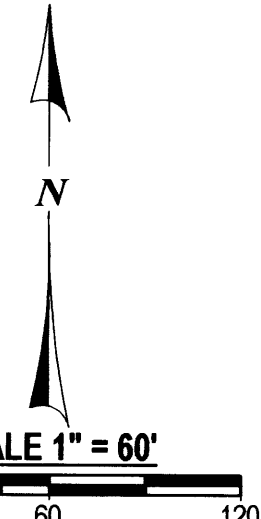


DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK  
2006-029205  
NO FEE  
12/11/2006 09:25:30 AM  
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER  
This is a no fee document

CORRECTED SUBDIVISION REPLAT  
OF LOTS 1-5, NORTH PORTION OF 6, 9-12 & 17-20  
**KRUSE TERRACE TRACTS, VOL. 9, PG. 6**  
AND PARCEL 2, LAND PARTITION PLAT #2006-0044  
IN THE NORTHEAST 1/4, SEC. 19, T. 25 S., R. 5 W., W.M.  
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON - MAY 2006  
FILE REP-2005-12-16



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT GENE WHITAKER, OF GENE WHITAKER INC. DOES HEREBY DECLARE THAT HE IS THE OWNER OF THE LAND AND THAT HE DOES CAUSE THE PROPERTY TO BE REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH CITY OF SUTHERLIN PLANNING COMMISSION APPROVAL FILE REP-2005-12-16 AND HE DOES DEDICATE TO THE CITY OF SUTHERLIN FOR PUBLIC USE THAT PORTION SHOWN AND DESCRIBED HEREON FOR THE EXTENSION OF MYRTLE STREET AND HE DOES CREATE FOR THE BENEFIT OF THE CITY OF SUTHERLIN AN ADDITIONAL UTILITY EASEMENT AS SHOWN IN THE DETAIL.

*Gene Whitaker*  
GENE WHITAKER FOR GENE WHITAKER INC.

**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

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Carl A. Sweeden*  
OREGON  
CARL A. SWEEDEN  
2752  
JANUARY 16, 1996  
EXPIRES 6-30-08

CALCULATED WEST LINE P-2, M78-22

**R/W CURVE INFORMATION:**

CURVE	DELTA	RAD	ARC	TAN	CHORD	CHORD BRG
1	52°43'59"	151.57	139.50	75.13	134.63	N 20°17'00"W
2	2°36'03"	196.39	8.91	4.46	8.91	N 45°20'58"W
3	46°10'04"	136.39	109.90	58.13	106.95	S 23°33'57"E

**EASEMENTS OF RECORD:**

EASEMENTS AS RECORDED IN INST. #06-006513  
OVERHANG EASEMENT TO OREGON / CALIFORNIA POWER CO., INST. #95898

AREA OF DEDICATION TO THE CITY OF SUTHERLIN FOR PUBLIC PURPOSE

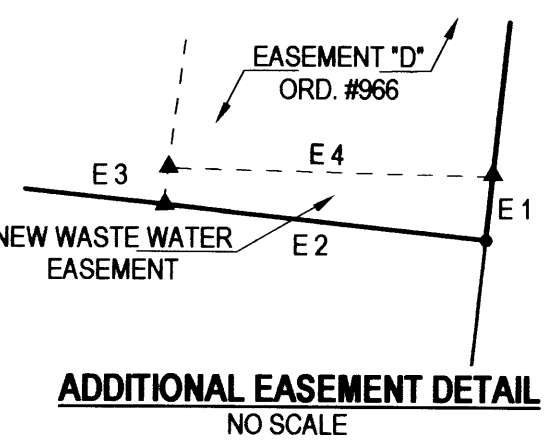
3/4" I. PIPE NE COR. LOT 25 VOL. 9, PG. 6

**LEGAL DESCRIPTION:**

PART A, INST. #95-0006, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.  
LOTS 1 - 4, 9 - 12 AND 17 - 20, KRUSE TERRACE TRACTS AS PER PARCEL 1, INST. #91-11757, DOUGLAS COUNTY OREGON DEEDS AND RECORDS.  
THAT PORTION OF VACATED WESTWOOD STREET DESCRIBED IN INST. #04-008946, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.  
PARCEL 2, PARTITION PLAT #2006-0044, DOUGLAS COUNTY, OREGON PARTITION PLAT RECORDS.  
ALL OF THAT PORTION OF WESTWOOD STREET ADJOINING THE PREVIOUSLY DESCRIBED LANDS PER ORS 271.140.

**DEDICATION DESCRIPTION:**

BEGINNING AT A POINT ON THE WEST LINE OF MYRTLE STREET AS PLATTED IN KRUSE TERRACE TRACTS AND BEING N 6°05'00" E 204.97 FEET FROM THE SOUTHEAST CORNER OF LOT 20; THENCE 139.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 151.57 FEET AND CENTRAL ANGLE OF 52°43'59"; THENCE N 46°38'59" W 60.00 FEET; THENCE 8.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 197.99 FEET AND CENTRAL ANGLE OF 2°34'49"; THENCE, N 89°50'28" E 5.42 FEET ALONG THE NORTH LINE OF KRUSE TERRACE TRACTS; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF THAT LAND DESCRIBED AS PARCEL 2 PER M 78-22, N 0°28'55" W 136.54 FEET; THENCE SOUTHEASTERLY 111.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 137.99 FEET AND CENTRAL ANGLE OF 46°10'04"; THENCE S 46°38'59" E 54.08 FEET; THENCE, N 89°50'28" E 28.34 FEET; THENCE, S 6°05'00" W 175.04 FEET TO THE POINT OF BEGINNING CONTAINING 0.23 AC ML.



**ADDITIONAL EASEMENT DETAIL**  
NO SCALE

**SEE LINE INTERSECTION DETAIL**

**LOT 1**  
4.26 ACRES M/L

CENTERLINE OF 25' WIDE ACCESS PER ORD. #966 EASEMENT 'C'

ORD. #966, EASEMENT 'E'  
N 88°44'00"W 226.11'

**LINE INTERSECTION DETAIL**  
NO SCALE

(LOT 1, VOL. 21, PAGE 27)

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E 1	S 6°07'33"W	2.48'
E 2	N 83°55'00"W	12.89'
E 3	N 7°27'38"E	1.40'
E 4	S 88°44'00"E	12.90'

LINE	BEARING	DISTANCE
1	N 6°11'27"E (N 6°04'42"E)R2	30.05' (30.0')R2
2	S 83°55'00"E (S 88°44'00"E)	29.70' (30.0')
3	N 83°49'28" W (S 88°44'00"E)	29.91' (30.0')
4	N 53°48'40"W (N 53°44'40"W)R2	60.13' (60.12')R2
5	N 6°03'13"E (N 6°04'42"E)R2	63.95' (64.0')R2
6	S 88°40'36"E	26.90'
7	N 53°43'48"W (N 53°44'40"W)R2	70.02' (70.0')R2
8	N 6°06'17"E (N 6°04'42"E)R2	30.03' (30.0')R2

**NARRATIVE:**

THE CORRECTIONS MADE TO THIS PLAT ARE ADDING PARCEL 2, P.P. #2006-0044 TO THE REPLATTED AREA. CHANGES WERE MADE IN THE LINE TABLE, NARRATIVE AND ON THE MAP.  
THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN TO ESTABLISH THE BOUNDARY OF LOTS 1 - 6, 9 - 12 AND 17 - 20, KRUSE TERRACE TRACTS AS DESCRIBED IN INST. #91-11757 AND #95-00061, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND TO LOCATE THE CORNERS OF PARCELS 1 AND 2, LAND PARTITION PLAT #2006-0044, DOUGLAS COUNTY, OREGON, PARTITION PLAT RECORDS FOR THE PURPOSE OF A REPLAT. THE BASIS OF BEARING WAS HELD TO THE NORTH LINE OF LOT 1, VOL. 21, PAGE 27, DOUGLAS COUNTY, OREGON, PLAT RECORDS AND THE BOUNDARY OF LOTS 1 - 6, 9 - 12 & 17 - 20 WAS DETERMINED AS FOLLOWS: FIRST I HOLD POINT "A" & "B" AND DO DIST. / DIST. INTERSECTION COMPUTING POINT "C", I THEN COMPLETE A BEARING / BEARING INTERSECTION USING LINE "C" - "B" AND "D" - "E" TO DETERMINE "F". THIS FITS VERY WELL WITH THE POSITION OF "H" WHICH WAS COMPUTED BY HOLDING "G" AND INTERSECTING THE WEST LINE OF MYRTLE STREET PER PLAT BEARING WITH THE LINE "D" - "E". I THEN DETERMINE "K" PERPENDICULAR TO LINE "A" - "J" BEING ON THE CENTER OF VACATED WESTWOOD STREET PER CITY OF SUTHERLIN ORDINANCE #966 AS RECORDED IN INST. #2006-006513 OF SAID COUNTY RECORDS. THIS ESTABLISHED THE SOUTHERLY SOUTHEAST CORNER OF THE REPLAT LOT 1. POINT "L" WAS THEN ESTABLISHED ON THE EAST LINE OF VACATED WESTWOOD STREET PER DEED #04-008946 OF SAID COUNTY RECORDS BY PROPORTIONING AND POINT "N" WAS THEN ESTABLISHED ON THE CENTER OF VACATED WESTWOOD STREET PERPENDICULAR TO THE WEST LINE OF LOT 1, VOL. 21, PAGE 27 BY INTERSECTION HOLDING THE CENTERLINE ESTABLISHED BY HOLDING "K" - "M". THE AREA OF DEDICATION FOR MYRTLE STREET WAS THEN ESTABLISHED AS APPROVED PER THE CITY OF SUTHERLIN, PLANNING COMMISSION AND AS DIRECTED BY THE OWNER. THE CORNERS ON THE NORTH AND EAST LINE OF PARCEL 1, PARTITION PLAT #2006-0044 WERE HELD AS FOUND TO DETERMINE THE SOUTH LINE OF PARCEL 2.

FIELD CREW: J. SNOW, M. SCHMIDT, T. RUSHING - MAPPING & CALC'S: C. SWEEDEN  
EQUIPMENT: NIKON DTM-521 W/ SUPPORT

**APPROVALS:**

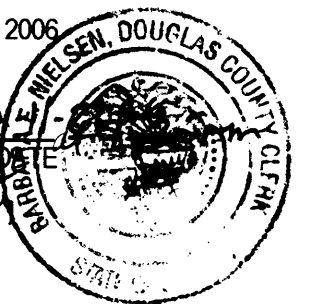
*Dave Sible* 12-08-06  
DOUGLAS COUNTY COMMISSIONER DATE  
*Roger Robertson* 12-19-06  
DOUGLAS COUNTY COMMISSIONER DATE  
*Ray Norcraft* 12-6-06  
DOUGLAS COUNTY ASSESSOR DATE  
*Randy Wray* 11-30-06  
DOUGLAS COUNTY SURVEYOR DATE  
*Barbara E. Nielsen* 11-21-06  
CHAIR, CITY OF SUTHERLIN PLANNING COMMISSION. DATE

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

*Sandra K. Conner* 12/7/06  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11 DAY OF December 2006

BARBARA E. NIELSEN, County Clerk  
COUNTY CLERK by *Carol Engle* Deputy



**ACKNOWLEDGEMENTS:**

STATE OF OREGON )  
COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME GENE WHITAKER OF GENE WHITAKER INC. WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

19<sup>th</sup> DAY OF October, 2006.

*Terri M. Ayres* *Jenni M. Ayres*  
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

A397107  
COMMISSION NO.

11-9-09  
MY COMMISSION EXPIRES

**LEGEND:**

- o FOUND 5/8" I. ROD PER VOL. 9, PG. 6 (REC. 1/2") UNLESS NOTED OTHERWISE
  - SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
  - ▲ COMPUTED POINT, NOTHING FOUND OR SET
  - ( ) RECORD PER KRUSE TERRACE, VOL. 9, PG. 6
  - (JR1) RECORD PER M78-22
  - (JR2) RECORD PER P.P. #2006-0044
  - (JR3) RECORD PER RM 2-1
- VOL. 21, PG. 27 EQUAL MEASURED UNLESS NOTED

WATER: CITY OF SUTHERLIN  
SEWER: CITY OF SUTHERLIN  
ZONING: C3  
COMP. PLAN: COMMUNITY COMMERCIAL

**REPLAT FOR:**

GENE WHITAKER  
FOR GENE WHITAKER INC.  
PO BOX 668  
WILBUR, OREGON 97494



602 S. E. Parrott  
Roseburg, Oregon 97470 (541) 672-8344  
Fax (541) 492-1167