

LAND PARTITION PLAT

OF TRACT 3, 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

Douglas County Official Records
 Patricia K. Hitt, County Clerk
 2016-007538
 NO FEE
 00415369201600075380010019
 05/05/2016 09:13:52 AM
 PLAT-PAR Cnt=1 Str=36 ANDREW
 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

TRACT 3, COOK'S ORCHARD TRACTS, VOLUME 6, PAGE 9, DOUGLAS COUNTY, OREGON SUBDIVISION PLAT RECORDS PER INSTRUMENT #2015-17380, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT 535 S. STATE STREET, LLC DOES HEREBY DECLARE THAT THEY ARE THE OWNER OF THE LAND AND THAT THEY DO CAUSE THE LAND TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE CITY OF SUTHERLIN, COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL FILE 15-S009 AND THEY CREATE FOR THE BENEFIT OF PARCEL 3 THE VARIABLE WIDTH ACCESS AND UTILITY EASEMENT AND FOR THE BENEFIT OF PARCEL 2 THE 5 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN.

Robert Prehall 4/25/16
 ROBERT PREHALL, REGISTERED AGENT FOR
 535 S. STATE STREET, LLC

NARRATIVE:

THIS LAND PARTITION WAS COMPLETED AS REQUESTED BY THE OWNER SHOWN TO DIVIDE THE LAND AS PER THE DESCRIPTION HEREON INTO THREE PARCELS. THE BASIS OF BEARING FOR THIS LAND PARTITION IS THE EAST LINE OF TRACT 3 AS SHOWN BETWEEN POSITIONS "A" AND "B" PER COOK'S ORCHARD TRACTS. THE NORTH LINE OF TRACT 3 WAS DETERMINED HOLDING POSITION "A" AND THE SOUTHWEST CORNER OF PARCEL 2, LAND PARTITION PLAT #2012-0020, DOUGLAS COUNTY OREGON PARTITION PLAT RECORDS AT POSITION "C" AND THE SOUTH LINE DETERMINED USING THE MARKER AT POSITION "D" AND THE FOUND 1/2" IRON PIPE AT THE NORTHWEST CORNER OF PARCEL 2, LAND PARTITION PLAT #1994-0055, DOUGLAS COUNTY, OREGON PARTITION PLAT RECORDS, POSITION "E". THE WEST LINE THEN BEING THAT LINE BETWEEN POSITIONS "C" AND "E". THIS LAND WAS THEN PARTITIONED AS DIRECTED.

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

ACKNOWLEDGEMENT:

STATE OF OREGON)
 COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME ROBERT PREHALL, REGISTERED AGENT FOR 535 S. STATE STREET, LLC 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:

25 DAY OF April, 2016

Carmen Miles

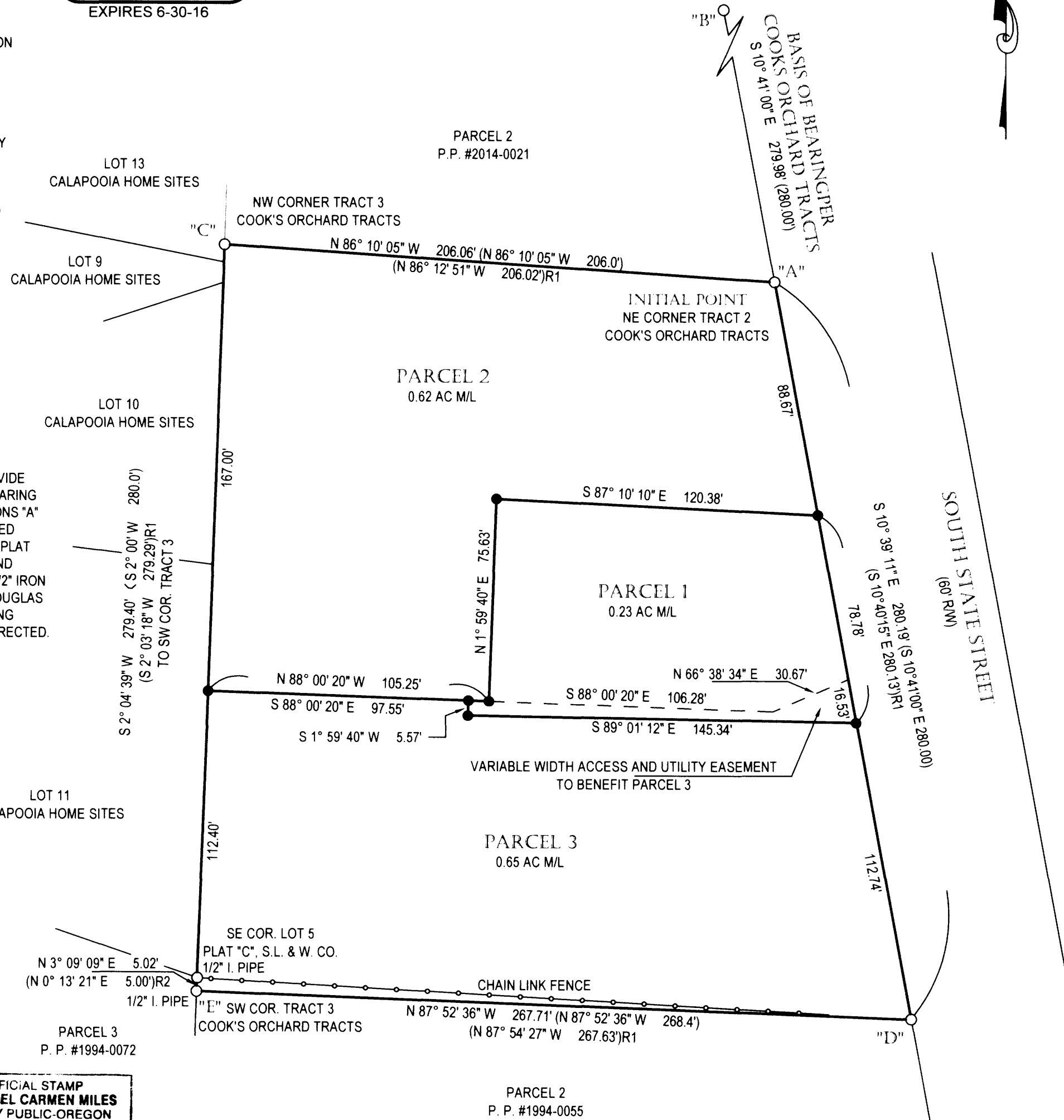
NOTARY PUBLIC - OREGON (PRINTED NAME), (SIGNATURE)

940745 July 19, 2019
 COMMISSION NO. MY COMMISSION EXPIRES



WATER: CITY OF SUTHERLIN
 SEWER: CITY OF SUTHERLIN
 ZONING: R1
 COMP. PLAN: LOW DENSITY RESIDENTIAL
 PLANNING FILE #15-S009

PROPERTY TOTAL ACREAGE
 1.50 ACRES M/L



APPROVALS:

Kurt O. DeHoot 5/4/2016
 DOUGLAS COUNTY SURVEYOR DATE

Wendy Kethie 5/3/2016
 DIRECTOR, CITY OF SUTHERLIN
 COMMUNITY DEVELOPMENT DEPT. DATE

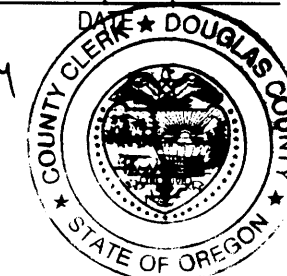
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Jessie Johnson 5/4/2016
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5th DAY OF MAY, 2016

Patricia K. Hitt 5/5/2016
 DOUGLAS COUNTY CLERK DATE

by *Andrew Taylor* Deputy



LEGEND:

- 3/4" IRON PIPE UNLESS NOTED OTHERWISE
- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP "SWEEDEN LS 2752"
- () RECORD PER COOK'S ORCHARD TRACTS, VOL. 6, PG 9
- (JR1) RECORD PER P. P. #1994-0055
- (JR2) RECORD PER M 94-5

Carl Sweeden Land Surveying LLC 558 SE Jackson St. Roseburg, Oregon 97470 Tel. 541-672-8344, Fax 541-672-1787	
SURVEY FOR: 535 S. STATE STREET, LLC 100 E. CORDELIA CT ROSEBURG, OREGON 97471	FILE/JOB: FINALPREHALL2.dwg DATE: APRIL 2016
SCALE: 1" = 40' DRAWN BY: D. SWEEDEN	SHEET: 1 OF 1

2016-0010

2016-0010