

**COMSTOCK SUBDIVISION, PHASE I**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,  
 TOWNSHIP 25 SOUTH, RANGE 5 WEST,  
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON  
 APRIL 9, 2019

**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:

THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2018-12095, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**METES AND BOUNDS DESCRIPTION**

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2018-12095, BEING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF COMSTOCK ROAD (DOUGLAS COUNTY ROAD NUMBER 154); THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY, WESTERLY ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2018-12095, NORTH 89°06'39" WEST, 768.88 FEET TO A 5/8-INCH IRON AT THE SOUTHEAST CORNER OR SAID INSTRUMENT NUMBER 2018-12095; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2018-12095, NORTH 0°06'00" WEST, 276.36 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2018-12095; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2018-12095, SOUTH 88°44'12" EAST, 829.21 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2018-12095, BEING ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID COMSTOCK STREET; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 2008-12095, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, THE FOLLOWING COURSES: SOUTH 04°13'53" WEST, 137.64 FEET; THENCE SOUTH 20°30'16" WEST, 141.73 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT CONTAINS 5.08 ACRES (221,458 SQUARE FEET), MORE OR LESS.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2018-12095, DEED RECORDS OF DOUGLAS COUNTY INTO 9 LOTS TOGETHER WITH TRACT "A" AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2018-12095 WAS ESTABLISHED BETWEEN THE FOUND 3/4-INCH IRON ROD AT THE NORTHEAST CORNER OF LOT 25, KRUSE TERRACE TRACTS, VOLUME 9, PAGE 6, PLAT RECORDS OF DOUGLAS COUNTY AND THE FOUND 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF PARCEL 3, PARTITION PLAT 1994-0108, PLAT RECORDS OF DOUGLAS COUNTY. THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2018-12095 WAS ESTABLISHED AT THE INTERSECTION OF SAID WEST BOUNDARY AND THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2018-12095 AS ESTABLISHED BETWEEN THE FOUND 5/8-INCH IRON ROD PER M103-56, SURVEY RECORDS OF DOUGLAS COUNTY, AND THE FOUND 1-INCH BOLT PER SAID M103-56. THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER WAS ESTABLISHED AT RECORD DISTANCE OF 535.50 FEET FROM THE AFOREMENTIONED NORTHEAST CORNER OF LOT 25, SAID KRUSE TERRACE TRACTS, AS CITED IN THE EXCEPTED PORTION AS DESCRIBED IN SAID INSTRUMENT NUMBER 2018-12095. THE NORTH BOUNDARY WAS ESTABLISHED BETWEEN SAID NORTHWEST CORNER AND A FOUND 5/8-INCH IRON ROD, NO RECORD FOUND. THE NORTH BOUNDARY AS ESTABLISHED FITS THE LINES OF OCCUPATION OF BOTH THE SUBJECT TRACT AND THE PROPERTY TO THE NORTH. A MONUMENT WAS SET AT THE EASTERLY EXTENSION OF SAID NORTH BOUNDARY AND ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY BOUNDARY OF N. COMSTOCK STREET (DOUGLAS COUNTY ROAD NUMBER 154). SAID WESTERLY RIGHT-OF-WAY BOUNDARY WAS ESTABLISHED BY HOLDING THE BEARING BETWEEN THE FOUND MONUMENTS ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF SAID N. COMSTOCK STREET AS SHOWN AND OFFSETTING THE LINE 60.00 FEET WEST. THE ANGLE POINT ON SAID WESTERLY RIGHT-OF-WAY BOUNDARY WAS CREATED BY BEARING-BEARING INTERSECT WITH SAID OFFSET RIGHT-OF-WAY BOUNDARY AND THE EXTENSION OF THE LINE CREATED BETWEEN THE FOUND 5/8-INCH IRON RODS PER SAID SURVEY M103-56. MONUMENTS WERE SET IN ORDER TO ESTABLISH THE LOT BOUNDARIES AND CENTERLINE OF ROBINSON STREET AS SHOWN.

**APPROVALS**

Brian Elliott June 11, 2019  
 COMMUNITY DEVELOPMENT DIRECTOR DATE  
 CITY OF SUTHERLIN

Kristin O. DeHart June 17, 2019  
 DOUGLAS COUNTY SURVEYOR DATE

Heather M. Wedel 6/17/19  
 DOUGLAS COUNTY TAX ASSESSOR DATE

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

Michelle Nelson, Chief Deputy 6/17/19  
 DOUGLAS COUNTY TAX COLLECTOR DATE

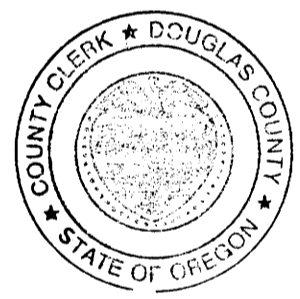
FILED THIS 19<sup>th</sup> DAY OF June, 2019, 11:16 O'CLOCK AM/PM

Patricia K. Hitt 6/19/19  
 DOUGLAS COUNTY CLERK DATE

Li 6-19-19  
 DOUGLAS COUNTY COMMISSIONER DATE

Jan 6/19/19  
 DOUGLAS COUNTY COMMISSIONER DATE

C. F. P. 6-19-19  
 DOUGLAS COUNTY COMMISSIONER DATE



**EASEMENTS OF RECORD**

- POWER RIGHT-OF-WAY EASEMENT  
 BOOK 99, PAGE 564, RECORDER'S NO. 3878  
 (NOT LOCATABLE BASED ON LEGAL DESCRIPTION)
- POWER RIGHT-OF-WAY EASEMENT  
 BOOK 289, PAGE 741, RECORDER'S NO. 271232  
 (NOT LOCATABLE BASED ON LEGAL DESCRIPTION)
- ROADWAY EASEMENT  
 BOOK 274, PAGE 861, RECORDER'S NO. 246113  
 (SHOWN ON SHEET 1)
- ROADWAY AND UTILITY EASEMENT  
 BOOK 1462, PAGE 539, RECORDER'S NO. 97-06222  
 (TERMINATED PER INSTRUMENT NUMBER 2019-05854)
- POWER RIGHT-OF-WAY EASEMENT  
 RECORDER'S NO. 2019-00444  
 (LOCATION BASED ON CENTER OF EXISTING POWER POLES, SHEET 1)

**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 I" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ADDISON AVENUE, THE 10.00-FOOT WIDE P.U.E. AND THE 16.00 FOOT WIDE PUBLIC STORM DRAINAGE EASEMENT, SHOWN HEREON. # THE ADDITIONAL N. COMSTOCK STREET RIGHT-OF-WAY,

Steven R. Houde 6-5-2019  
 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 5 DAY OF June, 2019, 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

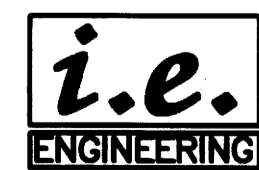
CLIENT:  
 STEVE HOUDE  
 225 PRESCHERN LANE  
 ROSEBURG, OR 97471

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 Roseburg, Oregon 97470  
 PHONE (541) 673-0166  
 FAX (541) 440-8392  
 email@ieengineering.com

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

Brent H. Knapp  
 OREGON  
 NOVEMBER 10, 2010  
 BRENT H. KNAPP  
 81116

EXPIRES: 6/30/2019



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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