

1996 - 0095

**SURVEYOR'S CERTIFICATE**

I, DAVID A. EDWARDS, BEING DULY SWORN, DEPOSE AND SAY 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:

A TRACT OF LAND LYING IN SECTION 13, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4 INCH DIAMETER IRON PIPE MONUMENTING THE SOUTHEAST CORNER OF LOT 9, BLOCK 6, PLAT "M" SUTHERLIN LAND AND WATER COMPANY AS RECORDED IN VOLUME 4, PAGE 67 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, SAID CORNER BEING ALSO THE INITIAL POINT; THENCE NORTH 88°38'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 361.08 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CHURCH ROAD; THENCE NORTH 0°25'08" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 25.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 71-01794, DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE SOUTH 88°38'00" EAST 140.06 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 1°31'08" EAST 201.09 FEET TO A 1/2" DIAMETER IRON PIPE MONUMENTING THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 89°38'52" WEST 143.91 FEET TO A 5/8 INCH DIAMETER IRON ROD MONUMENTING THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 0°25'08" EAST, ALONG SAID EAST RIGHT OF WAY LINE OF CHURCH ROAD, 214.94 FEET TO A 5/8 INCH DIAMETER IRON ROD MONUMENTING THE NORTHWEST CORNER OF THAT TRACT DESCRIBED AS PARCEL 1 IN INSTRUMENT NUMBER 88-16540, SAID DEED RECORDS; THENCE SOUTH 89°03'11" EAST 389.52 FEET TO A 5/8 INCH DIAMETER IRON ROD MONUMENTING THE NORTHEAST CORNER OF LAST SAID TRACT; THENCE SOUTH 1°46'19" WEST, ALONG THE EAST LINE OF LAST SAID TRACT AND THE EAST LINE OF THAT TRACT DESCRIBED AS PARCEL 1 IN INSTRUMENT NUMBER 89-09338, SAID DEED RECORDS, 439.54 FEET TO THE SOUTHEAST CORNER OF LAST SAID TRACT; THENCE NORTH 88°38'00" WEST 18.09 FEET TO THE INITIAL POINT.

*David A. Edwards*  
DAVID A. EDWARDS, P.L.S. 2339

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LANDS DESCRIBED IN INSTRUMENTS NUMBERED 89-09338 & 88-16540 INTO THREE PARCELS AS SHOWN. FOUND MONUMENTS PER M54-12, M41-75, P.P. 1993-37, DEED RECORD 8 & PLAT "M", SUTHERLIN LAND AND WATER CO. WERE HELD FOR CONTROL. THE SOUTH LINE OF LOTS 10 & 11 OF BLOCK 6, PER P.P. 1993-37 WAS USED FOR THE BASIS OF BEARINGS.

FIELD CREW: DAVID EDWARDS & BRANT MILLER  
EQUIPMENT: NIKON DTM A10LG TOTAL STATION  
COMPS. & PLAT: DAVID EDWARDS  
SURVEY DATE: APRIL-MAY, 1996.

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT DALE ROBERSON, TRUSTEE OF THE ROBERSON FAMILY TRUST, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS, TOGETHER WITH AN EASEMENT, AS SHOWN ON THIS PLAT.

*Dale Roberson - Trustee*  
DALE ROBERSON, TRUSTEE OF THE ROBERSON FAMILY TRUST

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6<sup>th</sup> DAY OF MAY, 1996, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DALE ROBERSON WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Peggy J. Drake*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 11-19-96



**ZONING AND UTILITIES**

ZONE: R-1  
COMP. PLAN: RMD  
WATER: PARCEL 1=WELL. PARCELS 2 & 3: SUTHERLIN  
SEWER: PARCEL 1=SUB-SURFACE. PARCELS 2 & 3: CITY OF  
PLANNING FILE: 96-060. SUTHERLIN

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

**APPROVALS**

*Keith L. Cubic* 9/3/96  
DOUGLAS CO. PLANNING DIRECTOR DATE

*Jerry E. Monahan* 9-3-96  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

*Anne E. Schroeder* 11-4-96  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5th DAY OF November, 1996, 8:26 O'CLOCK A. M.

*Gay Fields* by *Carol Engels, Deputy*  
DOUGLAS COUNTY CLERK

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 NOV -5 AM 8:26

GAY FIELDS  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Engels*  
DEPUTY

96-22996 FEE PP



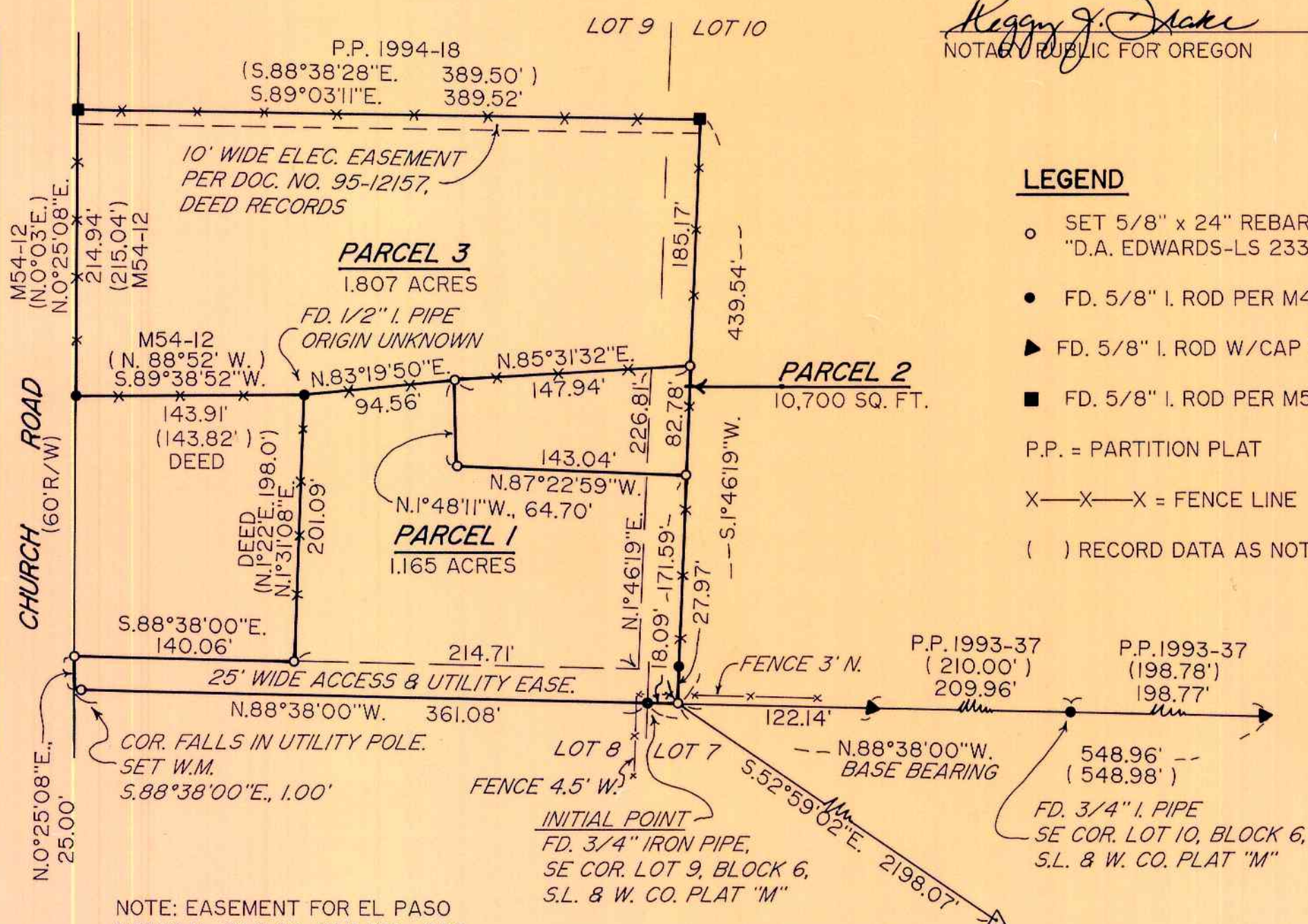
**AFFIDAVIT OF CORRECTION  
RECORDED NOV. 26, 1996  
BOOK 1443 PAGE 631  
C.S. FILE 65/3-13**

**LEGEND**

- SET 5/8" x 24" REBAR W/CAP MKD. "D.A. EDWARDS-LS 2339"
- FD. 5/8" I. ROD PER M41-75 UNLESS NOTED OTHERWISE.
- ▶ FD. 5/8" I. ROD W/CAP PER P.P. 1993-37.
- FD. 5/8" I. ROD PER M54-12.
- P.P. = PARTITION PLAT W.M. = WITNESS MONUMENT
- X—X—X = FENCE LINE
- ( ) RECORD DATA AS NOTED.

W.M. = WITNESS MONUMENT

SCALE: 1" = 100' EAST-WEST LINES 1" = 84'  
NORTH-SOUTH LINES 1" = 100'



NOTE: EASEMENT FOR EL PASO NATURAL GAS CO. PER VOL. 320, RECORDER'S NO. 318305, DEED RECORDS, GIVES NO SPECIFIC LOCATION.

FD. D.C.S. BRASS DISC. STATION "SCHUDEISKE"

**LAND PARTITION**

IN LOTS 9 & 10, BLOCK 6, OF PLAT "M" OF SUTHERLIN LAND & WATER CO. & IN THE SW 1/4 OF SECTION 13, T. 25 S., R. 6 W., W.M. IN DOUGLAS COUNTY, OREGON.

MAY 3, 1996

SURVEYED FOR: DALE & BETTY ROBERSON  
367 CHURCH ROAD  
SUTHERLIN, OREGON 97479

SURVEYED BY:  
DAVID EDWARDS LAND SURVEYING  
P.O. BOX 41  
OAKLAND, OREGON 97462  
PHONE: (541) 459-0512

1996 - 9661

