

ZONING AND UTILITIES:

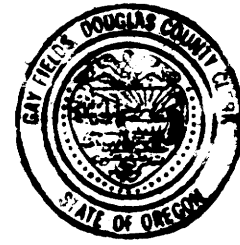
ZONE: C-3
 COMP. PLAN: C-3
 WATER: CITY OF SUTHERLIN
 SEWER: CITY OF SUTHERLIN
 EXISTING WATER RIGHT: NONE APPURTENANT

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

APPROVALS:

Richard Schepers 2-21-95
 SUTHERLIN COMMUNITY DEVELOPMENT SPECIALIST DATE
Janet R. Sundeen 3-2-95
 COUNTY SURVEYOR DATE

FILED THIS 2nd DAY OF MARCH 1995, BY
 2:00 PM 95-04228
 GAY FIELDS, County Clerk
 COUNTY CLERK
 BY: *Merin G. Burnett*
 DEPUTY



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

Vicky Sanjeroni dep 3-2-95
 DOUGLAS COUNTY TAX COLLECTOR DATE

LAND PARTITION
 LOCATED IN LOT 1 AND LOT 2, BLOCK 1 OF SUTHERLIN LAND AND WATER CO. "PLAT A" SW1/4 OF SEC. 16, T25S, R5W, W.M.
 DOUGLAS COUNTY, OREGON
 SCALE: 1" = 50'
 FEBRUARY, 1995

SURVEYED BY:
 BTS ENGINEERING & SURVEYING, INC.
 431 S.E. MAIN STREET
 ROSEBURG, OR 97470
 (503) 673-0966 FAX (503) 673-0105

SURVEYED FOR:
 LARRY WALLER
 609 E. CENTRAL
 SUTHERLIN, OREGON 97479

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LARRY E. AND PATRICIA G. WALLER ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT.

Larry E. Waller LARRY E. WALLER
Patricia G. Waller PATRICIA G. WALLER

ACKNOWLEDGMENT:

STATE OF OREGON)
 COUNTY OF DOUGLAS) SS.



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF February 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LARRY E. WALLER AND PATRICIA G. WALLER, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Richard L. Hamer
 NOTARY PUBLIC, STATE OF OREGON

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
 THAT PARCEL OF LAND DESCRIBED IN A DEED TO LARRY E. AND PATRICIA G. WALLER AS RECORDED IN INST. NO. 90-0015 OF THE RECORDS OF DOUGLAS COUNTY, OREGON TOGETHER WITH THAT PARCEL OF LAND DESCRIBED IN A DEED TO LARRY E. WALLER AS RECORDED IN INST. NO. 91-15688 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE AND THE EAST LINE OF LOT 1, BLOCK 1, OF SUTHERLIN LAND & WATER CO., PLAT "A", A SUBDIVISION RECORDED IN VOLUME 1, PAGE 59 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 1 BEARS S. 20° 10' 00" E., 30.24 FEET; THENCE N. 77° 16' 46" E. ALONG THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE, 200.15 FEET TO A 5/8" IRON ROD; THENCE N. 20° 02' 40" W., 222.54 FEET TO A 1" IRON PIPE; THENCE S. 77° 16' 41" W., 200.63 FEET TO A 5/8" IRON ROD; THENCE S. 20° 10' 00" E., 14.23 FEET TO A 5/8" IRON ROD; THENCE S. 73° 40' 40" W., 20.11 FEET TO A 5/8" IRON ROD; THENCE S. 20° 10' 00" E., 207.16 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE; THENCE N. 77° 05' 39" E., 20.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.11 ACRES, MORE OR LESS, ALL LOCATED IN LOTS 1 AND 2, BLOCK 1, SUTHERLIN LAND & WATER CO., PLAT "A".

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 90-0015 AND INST. NO. 91-15688 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AS APPROVED BY THE SUTHERLIN PLANNING COMMISSION ON OCTOBER 15, 1994 AND TO SURVEY AND MONUMENT THOSE PARCELS OF LAND DESCRIBED IN INST. NO. 81-05033 AND INST. NO. 92-09399 LYING ADJACENT TO THE PARTITION SITE. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER CS 40-152-1, M 64-55, M 94-18 AND M 114-71. THE EAST NORTH AND WEST LINES OF INST. NO. 81-05033 AND 92-09399 WERE CONTROLLED BY FOUND MONUMENTS SHOWN ON THE FACE OF THE MAP. THE SOUTH LINE OF INST. NO. 92-09399 WAS MONUMENTED AS DESCRIBED IN INST. NO. 84-4472 AND 84-4474 FROM M 64-55 MONUMENTS. THE NW CORNER OF INST. NO. 90-0015 WAS ESTABLISHED AT THE INTERSECTION OF THE NORTH LINE OF M 114-71 AND THE EAST LINE OF M 64-55. THE SW CORNER OF INST. NO. 90-0015 WAS ESTABLISHED AT THE INTERSECTION OF THE SOUTH AND EAST LINES OF M 64-55. THE SE CORNER OF INST. NO. 90-0015 WAS ESTABLISHED AT THE INTERSECTION OF THE WEST LINE OF M 94-18 AND THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE. AS SHOWN, DOLAN'S CORNERS SET ON THE SOUTH LINE OF M 114-71 WERE REJECTED BECAUSE THEY WERE NOT ON LINE WITH M 64-55 MONUMENTS. PARCEL 1, 2 AND 3 WERE THEN MONUMENTED AS SHOWN. THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A SOKKIA SET 2B11 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.



REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. Degroot
 OREGON JULY 17 1981
 KRISTIAN O. DEGROOT
 1941

EXPIRES: 12-31-95

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

95-04228

1995 - 0021

1995 - 0021