

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2007-020229

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PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
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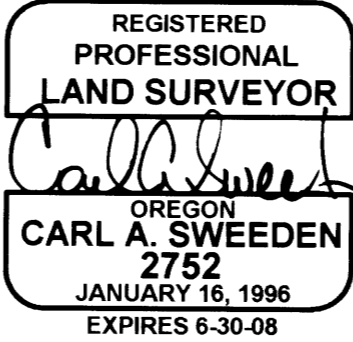
LAND PARTITION PLAT

OF PARCEL 2, LAND PARTITION PLAT 2006-0045
IN THE SW 1/4, SECTION 17, TOWNSHIP 25 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
AUGUST 2007

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 LS 2752



LEGAL DESCRIPTION:

PARCEL 2, LAND PARTITION PLAT #2006-0045, DOUGLAS COUNTY, OREGON, PARTITION PLAT RECORDS.

APPROVALS:

Randy Smith 9-6-07
DOUGLAS COUNTY SURVEYOR Deputy DATE

John Stutz 8/29/07
CITY OF SUTHERLIN PLANNING COMMISSION CHAIRMAN DATE

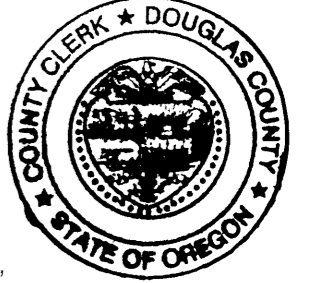
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Sandra K. Conroy 9/14/07
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14th DAY OF September 2007 3:40 PM

BARBARA E. NIELSEN 9/14/07
COUNTY CLERK DATE

By Ned Johnston
Deputy



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT STANLEY CURTIS CARSON DOES HEREBY DECLARE THAT HE IS THE OWNER OF THE LAND AND THAT HE DOES CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #P07-04, CITY OF SUTHERLIN PLANNING COMMISSION AND DOES CREATE FOR THE BENEFIT OF PARCEL 2 THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AND THE 6.0 FOOT WIDE UTILITY EASEMENT AS SHOWN AND THAT THE MAINTENANCE OF THE SHARED DRIVEWAY ACCESS FOR PARCEL 2 AND FOR PARCELS 1 AND 2 PER PARTITION PLAT #2006-0045 SHALL BE DIVIDED EQUALLY BETWEEN ALL PARCELS REGARDLESS OF USAGE AND SAID AGREEMENT SHALL RUN CONTINUOUSLY WITH THE LAND.

Stanley Curtis Carson
STANLEY CURTIS CARSON

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME STANLEY CURTIS CARSON 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:

29 DAY OF August, 2007.

Stacey R. LeFevre *Stacey R. LeFevre*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

403377 March 20, 2010
COMMISSION NO. MY COMMISSION EXPIRES

NARRATIVE:

THIS LAND PARTITION OF PARCEL 2, PARTITION PLAT #2006-0045, DOUGLAS COUNTY, OREGON, PARTITION PLAT RECORDS WAS COMPLETED AT THE REQUEST OF THE OWNER AS APPROVED PER THE CITY OF SUTHERLIN PLANNING COMMISSION. ALL BOUNDARY MONUMENTS WERE RECOVERED FROM THE PREVIOUS PARTITION AND HELD AS THE BOUNDARY. THE DIVIDING LINE BETWEEN THE NEW PARCELS 1 AND 2 WAS AS DIRECTED BY THE OWNER.

LEGEND:

- FOUND AS NOTED
- FOUND "SWEEDEN LS 2752" PER P. P. #2006-0045
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- () RECORD PER S. L. & W. CO. PLAT "J"
- ()R1 RECORD PER M 62-66
- ()R2 RECORD PER M 13-78
- ()R3 RECORD PER M 111-43

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 0°15'22"E	35.43'
L2	N 84°42'22"E (N 84°35'00"E)R3	24.81'(25.00')R3
L3	N 39°26'47"E (N 39°08'00"E)R1	31.12'(31.38')R1

SURVEY FOR:

STANLEY (KIT) CARSON
937 ODOM LANE
CRESWELL, OREGON 97426



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

WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
ZONING: R-H
COMP. PLAN: PUBLIC SEMI PUBLIC - 2 AC