

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	18°36'31"	994.93'	323.13'	163.00'	321.72'	S 49°55'28"W

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

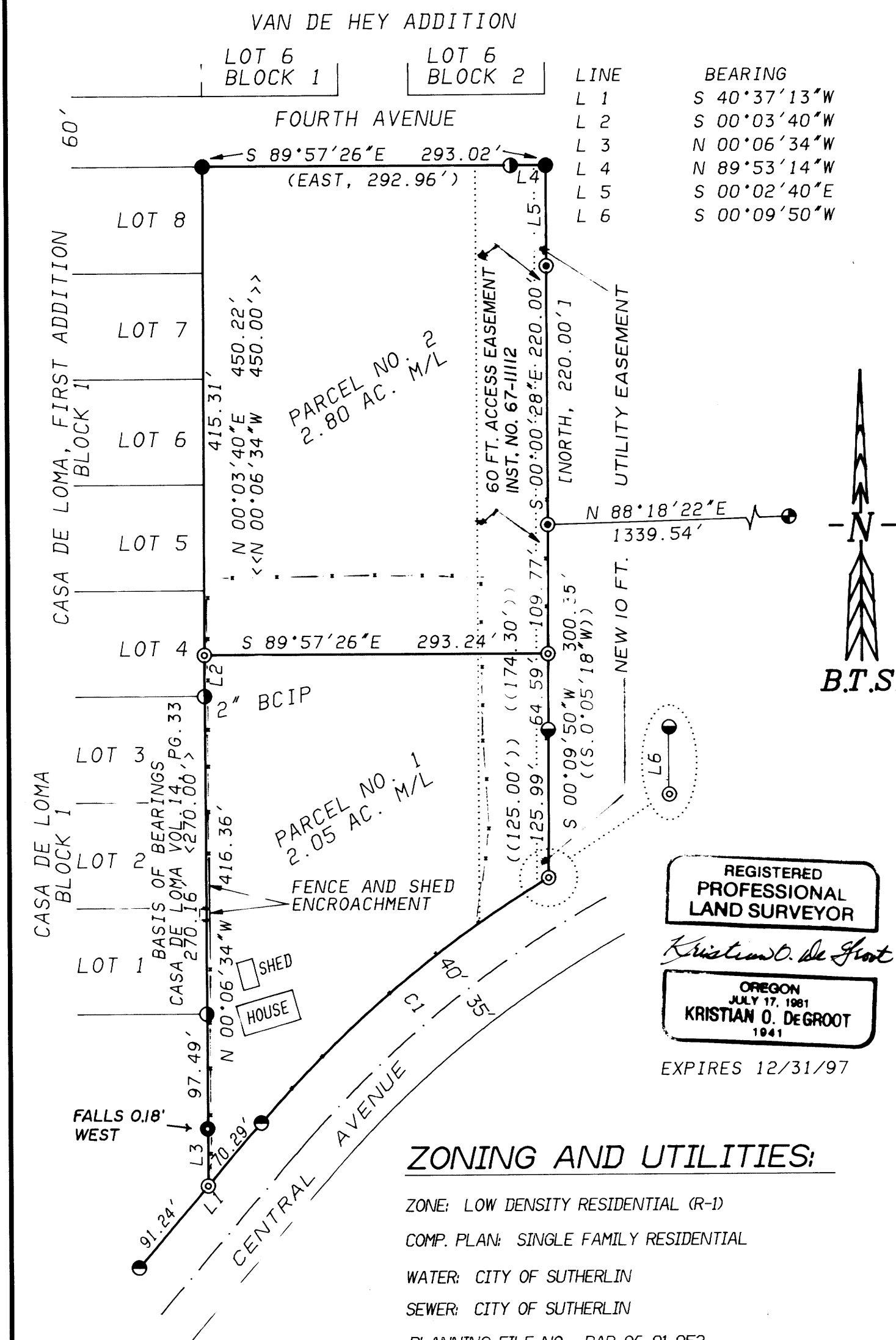
LAND PARTITION
IN LOT 8, BLOCK 1, S.L. & W. CO. PLAT "A"

CITY OF SUTHERLIN
NE 1/4 & SE 1/4, SEC. 16, T.25S., R.5W., W.M.
DOUGLAS COUNTY, OREGON

SCALE: 1" = 100' FEBRUARY, 1996

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

SURVEYED FOR:
STANLEY E. HERMANN, PERSONAL REPRESENTATIVE
OTHO D. GOSNELL ESTATE
1300 S.E. MAGNOLIA
ROSEBURG, OR 97470



LINE	BEARING	DISTANCE	REMARKS
L 1	S 40°37'13"W	161.53'	[[N.40°16'20"E, 161.56']]
L 2	S 00°03'40"W	34.92'	
L 3	N 00°06'34"W	48.71'	(((49.23')))
L 4	N 89°53'14"W	29.87'	<<<EAST, 30.00'>>>
L 5	S 00°02'40"E	85.54'	[NORTH, 85.6']
L 6	S 00°09'50"W	0.96'	

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:

96 MAR -5 PH 12:32
Richard [Signature] DOUGLAS COUNTY CLERK DATE
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Janet R. Sundeen DOUGLAS COUNTY SURVEYOR DATE 3-5-96
96-05197

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT STANLEY E. HERMANN, PERSONAL REPRESENTATIVE OF THE OTHO D. GOSNELL ESTATE IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND, IN ACCORDANCE WITH O.R.S. 92.075, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AND THE 10 FOOT UTILITY EASEMENT TO BE CREATED AS SHOWN ON THE FACE OF THIS PARTITION PLAT.

[Signature]
STANLEY E. HERMANN,
PERSONAL REPRESENTATIVE
OTHO D. GOSNELL ESTATE

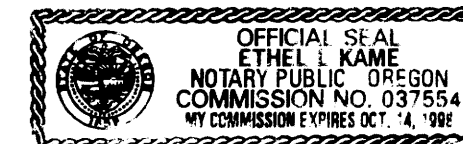
ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF February, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STANLEY E. HERMANN, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

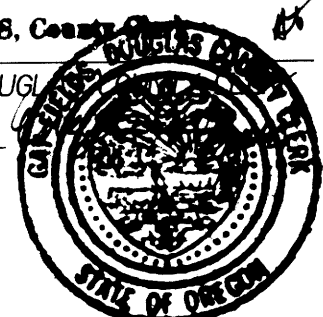
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SUBSCRIBED AND SWORN BEFORE ME THIS 29 DAY OF February, 1996



[Signature]
NOTARY PUBLIC, STATE OF OREGON

FILED THIS 29th DAY OF March 1996, BY GAY FIELDS, County Clerk



TAX COLLECTOR CERTIFICATE:

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

Vickey Sanjerani, deputy DOUGLAS COUNTY TAX COLLECTOR DATE 3-5-96

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 70-13138 INTO TWO PARCELS AS APPROVED BY THE SUTHERLIN PLANNING COMMISSION. THE WEST LINE WAS CONTROLLED BY MONUMENTS PER CASA DE LOMA, CASA DE LOMA FIRST ADDITION AND M 96-14; THE NORTH LINE BY MONUMENTS PER M 32-75 AND VAN DE HEY ADDITION AND THE EAST LINE BY MONUMENTS PER M 35-36, M 85-53, CS 58/189-2 AND CS 58/189-4. THE NORTHERLY RIGHT OF WAY LINE WAS CONTROLLED BY MONUMENTS PER THE 1973 DOUGLAS COUNTY ROAD DEPT. PLANS FOR CENTRAL AVENUE, RECORDED AS SUTHERLIN PLAT "K" SEC. RD. 19. I FOUND FENCE LINE ENCROACHMENTS AND A SHED ENCROACHMENT ALONG THE WEST LINE AND AN ANGLE IN THE WEST LINE BETWEEN THE EAST LINES OF CASA DE LOMA AND CASA DE LOMA, FIRST ADDITION THAT HAVE THE SAME RECORD BEARING OF N.0°06'34"W. I ALSO FOUND SLIGHT DISCREPANCIES IN THE BEARING ALONG THE EAST LINE BETWEEN FOUND MONUMENTS. I ESTABLISHED A NEW MONUMENT AT THE INTERSECTION OF THE EAST LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE BECAUSE THE SW CORNER OF CS 58/189-4 FELL APPROXIMATELY 1 FOOT NORTH OF THE RIGHT OF WAY INTERSECTION. A SHED AND FENCE LINE ENCROACH OVER THE WEST LINE AS SHOWN ON THE FACE OF THE MAP.
THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND KIRK COPSEY USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

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 ACCOMPANYING LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
A PARCEL OF LAND LOCATED IN LOT 8, BLOCK 1, PLAT "A" SUTHERLIN LAND AND WATER CO., A SUBDIVISION RECORDED IN VOL. 1, PAGE 59 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON, BEING ALL THAT PARCEL OF LAND DESCRIBED IN A DEED TO OTHO D. AND MATTIE P. GOSNELL AS RECORDED IN INST. NO. 70-13138 OF THE RECORDS OF DOUGLAS COUNTY, OREGON LESS AND EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO THE CITY OF SUTHERLIN AS RECORDED IN INST. NO. 71-10422 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" BRASS CAPPED IRON PIPE AT THE INITIAL POINT OF CASA DE LOMA, A SUBDIVISION RECORDED IN VOL. 14, PAGE 33 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N.0°03'40"E. ALONG THE EAST LINE OF CASA DE LOMA, FIRST ADDITION, A SUBDIVISION RECORDED IN VOLUME 15, PAGE 18 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON, 450.22 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF VAN DE HEY ADDITION, A SUBDIVISION RECORDED IN VOL. 13, PAGE 46 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY; THENCE S.89°57'26"E., 293.02 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID VAN DE HEY ADDITION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID INST. NO. 70-13138; THENCE S.0°02'40"E. ALONG THE EAST LINE OF SAID INST. NO. 70-13138, 85.54 FEET TO A 5/8" IRON ROD; THENCE S.0°00'28"E. CONTINUING ALONG SAID EAST LINE, 220.00 FEET TO A 5/8" IRON ROD; THENCE S.0°09'50" W. CONTINUING ALONG SAID EAST LINE, 300.36 FEET TO A 5/8" IRON ROD ON THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, 323.13 FEET ALONG THE ARC OF A 994.93 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S.49°55'28"W., 321.72 FEET) TO A 5/8" IRON ROD; THENCE S.40°37'12" W. CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 70.29 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF SAID INST. NO. 70-13138; THENCE N. 0°06'34" W. ALONG SAID WEST LINE, 416.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.85 ACRES, MORE OR LESS.

[Signature]
KRISTIAN O. DEGROOT, P.L.S. 1941

ZONING AND UTILITIES:

ZONE: LOW DENSITY RESIDENTIAL (R-1)
COMP. PLAN: SINGLE FAMILY RESIDENTIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
PLANNING FILE NO.: PAR 96-01-052

LEGEND:

- = FOUND DCSO BRASS DISC "JADE 1989" Y = 642,718.55 X = 1,259,891.61 OCS 27 () = RECORD CALLS PER M 32-75
- = FOUND 3/4" IRON ROD PER M 32-75 [] = RECORD CALLS PER M 35-36
- = FOUND 3/4" IRON ROD PER M 35-36 < > = RECORD CALLS PER CASA DE LOMA VOL. 14, PAGE 33
- = FOUND 1/2" IRON ROD, OR AS NOTED PER CASA DE LOMA VOL.14, PAGE 33 << >> = RECORD CALLS PER CASA DE LOMA FIRST ADDITION VOL. 15, PAGE 18
- = FOUND 5/8" IRON ROD PER 1973 PLANS, COUNTY ROAD NO. 19 <<< >>> = RECORD CALLS PER VAN DE HEY ADDITION VOL. 13, PAGE 46
- = FOUND 5/8" IRON ROD PER CS 58/189-4 (()) = RECORD CALLS PER CS 58/189-4
- = FOUND 5/8" IRON ROD PER M 96-14 [I] = RECORD CALLS PER 1973 PLANS, CO. RD. NO. 19
- = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV" (()) = RECORD CALLS PER M 96-14
- X = EXISTING FENCE LINE