

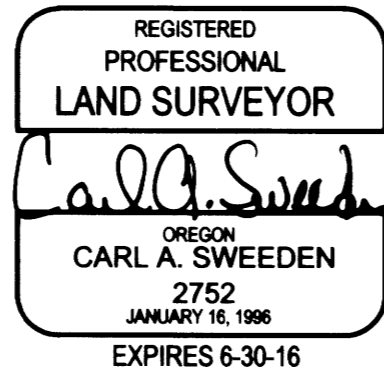
**LAND PARTITION PLAT  
AND BOUNDARY LINE ADJUSTMENT  
IN THE SE 1/4, SEC. 3, T. 28 S., R. 6 W., W.M.**  
DOUGLAS COUNTY, OREGON  
PLANNING DEPARTMENT FILE NO. 15-050

Douglas County Official Records  
Patricia K. Hitt, County Clerk 2016-005143  
NO FEE  
00412538201600051430010013  
PLAT-PAR Cnt=1 Stn=33 HEDJ 03/18/2016 08:46:35 AM  
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**

ADJUSTED UNIT 1 PER BRIGGS SUBDIVISION, PHASE 1, VOLUME 19, PAGE 40, DOUGLAS COUNTY, OREGON SUBDIVISION PLAT RECORDS AND LOT 10, BRIGGS SUBDIVISION, PHASE 2, VOLUME 19, PAGE 58 A AND B, DOUGLAS COUNTY OREGON SUBDIVISION PLAT RECORDS.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT DOUGLAS BRIGGS, TRUSTEE OF THE BRIGGS FAMILY TRUST DOES HEREBY DECLARE AS TRUSTEE THAT THE BRIGGS FAMILY TRUST IS THE OWNER OF THE LAND AND THAT TRUST DOES CAUSE THE LAND TO BE PARTITIONED AND PLATTED IN ACCORDANCE THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH DOUGLAS COUNTY PLANNING APPROVAL FILE #15-050 AND THAT THE TRUST DOES CREATE THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 3 AS SHOWN AND THE 10 FOOT WIDE DRAINAGE EASEMENT TO BENEFIT PARCELS 1 AND 2 AS SHOWN.

*Douglas Briggs*  
DOUGLAS BRIGGS, TRUSTEE  
BRIGGS FAMILY TRUST

**NARRATIVE:**

THIS BOUNDARY ADJUSTMENT SURVEY AND LAND PARTITION WAS COMPLETED AS REQUESTED BY THE TRUSTEE OF THE BRIGGS FAMILY TRUST TO DIVIDE THE LAND AS DESCRIBED HEREON INTO THREE PARCELS. THE BASIS OF BEARING FOR THIS SURVEY AND LAND PARTITION IS A PORTION OF THE WEST LINE OF LOT 10, BRIGGS SUBDIVISION, PHASE 2, VOL. 19, PAGE 58 A & B SHOWN BETWEEN POSITIONS "A" AND "B". MARKERS FROM BOTH BRIGGS SUBDIVISION PHASE 1 AND 2 WERE LOCATED DURING THE FIELD SURVEY ON THIS PROJECT AND ALL WERE RECOVERED IN GOOD CONDITION WITH THE EXCEPTION OF THE SOUTHEAST CORNER OF LOT 10, BRIGGS SUBDIVISION, PHASE 2 WHICH WAS FOUND TO HAVE BEEN APPARENTLY DISTURBED BY FENCE CONSTRUCTION. THE POSITION OF THE SOUTHEAST CORNER OF PARCEL 2 OF THIS LAND PARTITION BEING THE SOUTHEAST CORNER OF LOT 10 WAS COMPUTED USING DISTANCE DISTANCE INTERSECTION BETWEEN POSITIONS "A" AND "C". ALL OTHER MARKERS WERE HELD IN THEIR FOUND LOCATIONS AND NEW MARKERS SET AS SHOWN.

FIELD CREW: C. SWEEDEN & D. SWEEDEN  
EQUIPMENT: NIKON NIVO 3M W/ SUPPORT  
MAPPING AND CALC'S: C. SWEEDEN

**ACKNOWLEDGEMENT:**

STATE OF OREGON )  
COUNTY OF ~~DOUGLAS~~ )  
**MULTNOMAH**

THERE PERSONALLY APPEARED BEFORE ME DOUGLAS BRIGGS, TRUSTEE OF THE BRIGGS FAMILY TRUST 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.

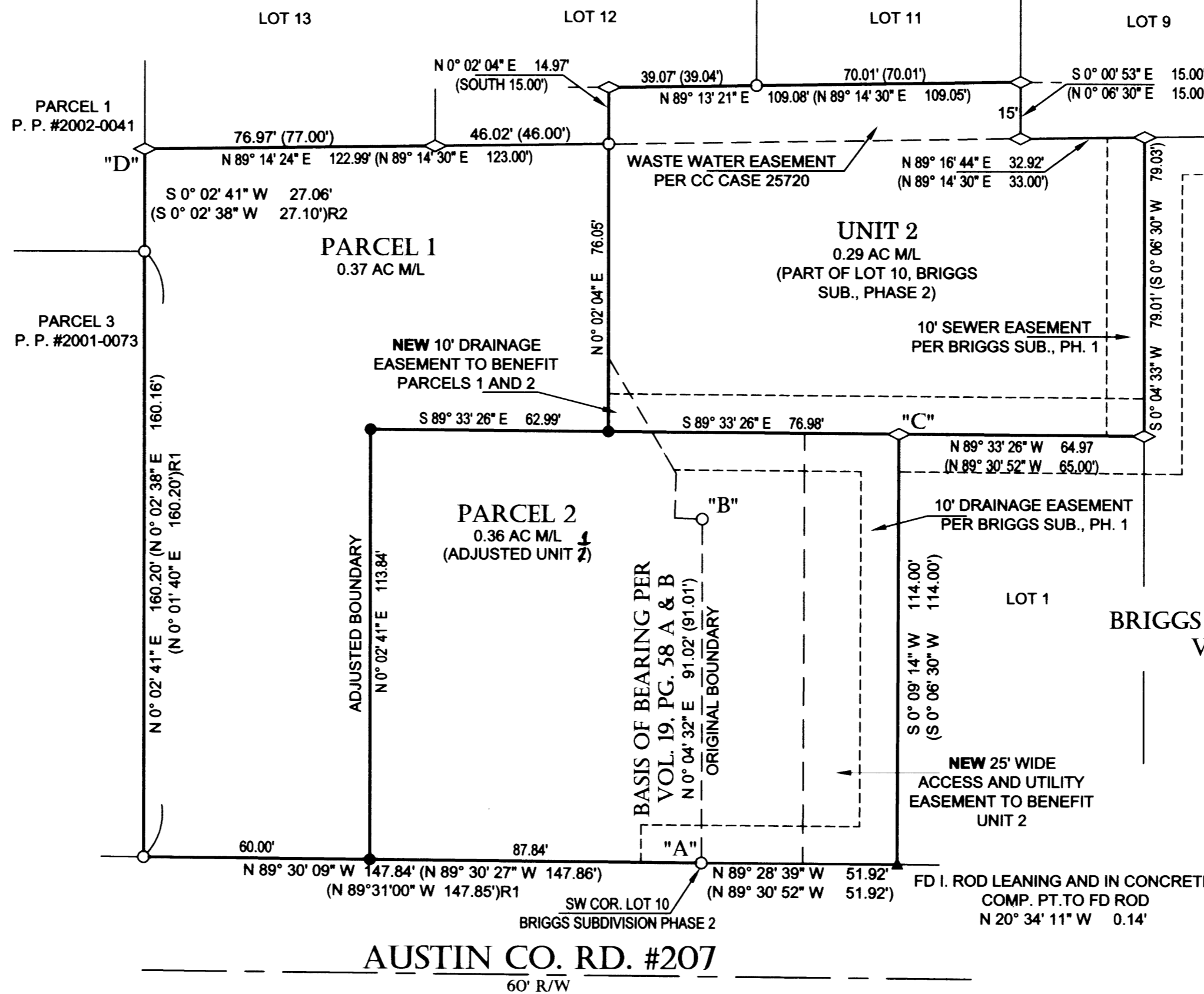
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

10 DAY OF March, 2016

*Patricia Carol Heisen*  
NOTARY PUBLIC - OREGON (PRINTED NAME), (SIGNATURE)

938807 May 05, 2019  
COMMISSION NO. MY COMMISSION EXPIRES

**BRIGGS SUBDIVISION PHASE 2  
VOL. 19, PAGE 58 A & B**



**APPROVALS:**

*Kurtis D. Ruffert* 3/17/2016  
DOUGLAS COUNTY SURVEYOR DATE

*Keith J. Cubie* 3/17/16  
DIRECTOR, DOUGLAS COUNTY PLANNING DEPT. DATE

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

*David Hansen* 3/17/16  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 18<sup>th</sup> DAY OF MARCH, 2016 8:46 AM

*Patricia K. Hitt* 3/18/16  
DOUGLAS COUNTY CLERK DATE



LOT 2

**BRIGGS SUBDIVISION PHASE 1  
VOL. 19, PAGE 40**

**LEGEND:**

- ◇ FOUND 5/8" I. ROD W/ YPC "BTS ENG - SURV"
- FOUND 5/8" I. ROD
- SET 5/8" X 30" I. ROD W/ RPC "SWEEDEN LS 2752"
- ▲ COMPUTED POINT
- ( ) RECORD PER BRIGGS SUBDIVISION, PH. 2
- ( )R1 RECORD PER M 84-37
- ( )R2 RECORD PER BRIGGS SUBDIVISION, PH. 1 EQUALS PH. 2 UNLESS NOTED OTHERWISE

**DECLARATION OF PROPERTY LINE ADJUSTMENT  
RECORDED PER DEED REF. NO. INST. 2016-004411  
DOUGLAS COUNTY, OREGON DEEDS AND RECORDS**

**FLOOD PLAIN DATA:**

COMMUNITY: DOUGLAS COUNTY, 410059  
PANEL: 1720F  
100 YR. FLOOD ELEVATION: 488.3', NAVD 88  
FLOODWAY: N/A

**ZONING AND UTILITIES:**

ZONE: SINGLE FAMILY & SUBURBAN RESIDENTIAL  
COMP. PLAN: RESIDENTIAL (RMD)  
WATER: ROBERTS CREEK WATER DISTRICT  
SEWER: GREEN SANITARY DISTRICT

TOTAL AREA:  
AREA = 44595.04 SQ FT OR 1.01 AC M/L

<b>Carl Sweeden Land Surveying LLC</b> 558 SE Jackson St. Roseburg, Oregon 97470 Tel. 541-672-8344, Fax 541-672-1787	
SURVEY FOR: <b>DOUG BRIGGS</b> 1493 HISTORIC COLUMBIA RIVER HWY. TROUTDALE, OR. 97060	FILE/JOB: BRIGGS, DOUG.DWG DATE: MARCH 2016
SCALE: 1" = 30'	DRAWN BY: C. SWEEDEN SHEET: 1 OF 1

2016-0006

2016-0006