

LAND PARTITION PLAT

IN A PORTION OF LOT 7, BLOCK 2, PLAT "O", S.L. & W. CO., AND IN THE NE 1/4, SEC. 19, T. 25 S., R. 5 W., W. M.
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON - JUNE 2020
PLANNING FILE #17-S010

Douglas County Official Records
Daniel J. Loomis, County Clerk 2020-009995



NO FEE

00514275202000099950010016 06/10/2020 02:34:48 PM
PLAT-PAR Cnt=1 Str=33 HAJOHNST
This is a no fee document



LEGAL DESCRIPTION

THAT PORTION OF PARCEL 3, INSTRUMENT #2005-24860, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT BEING A 1/2" IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF TAYLOR STREET AND ON THE WESTERLY LINE OF THE EASTERLY 1/2 OF LOT 7, BLOCK 2, PLAT "O", SUTHERLIN LAND AND WATER COMPANY SUBDIVISION PLAT SAID INITIAL POINT BEING SOUTH 12°56'00" EAST 259.87 FEET AND SOUTH 77°04'03" WEST 150.05 FEET FROM THE NORTHEAST CORNER OF LOT 7; THENCE, NORTH 77°04'03" EAST 150.05 FEET TO A POINT IN THE EAST LINE OF LOT 7, BLOCK 2; THENCE ALONG THE EAST LINE, NORTH 12°56'00" WEST 90.84 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP "SWEEDEN LS 2752"; THENCE LEAVING SAID EAST LINE, SOUTH 77°04'03" WEST 150.00 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP "SWEEDEN LS 2752" SET IN THE EASTERLY RIGHT OF WAY LINE OF TAYLOR STREET AND WESTERLY LINE OF THE EASTERLY 1/2 OF LOT 7, BLOCK 2; THENCE ALONG SAID LINE SOUTH 12°54'18" EAST 90.84 FEET TO THE POINT OF BEGINNING.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RUTH M. HOPPE, AGENT FOR WEST CENTRAL LLC DOES HEREBY DECLARE THAT WEST CENTRAL LLC IS 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, OREGON COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL FILE #17-S010 AND THEY DO DEDICATE FOR PUBLIC USE THE 10 FOOT WIDE WATER LINE EASEMENT AND 12 FOOT WIDE SANITARY SEWER EASEMENT AS SHOWN, AND THEY DO CREATE THE 25 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2 AND THE 6 FOOT WIDE SANITARY SEWER EASEMENT TO BENEFIT OF PARCEL 1.

Ruth M. Hoppe
RUTH M. HOPPE, AGENT
WEST CENTRAL LLC

NARRATIVE:

THIS LAND PARTITION PLAT WAS PREPARED AS DIRECTED BY THE OWNERS SHOWN TO PARTITION A PORTION OF PARCEL 3, INSTRUMENT #2005-24860, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS PER CITY OF SUTHERLIN COMMUNITY DEVELOPMENT FILE #17-S010. THE BASIS OF BEARING IS PER TAYLOR STREET APARTMENTS SUBDIVISION AS SHOWN AT POSITIONS "A" AND "B" BEING THE NORTHERLY LINE OF LOT 1, TAYLOR STREET APARTMENTS AS FOUND. THIS LINE BEING THE SOUTHERLY LINE OF THE LAND TO BE PARTITIONED. ADDITIONAL MONUMENTS FOUND AND HELD IN TAYLOR STREET APARTMENTS SUBDIVISION SHOWN AT POSITIONS "C" AND "D", PER SURVEY M 72-43 BEING THE SOUTHERLY LINE OF PARCEL 2, INSTR. #2005-24860 WERE HELD AND USED TO ESTABLISH THE NORTHERLY LINE OF THAT PORTION OF PARCEL 3 BEING PARTITIONED WHICH IS THE SECOND PORTION OF LAND DESCRIBED IN PARCEL 3 OF THIS INSTRUMENT. THE TWO PORTIONS OF LAND DESCRIBED IN PARCEL 3 OF THIS INSTRUMENT CONFLICT WITH EACH OTHER LEAVING A GAP ALONG THE COMMON LINE OF THESE PORTIONS ON THE EASTERLY SIDE AND AN OVERLAP OF LAND ON THE WESTERLY SIDE. FOR THIS REASON I HOLD THE FIRST PORTION THAT IS DESCRIBED AS THE CONTROLLING PORTION AND ONCE ESTABLISHED THE SOUTH LINE OF THIS PORTION IS THE NORTHERLY LINE OF THE PORTION TO BE PARTITIONED. THE LINE BETWEEN THE MONUMENTS "C" AND "D" WAS EXTENDED TO THE EAST HOLDING THE MONUMENT AT "C" AND USING THE RECORD DISTANCE PER M 72-43 TO COMPUTE "E" AND THE NORTHEAST CORNER OF THE LAND TO BE PARTITIONED THEN ESTABLISHED ON LINE BETWEEN "E" AND THE NORTHEAST CORNER OF LOT 1, TAYLOR STREET APARTMENTS SUBDIVISION AT THE RECORD DISTANCE PER THE DEED. SIMILARLY THE LINE BETWEEN "D" AND "C" IS EXTENDED WESTERLY TO INTERSECT WITH THE RIGHT OF WAY OF TAYLOR STREET, POSITION "J". THE EAST LINE OF TAYLOR STREET IS ESTABLISHED BETWEEN "A" AND "H" WITH "H" POSITIONED ON LINE "G" TO "F". POSITION "G" IS COMPUTED PER M 135-42 AS SHOWN AND "F" COMPUTED BY BEARING BEARING INTERSECTION HOLDING THE RECORD PLAT "O" BEARING FROM "G" AND THE RECORD PLAT "O" BEARING FROM "E". THE NORTH-WEST CORNER OF THE LAND TO BE PARTITIONED WAS THEN POSITIONED FROM "J" ON LINE "J" TO "A" USING RECORD DISTANCE PER THE DEED. THIS RESULTING PARCEL AS DESCRIBED IN THE LEGAL DESCRIPTION WAS THEN PARTITIONED AS DIRECTED TO CREATE PARCELS 1 AND 2.

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 RUTH M. HOPPE, AGENT FOR WEST CENTRAL 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 HER VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

8th DAY OF June, 2020

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

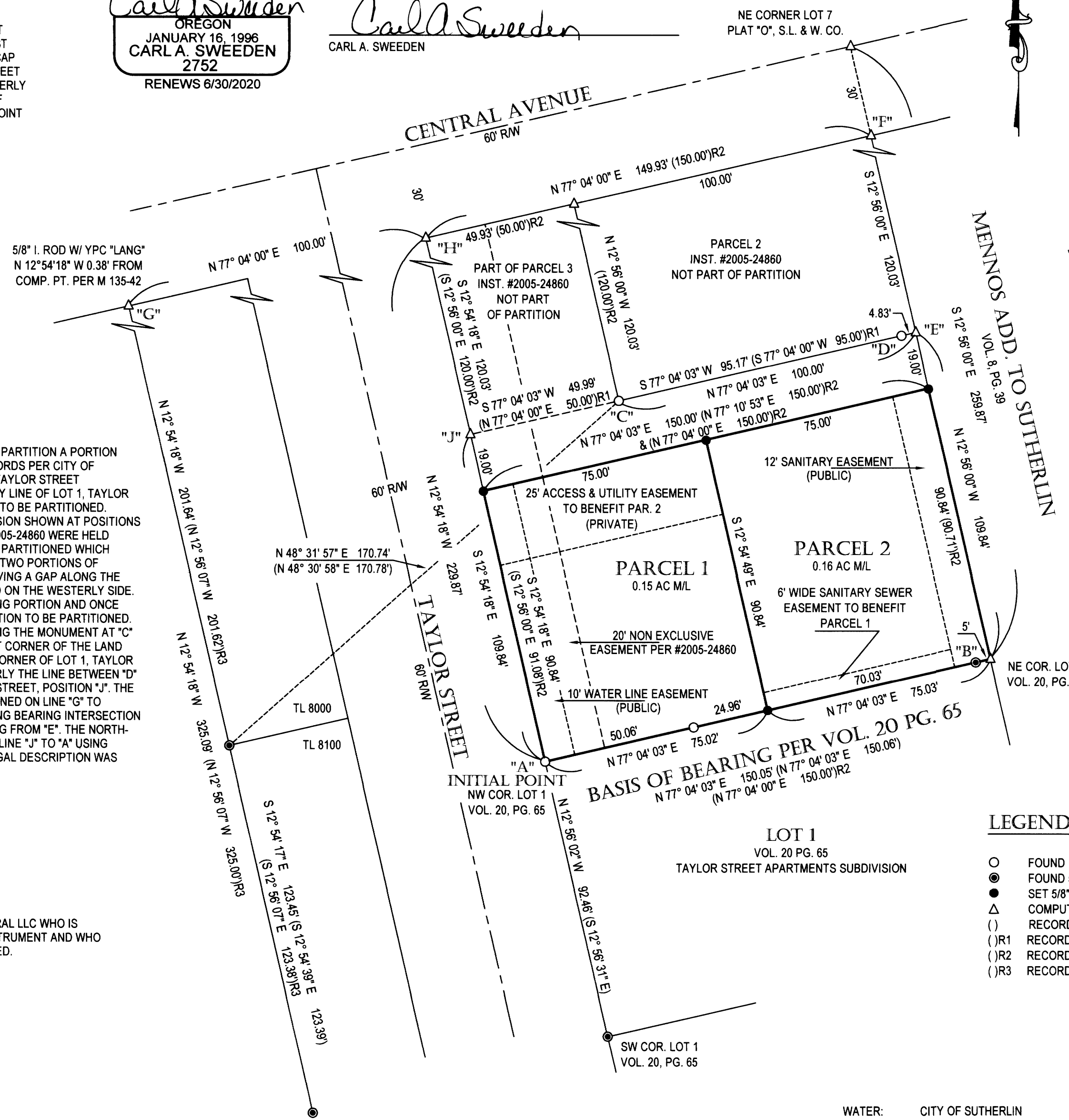
982715 January 7th 2023
COMMISSION NO. MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE

I CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND AS SHOWN HEREON AS PARCEL 1 AND 2 WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

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

Carl A. Sweeden
CARL A. SWEEDEN



APPROVALS:

Kristin O. Neff 6/9/2020
DOUGLAS COUNTY SURVEYOR DATE

Brian Stettin 6/9/2020
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.

Michelle Wism Deputy 6/10/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 10th DAY OF JUNE, 2020 2:34 PM

Heidi Johnson Deputy 6/10/2020
DOUGLAS COUNTY CLERK DATE

EASEMENTS OF RECORD:

- 20' WIDE NON EXCLUSIVE EASEMENT PER INST. #2005-24860 TEMPORARY AND TO TERMINATE UPON DEDICATION AND IMPROVEMENT TO ROADWAY
- 20' WIDE NON EXCLUSIVE EASEMENT PER INST. #2005-24860 NO BENEFICIARY NOTED.
- RIGHT OF WAY GRANTED TO THE CALIFORNIA OREGON POWER COMPANY NO LOCATION GIVEN
- ROADWAY EASEMENT, BK. 230, PG. 452, INST. #173922 PORTION OF TAYLOR STREET
- ROADWAY EASEMENT, BK. 717, PG. 570, INST. #79-7831 PORTION OF TAYLOR STREET
- RESERVATION OF GAS, OIL OR MINERALS, BK. 717, PG. 570, INST. 79-7831
- JOINT ACCESS MAINTENANCE AGREEMENT INST. #2020-009995 DOUGLAS COUNTY, OREGON DEEDS AND RECORDS

LEGEND:

- FOUND 1/2" I. ROD UNLESS OTHERWISE NOTED
- FOUND 5/8" I. ROD W/ RPC "SWEEDEN LS 2752"
- SET 5/8" X 30" I. ROD W/ RPC "SWEEDEN LS2752"
- △ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER TAYLOR STREET APARTMENTS SUBDIVISION, VOL. 20, PAGE 65
- (R1) RECORD PER SURVEY M 72-43
- (R2) RECORD PER INST. #2005-24860 EQUAL MEASURED UNLESS NOTED
- (R3) RECORD PER M 135-42

Carl Sweeden - Land Surveyor
5211 Cole Road, Oakland, Oregon 97462
Tel. 541-430-5583
PARTITION FOR:
West Central LLC
18032 Old Hwy. 99
Oakland, Oregon 97462

WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
ZONING: R-2
COMP. PLAN: MEDIUM DENSITY RES.

2020-0020

2020-0020