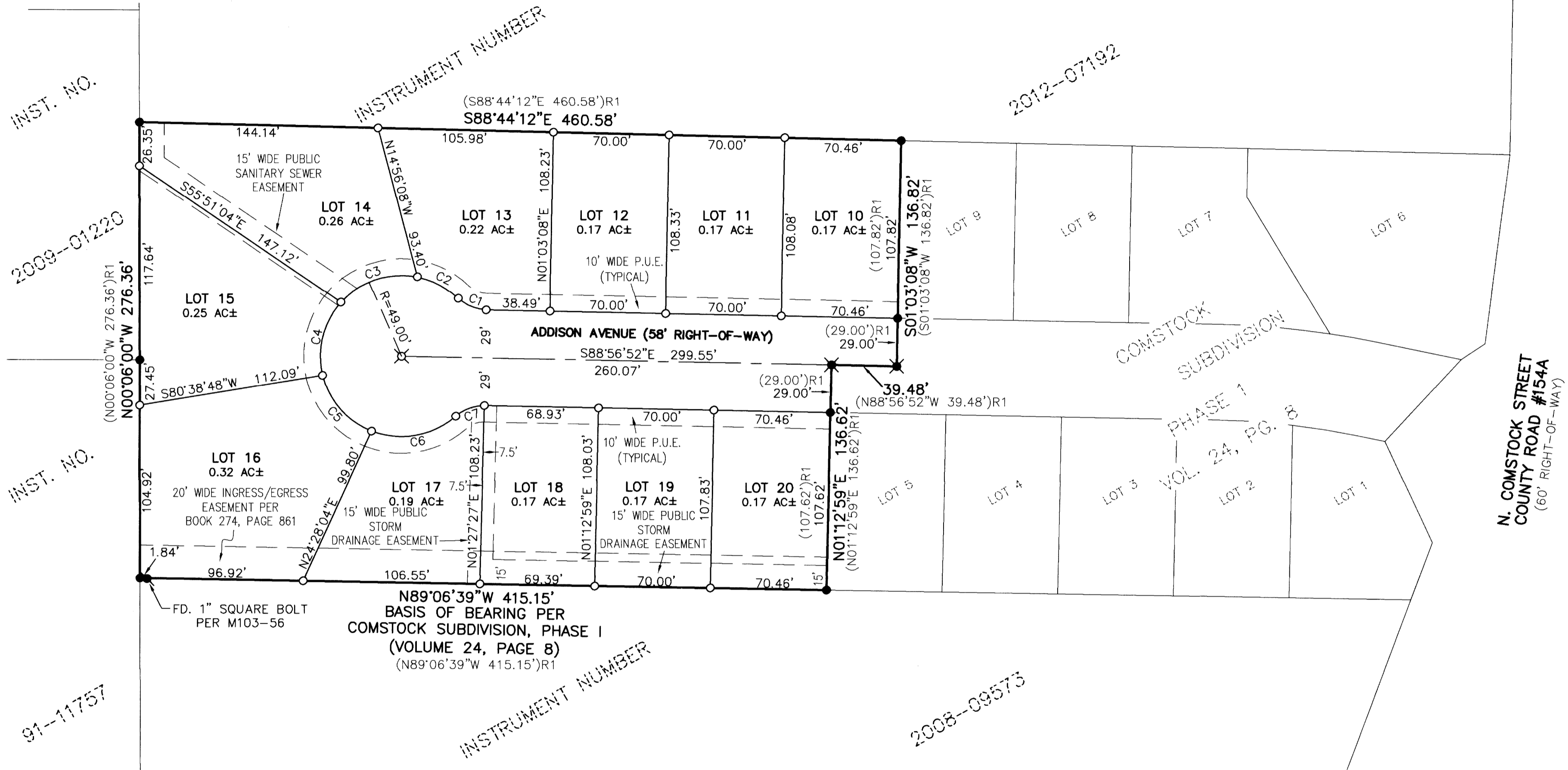


COMSTOCK SUBDIVISION, PHASE II
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,
 TOWNSHIP 25 SOUTH, RANGE 5 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 FEBRUARY 26, 2021

Douglas County Official Records
 Daniel J. Loomis, County Clerk 2021-010329
 NO FEE
 00540412202100103290020020
 05/12/2021 12:13:16 PM
 PLAT-SUB Cnt=1 Stn=33 HAJOHNST
 This is a no fee document



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CURVE TABLE				
CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	N67°22'46"W 18.38'	25.00'	18.82'	43°08'11"
C2	N62°11'09"W 27.63'	49.00'	28.01'	32°44'55"
C3	S71°30'06"W 48.91'	49.00'	51.21'	05°40'56"
C4	S13°49'27"W 45.61'	49.00'	47.45'	55°28'43"
C5	S41°14'50"E 45.00'	49.00'	46.75'	54°39'51"
C6	N79°40'06"E 51.57'	49.00'	54.31'	63°30'16"
C7	N69°29'03"E 18.38'	25.00'	18.82'	43°08'11"

- LEGEND**
- - DENOTES FOUND 5/8" IRON ROD
 - ⦿ - DENOTES FOUND MONUMENT AS NOTED
 - ⊗ - DENOTES FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "I.E. ENGINEERING, INC."
 - ⊗ - DENOTES SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED "I.E. ENGINEERING, INC."
 - - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING, INC."
 - PUE - DENOTES PUBLIC UTILITY EASEMENT
 - ()R1 - DENOTES RECORD PER "COMSTOCK SUBDIVISION, PHASE I", VOL. 24, PG 8

NOTE
 SEE SHEET 2 FOR SURVEY NARRATIVE AND SURVEYOR'S CERTIFICATE.

REGISTERED PROFESSIONAL LAND SURVEYOR
 BRENT H. KNAPP
 81116
 EXPIRES: 6/30/2021

i.e. ENGINEERING

North
 i.e.
 SCALE: 1"=50'
 SHEET 1 OF 2
 JOB NO. 611-18
 CLIENT:
 STEVE HOUE
 225 PRESCHER LANE
 ROSEBURG, OR 97471
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

COMSTOCK SUBDIVISION, PHASE II
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 25 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
FEBRUARY 26, 2021

SURVEYOR'S CERTIFICATE

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

TRACT "A" OF COMSTOCK SUBDIVISION, PHASE I, VOLUME 24, PAGE 8, PLAT RECORDS OF DOUGLAS COUNTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

THE ABOVE DESCRIBED TRACT CONTAINS 2.76 ACRES, MORE OR LESS

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE TRACT "A" OF COMSTOCK SUBDIVISION, PHASE I, VOLUME 24, PAGE 8, PLAT RECORDS OF DOUGLAS COUNTY, THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN PER THE PLAT OF COMSTOCK SUBDIVISION, PHASE I. MONUMENTS WERE SET AT THE NEWLY CREATED LOT CORNERS AS SHOWN

APPROVALS

Brian Elliott 5-4-2021
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF SUTHERLIN DATE

Kristin O. McSpott 5/5/2021
DOUGLAS COUNTY SURVEYOR DATE

Walter M. W. [Signature] 5/6/21
DOUGLAS COUNTY TAX ASSESSOR DATE

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

J. P. E. [Signature] 5-6-21
DOUGLAS COUNTY TAX COLLECTOR DATE

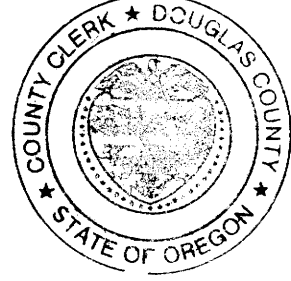
FILED THIS 12th DAY OF MAY, 2021, 12:13 O'CLOCK AM (PM)

Hedi Johnston, Deputy 5/12/21
DOUGLAS COUNTY CLERK DATE

[Signature] 5-12-21
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 5-12-21
DOUGLAS COUNTY COMMISSIONER DATE

Absent
DOUGLAS COUNTY COMMISSIONER DATE



EASEMENTS OF RECORD

PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 7399-3652919 DATED JANUARY 5, 2021.

EXCEPTION 3.
POWER RIGHT-OF-WAY EASEMENT
BOOK 99, PAGE 564, RECORDER'S NO. 3878
(NOT LOCATABLE BASED ON LEGAL DESCRIPTION)

EXCEPTION 4.
POWER RIGHT-OF-WAY EASEMENT
BOOK 289, PAGE 741, RECORDER'S NO. 271232
(NOT LOCATABLE BASED ON LEGAL DESCRIPTION)

EXCEPTION 5.
ROADWAY EASEMENT
BOOK 274, PAGE 861, RECORDER'S NO. 246113
(SHOWN ON SHEET 1)

EXCEPTION 6.
POWER RIGHT-OF-WAY EASEMENT
RECORDER'S NO. 2019-00444
(LIES ON EAST SIDE OF PHASE I. NOT PLOTTED)

EXCEPTION 7.
ALL MATTERS AS SET OUT ON THE RECORDED PLAT OF COMSTOCK SUBDIVISION, PHASE I, RECORDER'S NUMBER 2019-9404, RECORDS OF DOUGLAS COUNTY, OREGON, INCLUDING BUT NOT LIMITED TO EASEMENTS AND NOTES. (EASEMENTS CREATED PER COMSTOCK SUBDIVISION, PHASE I, ARE NOT SHOWN)

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT S&D COMSTOCK, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "COMSTOCK SUBDIVISION, PHASE II" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ADDISON AVENUE, THE 10.00-FOOT WIDE P.U.E., THE 15.00-FOOT WIDE SANITARY SEWER EASEMENT AND THE 15.00-FOOT WIDE PUBLIC STORM DRAINAGE EASEMENT, SHOWN HEREON.

Steven R. Houde 5-3-21
STEVEN R. HOUDE, MEMBER DATE
S&D COMSTOCK, LLC

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3rd DAY OF May, 2021, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEVEN R. HOUDE AS MEMBER OF S&D COMSTOCK, LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 972256
MY COMMISSION EXPIRES: March 12, 2022

ZONE: R2 (MEDIUM DENSITY RESIDENTIAL)

COMP. PLAN: RM (MEDIUM DENSITY)

WATER: CITY OF SUTHERLIN

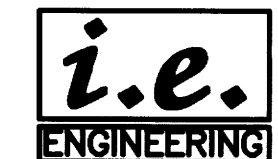
SEWER: CITY OF SUTHERLIN



SHEET 2 OF 2
JOB NO. 611-18

CLIENT:
STEVE HOUDE
225 PRESCHERN LANE
ROSEBURG, OR 97471

809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
email@ieengineering.com



FIELD CREW: JEREMY LEONARD & RICHARD OLSON

EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR

OFFICE: BRENT KNAPP

DRAFTING: BRENT KNAPP & DAWSON JENKINS

COMMUNITY DEVELOPMENT FILE NO. 16-S014