

**LAND PARTITION PLAT
OF PARCEL 1, PARTITION PLAT #2013-0001 A & B**
IN THE SE 1/4, SEC. 20 AND THE NE 1/4 SEC. 29, T. 25 S., R. 5 W., W. M.
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON
DECEMBER 2018 - FILE #18-S020

Douglas County Official Records
Daniel J. Loomis, County Clerk
2019-019046
NO FEE
00501453201900190460010010
12/05/2019 02:19:45 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
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 THE LAND AS SHOWN HEREON AS PARCEL 1, 2 AND 3 IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT ALL PARCEL CORNERS ARE IN PLACE OR ARE SET AS SHOWN IN THIS LAND PARTITION PLAT.

Carl A. Sweeden
CARL A. SWEEDEN

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Carl A. Sweeden
OREGON
JANUARY 16, 1996
CARL A. SWEEDEN
2752
EXPIRES 6/30/2020

LEGAL DESCRIPTION:

PARCEL 1, PARTITION PLAT #2013-0001 A & B.

LEGEND:

- SET 5/8" X 30"; I. ROD W/ RPC "SWEEDEN LS 2752"
- ⊙ FOUND 5/8" IRON ROD W/ RPC PER MOUNTAIN VIEW ESTATES
- ⊙ FOUND 5/8" IRON ROD W/ RPC PER P. P. #2013-0001 A & B
- FOUND MONUMENT AS SHOWN
- ◇ FOUND 5/8" I. ROD PER P. P. #1993-0085
- ◇ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER VOL. 23, PG. 25 A - C & P. P. #2013-0001 A & B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TIMOTHY M. AND LEONI M. ROGERS DO DECLARE THAT THEY ARE THE OWNERS OF THE LAND AND THAT THEY DO CAUSE THE LAND TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92 AND IN ACCORDANCE WITH CITY OF SUTHERLIN, OREGON COMMUNITY DEVELOPMENT DEPARTMENT FILE # 18-S020 AND THAT THEY DO CREATE THE 25 FOOT WIDE ACCESS EASEMENT OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AND THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 3 ALL AS SHOWN HEREON.

Timothy M. Rogers
TIMOTHY M. ROGERS
Leoni M. Rogers
LEONI M. ROGERS

NARRATIVE:

THIS LAND PARTITION PLAT IS BEING COMPLETED AS REQUESTED BY THE OWNERS SHOWN TO CREATE THREE PARCELS OF LAND. PARCELS 1 AND 2 BEING WITHIN THE CITY LIMITS OF THE CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON AND PARCEL 3 THE BALANCE OF PARCEL 1, PARTITION PLAT #2013-0001 A & B BEING IN THE JURISDICTION OF DOUGLAS COUNTY. THE BASIS OF BEARING FOR THIS LAND PARTITION PLAT IS FROM MOUNTAIN VIEW ESTATES PUD, PHASE 1, VOLUME 2, PAGE 25 A-C. ALL RECORD BEARINGS AND DISTANCES SHOWN ARE AS RECORDED ON THAT PLAT OR LAND PARTITION PLAT #2013-0001A & B UNLESS NOTED DIFFERENTLY.

FIELD CREW: C. SWEEDEN
MAPPING AND CALCULATIONS: C. SWEEDEN

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS)

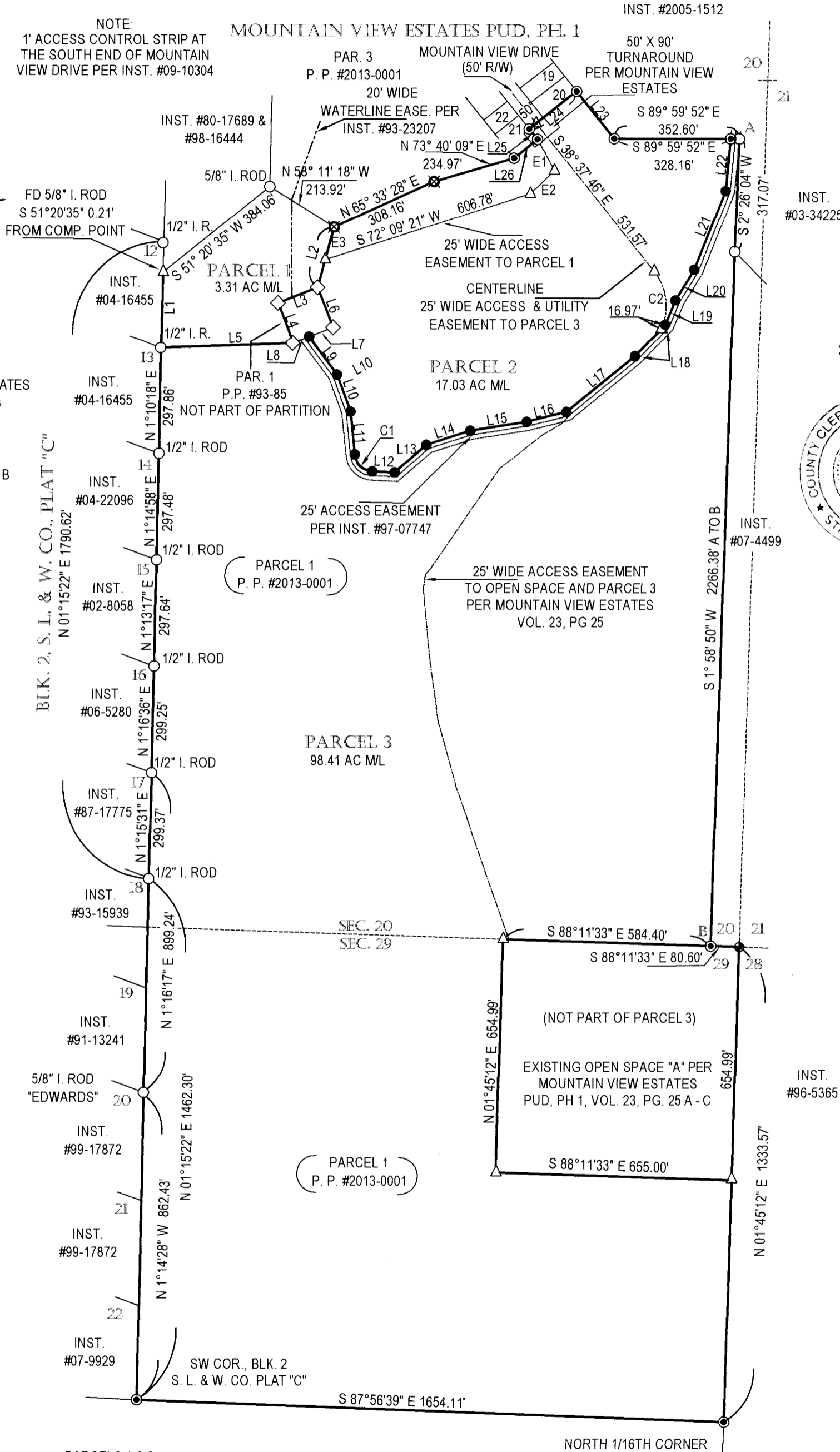
THERE PERSONALLY APPEARED BEFORE ME TIMOTHY M. ROGERS AND LEONI M. ROGERS WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

12 DAY OF August, 2019

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

982033 December 17, 2022
COMMISSION NO. MY COMMISSION EXPIRES



APPROVALS:
[Signature] 8/22/19
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 8/22/2019
DOUGLAS COUNTY SURVEYOR DATE

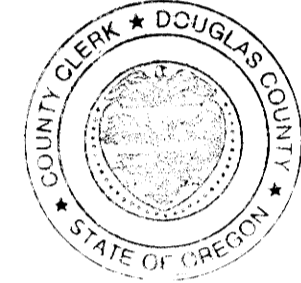
[Signature] 8-12-2019
DIRECTOR, CITY OF SUTHERLIN COMMUNITY DEVELOPMENT DATE

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

[Signature] 12/5/19
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5th DAY OF Dec., 2019
DOUGLAS COUNTY CLERK

By *[Signature]* DEPUTY
DOUGLAS COUNTY CLERK DATE 12/5/19



SCALE: 1" = 300'

SHORT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 1° 23' 55" E	212.20'
L2	S 15° 33' 01" W	175.95'
L3	S 68° 25' 36" W	120.03'
L4	S 21° 28' 25" E	120.00'
L5	S 87° 51' 00" W	372.27'
L6	S 21° 27' 33" E	120.11'
L7	S 68° 28' 49" W	72.14'
L8	S 68° 28' 49" W	47.86'
L9	S 36° 38' 42" E	132.09'
L10	S 19° 59' 54" E	110.51'
L11	S 5° 31' 56" E	121.41'
L12	S 87° 24' 14" E	63.28'
L13	N 48° 38' 15" E	117.70'
L14	N 72° 06' 09" E	130.11'
L15	N 81° 01' 58" E	161.13'
L16	N 75° 57' 09" E	114.72'
L17	N 50° 55' 01" E	249.36'
L18	N 43° 49' 17" E	121.51'
L19	N 22° 49' 56" E	74.37'
L20	N 31° 37' 58" E	101.07'
L21	N 21° 47' 37" E	237.64'
L22	N 5° 41' 18" E	147.25'
L23	N 38° 36' 17" W	170.41' (172.91')
L24	S 51° 22' 14" W	169.90'
L25	S 38° 37' 46" E	37.49'
L26	S 51° 22' 14" W	84.80'

PARCEL 1 ACCESS EASEMENT

EASEMENT	BEARING	DISTANCE
E1	S 28° 22' 41" E	100.00'
E2	S 46° 22' 03" W	93.72'
E3	S 15° 33' 01" W	95.57' (TIE)

INST. #97-07747 EASEMENT RIGHT OF WAY CURVE DATA

CURVE	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BEARING
C1	81°52'29"	52.50	75.02	45.54	68.80	N 46° 28' 06" W

25' WIDE ACCESS & UTILITY EASEMENT CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BEARING
C2	63°33'33"	154.40	171.28	95.66	162.63	S 6° 50' 59" E

Carl Sweeden
Carl Sweeden - Land Surveyor
5211 Cole Road, Oakland, OR. 97462
541-430-5583

PARTITION PLAT FOR:
Timothy and Leoni Rogers
1088 Mountain View Dr.
Sutherlin, OR 97479

SCALE: 1" = 300' DRAWN BY: C. SWEEDEN SHEET: 1 OF 1

2019-0039

2019-0039