

LAND PARTITION PLAT OF PARCEL 3, P. P. #2016-0010 IN THE NE 1/4, SEC. 20, T. 25 S., R. 5 W., W.M. CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON - NOVEMBER 2016 COMMUNITY DEVELOPMENT FILE #16-S007

Douglas County Official Records 2017-015184
Patricia K. Hitt, County Clerk
NO FEE
00448346201700151840010010
09/18/2017 03:35:47 PM
PLAT-PAR Cnt=1 Stn=38 AWTAYLOR
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 WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Carl A. Sweeden
CARL A. SWEEDEN

LEGAL DESCRIPTION

PARCEL 3, PARTITION PLAT #2016-0010, DOUGLAS COUNTY, OREGON, PARTITION PLAT RECORDS. EXCEPTING THEREFROM THAT LAND DESCRIBED IN INSTRUMENT #2017-5676, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT 535 S. STATE, 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 16-S007 AND THEY DO HEREBY CREATE FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 THE 25 FOOT WIDE RECIPROCAL ACCESS AND UTILITY EASEMENT AND FOR THE BENEFIT OF PARCEL 3 AND PARCEL 2, PARTITION PLAT #2016-0010 THE VARIABLE WIDTH ACCESS AND UTILITY EASEMENT AS SHOWN AND FOR THE BENEFIT OF PARCEL 3 THE 10 FOOT WIDE SEWER EASEMENT AS SHOWN ALONG THE SOUTH LINE OF PARCEL 2. THE VARIABLE WIDTH ACCESS AND UTILITY EASEMENT IS IN CONJUNCTION WITH THE PREVIOUSLY ESTABLISHED VARIABLE WIDTH ACCESS AND UTILITY EASEMENT PER PARTITION PLAT #2016-0010 CREATING A FULL 25 FOOT WIDE ACCESS AND UTILITY EASEMENT.

Robert Prehall 9/13/17
ROBERT PREHALL, REGISTERED AGENT FOR
535 S. STATE, LLC

NARRATIVE:

THIS LAND PARTITION WAS COMPLETED AS REQUESTED BY THE OWNER SHOWN TO PARTITION THE LAND INTO THREE PARCELS. THE BASIS OF BEARING FOR THIS LAND PARTITION IS THE EAST LINE OF PARTITION PLAT #2016-0010 AS SHOWN BETWEEN POSITIONS "A" AND "B". THE LINES OF PARCEL 3, PARTITION PLAT #2016-0010 WERE HELD AS DETERMINED PER THAT PARTITION PLAT WITH THE EXCEPTION OF THE SOUTHERLY LINE WHICH HAS BEEN ADJUSTED AS SHOWN AND AS RECORDED IN INSTRUMENT #2017-5676. THIS LAND WAS THEN PARTITIONED AS DIRECTED.

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)

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

13 DAY OF September, 2017

María del Carmen Miles *Carmen Miles*
NOTARY PUBLIC - OREGON (PRINTED NAME), (SIGNATURE)

940745 July 19, 2019
COMMISSION NO. MY COMMISSION EXPIRES

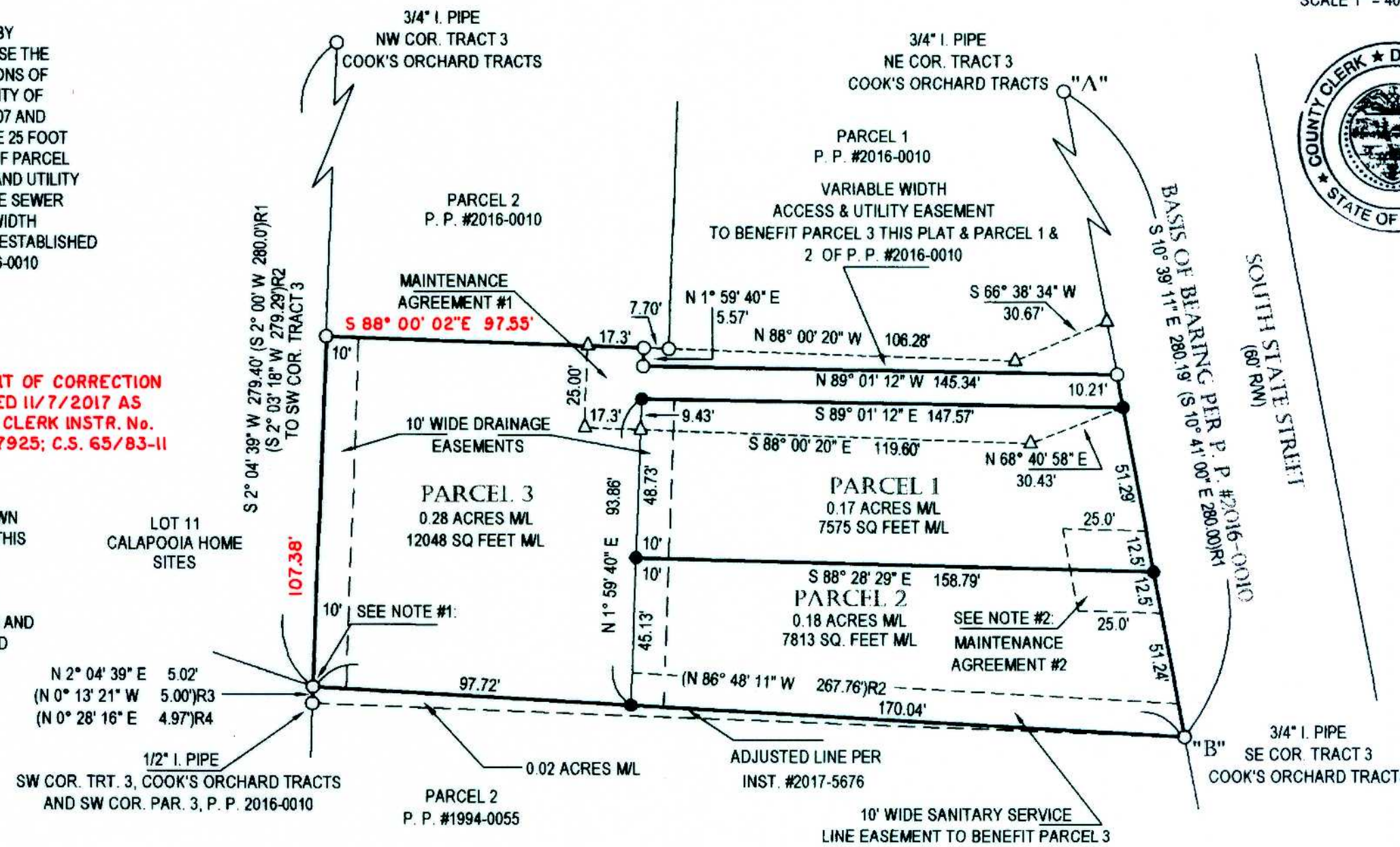


MAINTENANCE AGREEMENTS:

AGREEMENT #1
JOINT ROAD MAINTENANCE AGREEMENT TO BENEFIT PARCEL 1, PARTITION PLAT #2016-0010 AND TO BENEFIT PARCEL 3, PARTITION PLAT #2017-0020, AND PARCEL 2, PARTITION PLAT #2017-0019, RECORDED IN INSTRUMENT #2017-015181, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

AGREEMENT #2
JOINT ROAD MAINTENANCE AGREEMENT TO BENEFIT PARCEL 1 AND 2, PARTITION PLAT #2017-0020, RECORDED IN INSTRUMENT #2017-015182, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

AFFIDAVIT OF CORRECTION
RECORDED 11/7/2017 AS
COUNTY CLERK INSTR. No.
2017-017925; C.S. 65/83-II



NOTE #1:
1/2" I. PIPE - DISTURBED
INITIAL POINT CALAPOOIA HOMESITES SUB.
AND SE CORNER LOT 5, PLAT "C", S. L. & WATER CO.
REFERENCED POSITION ON WEST LINE OF TRACT 3
REMOVED, STRAIGHTENED AND RESET

NOTE #2:
25 FOOT WIDE RECIPROCAL ACCESS
EASEMENT TO BENEFIT PARCELS 1 AND 2

SCALE 1" = 40'



APPROVALS:

Kristean D. DeHoot 9-18-2017
DOUGLAS COUNTY SURVEYOR DATE

Brian Elliott 9-15-2017
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 Hansson 9/18/2017
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 18th DAY OF September, 2017
Patricia K. Hitt 9-18-2017
DOUGLAS COUNTY CLERK DATE

LEGEND:

- FOUND 5/8" X 30" IRON ROD WITH RED PLASTIC CAP "SWEEDEN LS 2752" OR AS NOTED
- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP "SWEEDEN LS 2752"
- △ COMPUTED POINT, NOTHING SET OR FOUND
- () RECORD PER P. P. #2016-0010 EQUALS MEASURED UNLESS NOTED
- (R1) RECORD PER COOK'S ORCHARD TRACTS, VOL. 6, PG. 9
- (R2) RECORD PER INSTRUMENT #2017-5676
- (R3) RECORD PER M 94-5
- (R4) RECORD PER P. P. 1994-0072

WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
ZONING: R1
COMP. PLAN: LOW DENSITY RESIDENTIAL
PLANNING FILE #16-S007

PROPERTY TOTAL ACREAGE

0.63 ACRES M/L

Carl Sweeden Land Surveying LLC
558 SE Jackson St. Roseburg, Oregon 97470
Tel. 541-672-8344

LAND PARTITION FOR:
535 S. STATE, LLC
100 E. CORDELIA CT
ROSEBURG, OREGON 97471

SCALE: 1" = 40' DRAWN BY: C. SWEEDEN SHEET: 1 OF 1

2017-0020

2017-0020