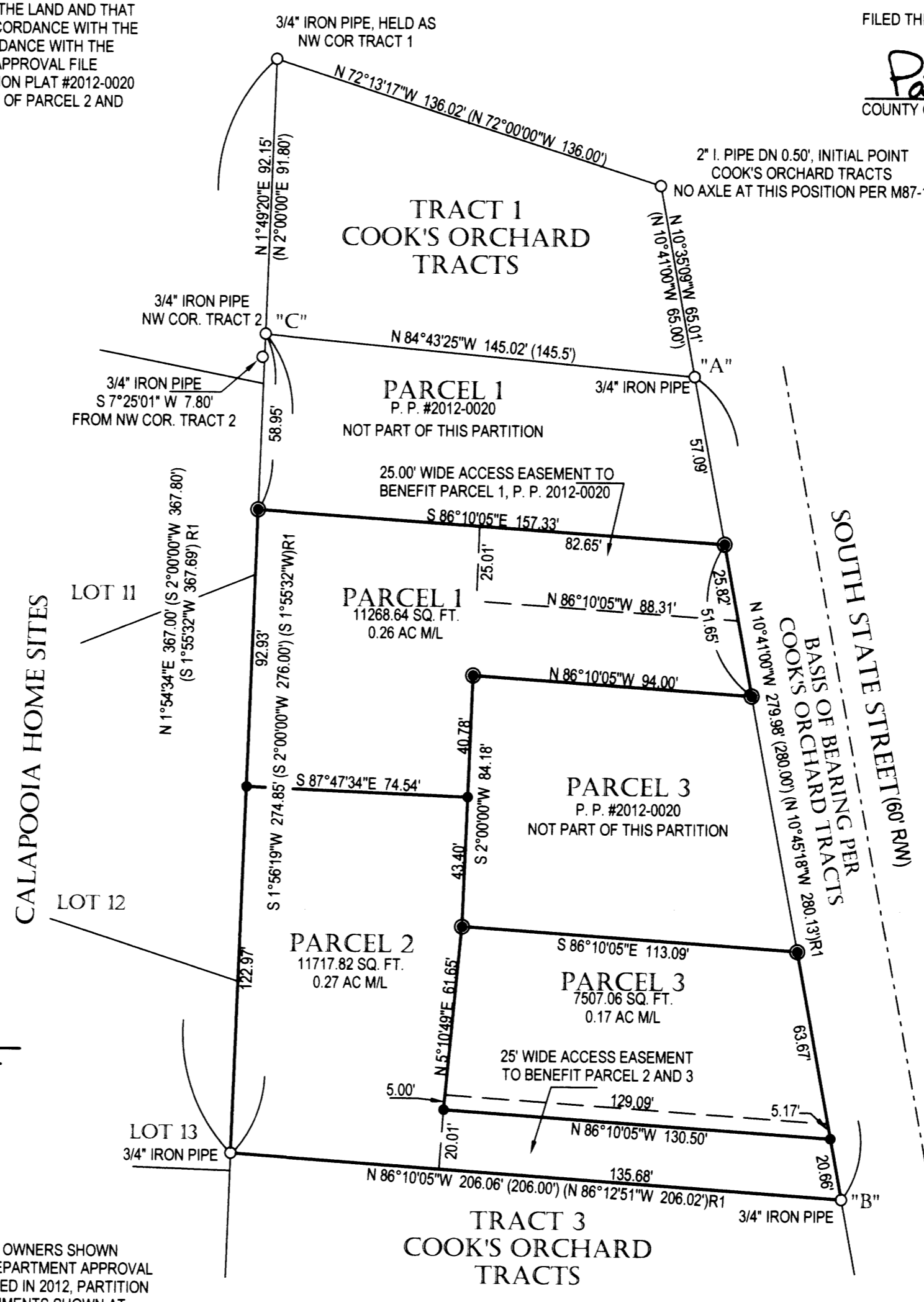
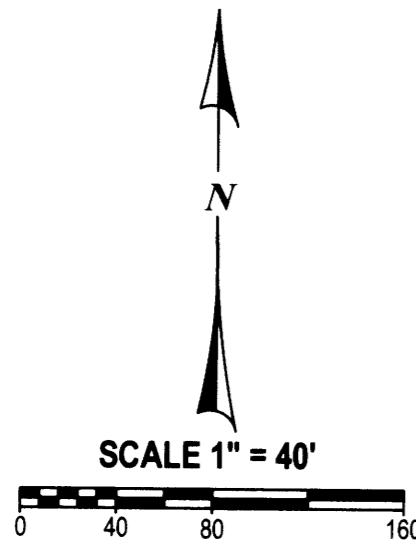
Signature of Community Development Director, dated 12/23/14.

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

Signature of Douglas County Tax Collector, dated 12/23/2014.

FILED THIS 23rd DAY OF December, 2014

Signature of Patricia K. Hitt, County Clerk, dated 12/23/14.



RECORD DOCUMENTS: WAIVER OF REMONSTRANCE AGREEMENT PER INST. #2014-016617 ROADWAY MAINTENANCE AGREEMENT PER INST. #2014-016618

NARRATIVE: THIS SURVEY AND LAND PARTITION WAS COMPLETED AT THE DIRECTION OF THE OWNERS SHOWN AND AS APPROVED PER THE CITY OF SUTHERLIN, COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL #PAR 14-01. IT IS A CONTINUATION OF THE LAND PARTITION THAT WAS COMPLETED IN 2012, PARTITION PLAT #2012-0020. THE BASIS OF BEARING WAS HELD BETWEEN THE FOUND MONUMENTS SHOWN AT POSITIONS 'A' AND 'B' AND MONUMENTS FOUND AND HELD IN 2012-002 WERE USED AS WAS CONTROL ESTABLISHED DURING THAT LAND PARTITION.

FIELD CREW: C. SWEEDEN & E. WILDS EQUIPMENT USED: NIKON NIVO W/ SUPPORT MAPPING AND CALCULATIONS: C. SWEEDEN

ACKNOWLEDGEMENTS:

STATE OF OREGON) COUNTY OF DOUGLAS) THERE PERSONALLY APPEARED BEFORE ME BOB J. PREHALL, REGISTERED AGENT FOR 457 STATE LLC WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

22nd DAY OF DECEMBER 2014.

Signature of Kathleen Ann Brown, Notary Public - Oregon, dated 9-24-18.



LEGEND: FOUND MONUMENT AS SHOWN MONUMENTS FOUND AND HELD FROM P. P. #2012-0020 SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752" RECORD PER COOK'S ORCHARD TRACTS RECORD PER PARTITION PLAT 1994-0055 NOTE: MEASURED BEARINGS AND DISTANCES SHOWN EQUAL PARTITION PLAT #2012-0020 UNLESS NOTED OTHERWISE.

PARTITION FOR:

457 STATE LLC 2245 NW STEWART PARKWAY ROSEBURG, OREGON 97471

Sweeden Land Surveying logo and contact information: Carl A. Sweeden, P.L.S., Conventional & Global Positioning Surveying Systems, 558 S. E. Jackson St., Roseburg, OR 97470.

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