

# SAN SOUCI HEIGHTS SUBDIVISION

S.E. 1/4 SEC. 17, T. 27 S., R. 6 W. W.M.

DOUGLAS COUNTY, OREGON  
AUGUST 2000 - PLANNING FILE #99-030

### SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND AS DESCRIBED IN INSTRUMENT #83-05238, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS WITH PROPER MONUMENTS IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND THAT THE INITIAL POINT IS A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" SET IN THE NORTH LINE OF SAN SOUCI DRIVE.

Carl A. Sweeden  
CARL A. SWEEDEN LS 2752

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DALE E. BEATTIE DOES HEREBY DECLARE THAT HE IS THE OWNER AND DOES CAUSE THE PROPERTY TO BE SUBDIVIDED AND PLATTED IN ACCORDANCE TO THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #98-025. THE OWNER DOES CREATE THE PRIVATE ACCESS AND UTILITY EASEMENTS AS SHOWN FOR THE BENEFIT OF LOTS 1-9. SAID EASEMENTS ARE TO REMAIN FREE OF ANY PERMANENT STRUCTURES. ALL LOTS ARE SUBJECT TO THE PROTECTIVE COVENANTS ON RECORD IN THE DOUGLAS COUNTY DEEDS AND RECORDS AND NOTED HEREON.

Dale E. Beattie  
DALE E. BEATTIE

### ACKNOWLEDGEMENT:

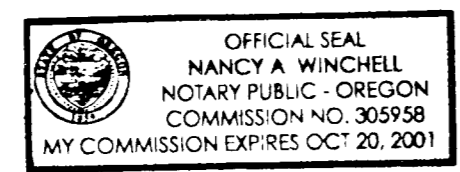
STATE OF OREGON )  
COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME, DALE E. BEATTIE, WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

12 DAY OF Sept., 2000.

Nancy A. Winchell  
NOTARY PUBLIC FOR OREGON



### PROTECTIVE COVENANTS:

INSTR. # 2000-18773, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

COMP. PLAN: RC2  
ZONING: RR  
WATER: UMPQUA WATER BASIN  
POWER: PACIFIC POWER AND LIGHT  
SEPTIC: ON SITE SEPTIC SYSTEMS  
DRAINAGE: ROADSIDE DITCHES SEASONAL CREEK

### APPROVALS:

James Morgan 9-22-00  
DOUGLAS COUNTY COMMISSIONER DATE

James Morgan 9-22-00  
DOUGLAS COUNTY COMMISSIONER DATE

Ros Norstrom 9/22/00  
DOUGLAS COUNTY ASSESSOR DATE

Ed Moran 9-21-00  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

Keith L. Cubic 9/20/00  
DIRECTOR, DOUGLAS COUNTY PLANNING DEPT. DATE

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

James R. Krumm 9-22-00  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 25<sup>th</sup> DAY OF SEPT, 2000 **2000-19561**

Doyle Shaver Jr. 9-25-00  
COUNTY CLERK DATE

Alvin J. Burnett  
BY: DEPUTY

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

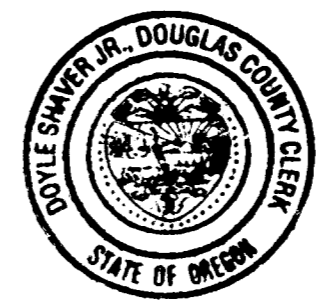
00 SEP 25 AM 9:20

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Alvin J. Burnett  
DEPUTY

FEE PP



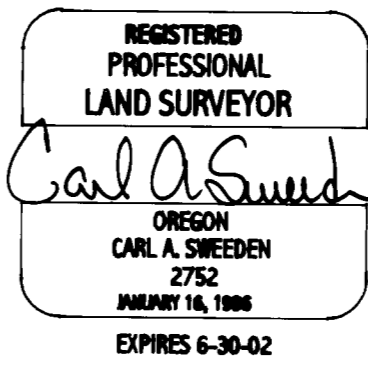
### NARRATIVE:

THIS SURVEY WAS COMPLETED TO ESTABLISH THE BOUNDARIES OF THAT LAND DESCRIBED IN INSTRUMENT #83-05238, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND TO SUBDIVIDE SAID LANDS AS DIRECTED BY THE OWNER AND AS APPROVED PER DOUGLAS COUNTY PLANNING DEPARTMENT FILE #99-030. A CLOSED LOOP TRAVERSE WAS RUN TYING THE FOUND MONUMENTS AS SHOWN AND REFERENCED ON THE MAP. THE BEARINGS ARE BASED ON DEED RECORD, WHICH MATCH RECORD FROM COUNTY SURVEY M33-12. THE WEST BOUNDARY WAS ESTABLISHED PER THE DEED BEARING AND INTERSECTED WITH THE NORTH LINE OF SAN SOUCI DRIVE, COUNTY ROAD #326 A, WHICH WAS ESTABLISHED BY TIES TO THE EXISTING ASPHALT. THESE TIES WERE THEN USED TO DETERMINE A CENTERLINE AND THUS THE NORTH RIGHT OF WAY AND SOUTH LINE OF SAID LANDS. THE EAST LINE WAS HELD BETWEEN THE FOUND MONUMENTS AS SHOWN AND EXTENDED SOUTH TO INTERSECT THE NORTH LINE OF SAN SOUCI ROAD AND NORTH TO INTERSECT THE NORTH LINE OF SAID LANDS AS HELD BETWEEN FOUND MONUMENTS FROM M33-12.

FIELD CREW: C. SWEEDEN & E. WILDS  
EQUIPMENT USED: NIKON DTM-430 WITH SUPPORT  
MAPPING: C. SWEEDEN

### OWNER & SUBDIVIDER

DALE E. BEATTIE  
12986 DRIVERS VALLEY ROAD  
OAKLAND, OREGON 97462 **2000-19561**



**Sweeden**  
Land Surveying  
Carl A. Sweeden  
P.L.S.  
5211 CoLa Road  
Oakland, Ora. 97462  
Tel. 541-459-9523

**2000-19561**

TAX ACCESSORS MAP 27-06-17D, LOT 300, ACC.# 9128.15