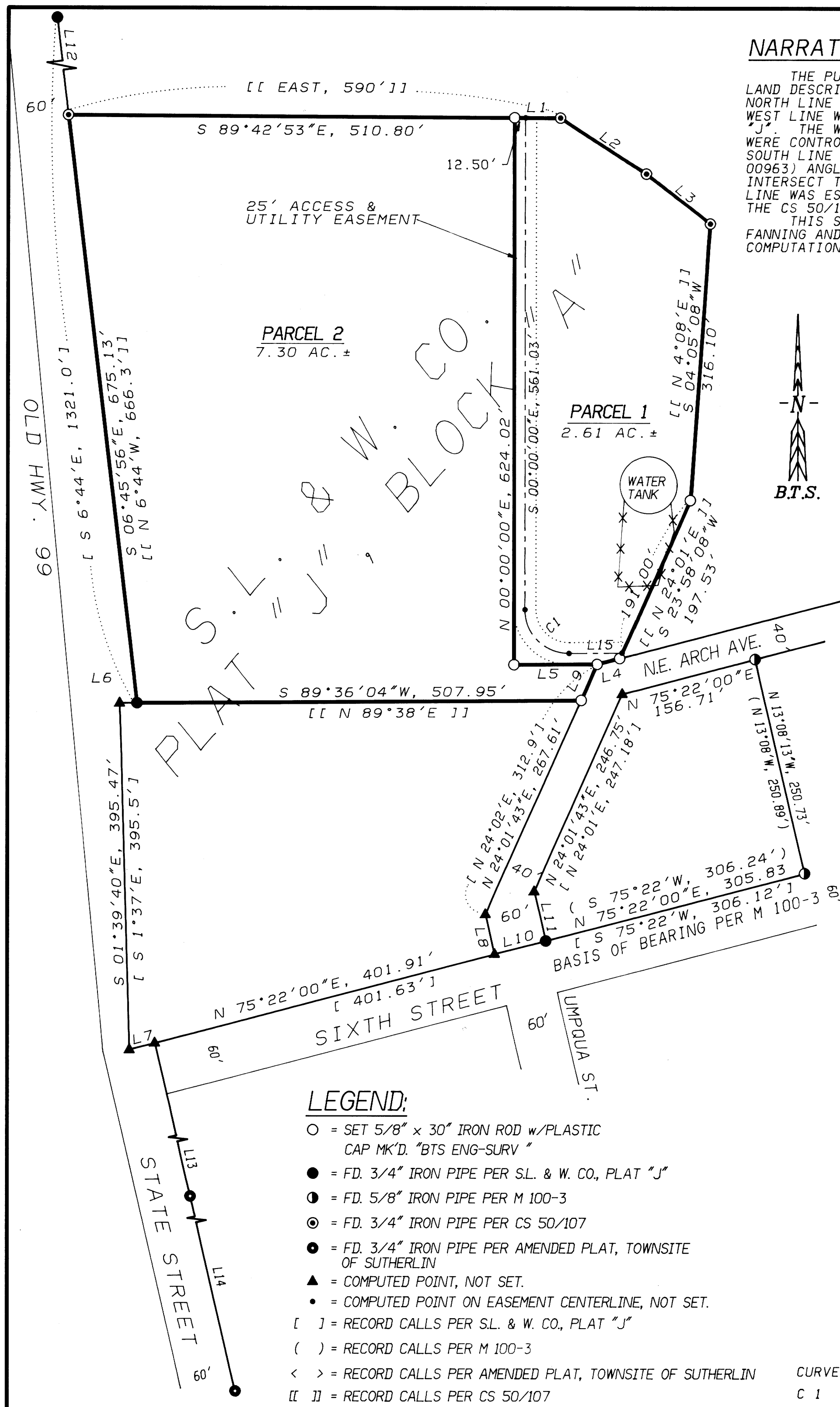


1996 - 9661

1996 - 0068



NARRATIVE:

THE PURPOSE OF THE SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 79-00963 INTO 2 PARCELS OF LAND. THE NORTH LINE WAS CONTROLLED BY MONUMENTS FOUND PER CS 50/107. THE WEST LINE WAS CONTROLLED BY MONUMENTS FOUND PER S.L. & W. CO., PLAT "J". THE WESTERLY AND NORTHERLY RIGHT OF WAY LINE OF NE ARCH AVE WERE CONTROLLED BY MONUMENTS FOUND PER PLAT "J" AND M 100-3. THE SOUTH LINE WAS ESTABLISHED BY HOLDING THE DEED (INST. NO. 79-00963) ANGLE AT THE SW CORNER AND EXTENDING THE LINE EASTERLY TO INTERSECT THE WESTERLY RIGHT OF WAY OF NE ARCH AVE. THE EAST LINE WAS ESTABLISHED BY HOLDING DEED ANGLES AND DISTANCES FROM THE CS 50/107 MONUMENTS AT THE NE CORNER.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, AARON FANNING AND KEN MACK USING A SOKKIA SET 2BII TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

TAX COLLECTOR CERTIFICATE:

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

Anne E. Schroeder 8/29/96
DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING AND UTILITIES:

ZONE: HR-1 (LOW DENSITY HILLSIDE RESIDENTIAL)
COMP. PLAN: RESIDENTIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

APPROVALS:

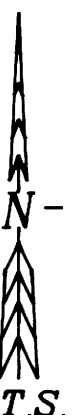
CITY OF SUTHERLIN
[Signature] DATE

DOUGLAS COUNTY
Larry E. Mann AUG. 29, 1996
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
96-18405 11:48 A.M.

FILED THIS 29th DAY OF AUGUST 1996, BY

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK *[Signature]*

LINE	BEARING	DISTANCE
L 1	S 89°42'53"E	52.37'
L 2	S 57°02'21"E	116.89'
	[[S 57°E	117.00']]
L 3	S 52°02'52"E	92.65'
	[[S 52°E	93.10']]
L 4	S 75°22'00"W	26.65'
L 5	S 89°36'04"W	94.96'
	[S 89°40'W]	
L 6	S 89°37'16"W	19.80'
L 7	N 75°22'00"E	30.01'
L 8	N 13°08'00"W	46.66'
	[46.30']	
L 9	N 24°01'43"E	44.88'
L 10	N 75°22'00"E	60.00'
L 11	N 13°08'00"W	58.00'
	[57.76']	
L 12	N 06°44'07"W	649.12'
L 13	N 13°05'38"W	291.03'
	< N 12°56'W	291.00' >
L 14	N 13°05'38"W	179.42'
	< N 12°56'W	180.00' >
L 15	N 89°36'04"E	60.55'



LAND PARTITION
BLOCK "A", S. L. & W. CO., PLAT "J"
NE 1/4, SECTION 17, T25S, R5W, W.M.
CITY OF SUTHERLIN
DOUGLAS COUNTY, OREGON
SCALE: 1" = 100' JULY, 1996

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

SURVEYED FOR:
CITY OF SUTHERLIN
126 EAST CENTRAL
SUTHERLIN, OREGON 97479

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CITY OF SUTHERLIN, A MUNICIPAL CORPORATION, IS THE OWNER OF 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 AS SHOWN ON THE FACE OF THIS PARTITION PLAT AND HAS CAUSED THE 25' ACCESS AND UTILITY EASEMENT TO BE CREATED.

[Signature]
DON MOORE, CITY MANAGER, PRO TEM

ACKNOWLEDGMENT:

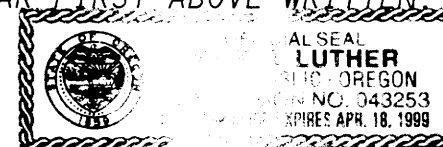
STATE OF OREGON)
COUNTY OF DOUGLAS) SS

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

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29th DAY OF AUGUST, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRUCE LONG, CITY MANAGER OF THE CITY OF SUTHERLIN, A MUNICIPAL CORPORATION, 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.

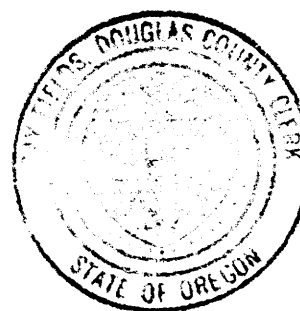
[Signature]
NOTARY PUBLIC, STATE OF OREGON



SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED A PARCEL OF LAND LOCATED IN SUB LOT A, BLOCK A OF SUTHERLIN LAND & WATER CO., PLAT "J", A SUBDIVISION RECORDED IN VOLUME 3, PAGE 39 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON AND BEING THAT PARCEL OF LAND DESCRIBED IN A DEED TO THE CITY OF SUTHERLIN AS RECORDED IN INST. NO. 79-00963 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE ON THE WEST LINE OF SAID SUB LOT A FROM WHICH A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF SAID PLAT "J" BEARS N.6°45'56"W., 649.12 FEET; THENCE S.6°45'56"E. ALONG SAID WEST LINE, 675.13 FEET TO A 3/4" IRON PIPE; THENCE N. 89°36'04"E., 507.95 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF NE ARCH AVENUE; THENCE N.24°01'43"E. ALONG SAID WESTERLY RIGHT OF WAY LINE, 44.88 FEET TO A 5/8" IRON ROD; THENCE N.75°22'00"E. ALONG THE NORTHERLY RIGHT OF WAY LINE OF NE ARCH AVENUE, 26.65 FEET TO A 5/8" IRON ROD; THENCE N.23°58'08"E., 197.53 FEET TO A 5/8" IRON ROD; THENCE N.4°05'08"E., 316.10 FEET TO A 3/4" IRON PIPE; THENCE N. 52°02'52"W., 92.65 FEET TO A 3/4" IRON PIPE; THENCE N. 57°02'21"W., 116.89 FEET TO A 3/4" IRON PIPE; THENCE N.89°42'53"W., 563.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.91 ACRES, MORE OR LESS.



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

96 AUG 29 AM 11:48

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *[Signature]*

Kristian O. Degroot
KRISTIAN O. DEGROOT, P.L.S. 1941

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1988
KRISTIAN O. DEGROOT
1941

LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FD. 3/4" IRON PIPE PER S.L. & W. CO., PLAT "J"
- ⊙ = FD. 5/8" IRON PIPE PER M 100-3
- ⊙ = FD. 3/4" IRON PIPE PER CS 50/107
- = FD. 3/4" IRON PIPE PER AMENDED PLAT, TOWNSITE OF SUTHERLIN
- ▲ = COMPUTED POINT, NOT SET.
- = COMPUTED POINT ON EASEMENT CENTERLINE, NOT SET.
- [] = RECORD CALLS PER S.L. & W. CO., PLAT "J"
- () = RECORD CALLS PER M 100-3
- < > = RECORD CALLS PER AMENDED PLAT, TOWNSITE OF SUTHERLIN
- [[]] = RECORD CALLS PER CS 50/107

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	90°23'55"	50.00'	78.89'	50.35'	70.96'	S 45°11'58"E

EXPIRES 12/31/97 96-18405