

8010 - 0108  
1997 - 0108

# LAND PARTITION PLAT

LOCATED IN LOT 8, BLOCK 1, PLAT "A", S.L. & W.CO.,  
IN THE NE1/4, SECTION 16, T25S, R5W1M,  
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON.

APRIL 3, 1997

## PARTITIONER:

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION SOLE, ORGANIZED UNDER THE LAWS OF THE STATE OF UTAH.

## DECLARATION:

KNOW ALL MEN THAT RONALD L. LOVELAND IS THE AGENT EMPOWERED FOR THE NORTH AMERICA NORTHWEST AREA OF THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORPORATION SOLE, ORGANIZED UNDER THE LAWS OF THE STATE OF UTAH, AND DOES HEREBY LAYOUT AND PARTITION THE SAME AS SHOWN ON THE MAP AND DOES DEDICATE THE EASEMENTS AS SHOWN.

*Ronald L. Loveland*  
RONALD L. LOVELAND

## NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE PARTITION PLAT APPROVED BY THE CITY OF SUTHERLIN PLANNING COMMISSION IN MAY OF 1996. THE BASIS OF BEARINGS WAS THE FOUND MONUMENTS ON THE WEST LINE OF THE SUBJECT PARCEL (SEE SURVEY MAP M85-53); THE TYPE OF BEARING WAS NOT NOTED ON THIS MAP. THE MONUMENT SET ON THE LINE BETWEEN THE TWO PARCELS IS LOCATED ON A LINE CONNECTING FOUND MONUMENTS ON THE SOUTH LINE OF 4TH ST., AND THE POSITION WAS CONTROLLED BY THESE FOUND MONUMENTS. THE MONUMENT SET ON ST. JOHN WAS CONTROLLED BY THE RECORD BEARING AND DISTANCE FROM MAP M85-53 OF N89°20'23"E 155.14' FROM THE FOUND MONUMENT WEST OF THE THE MONUMENT SET ON 4TH STREET.

## SURVEYOR'S CERTIFICATE:

I, J. GREGORY SOLARZ, A REGISTERED PROFESSIONAL LAND SURVEYOR BEING DULY SWORN, DESPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS AS REPRESENTED, AND HAVE INDICATED THE DIMENSIONS AND KIND OF MONUMENTS AND THEIR LOCATION IN ACCORDANCE WITH ORS 92.060(1), AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT.

BEGINNING AT AN IRON ROD WHICH MARKS THE SOUTHEAST CORNER OF THE PLAT OF VAN DE HEY ADDITION, CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON; THENCE NORTH 00°02'02" WEST ALONG THE EAST LINE OF THE VAN DE HEY PLAT FOR A DISTANCE OF 59.70 FEET TO AN IRON ROD; THENCE NORTH FOR A DISTANCE OF 400.31 FEET TO AN IRON ROD; THENCE LEAVING THE VAN DE HEY PLAT, NORTH 75°31'01" EAST FOR A DISTANCE OF 188.21 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF THE PLAT OF ST. JOHN'S SUBDIVISION IN THE SAID CITY OF SUTHERLIN; THENCE SOUTH 00°00'17" WEST FOR A DISTANCE OF 456.07 FEET TO AN IRON ROD; THENCE SOUTH 00°12'17" WEST FOR A DISTANCE OF 88.51 FEET TO AN IRON ROD; THENCE NORTH 89°20'23" EAST FOR A DISTANCE OF 155.14 FEET TO AN IRON ROD ON THE WEST LINE OF ST. JOHN STREET; THENCE SOUTH 00°02'25" WEST ALONG THE WEST LINE OF ST. JOHN STREET FOR A DISTANCE OF 319.04 FEET; THENCE LEAVING THE WEST LINE OF ST. JOHN STREET, SOUTH 76°11'50"W FOR A DISTANCE OF 10.32' TO AN IRON ROD; THENCE SOUTH 76°33'29" WEST FOR A DISTANCE OF 114.61 FEET TO AN IRON ROD; THENCE SOUTH 69°24'15" WEST FOR A DISTANCE OF 111.55 FEET; THENCE NORTH 00°13'19" EAST FOR A DISTANCE OF 20.00 FEET TO AN IRON ROD; THENCE SOUTH 55°22'04" WEST FOR A DISTANCE OF 135.15 FEET TO AN IRON ROD; THENCE NORTH 00°04'17" EAST FOR A DISTANCE OF 174.36 FEET TO AN IRON ROD; THENCE NORTH 00°02'02" WEST FOR A DISTANCE OF 305.55 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF LOT 8, BLOCK 1, PLAT "A", S.L. & W. CO. IN THE CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON, AND CONTAINING 5.01 ACRES, MORE OR LESS.

## ACKNOWLEDGEMENT:

STATE OF IDAHO  
COUNTY OF ADA S.S.

ON THIS 23 DAY OF July, 1997, THERE PERSONALLY APPEARED BEFORE ME RONALD L. LOVELAND, PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THIS INSTRUMENT AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



*Richard L. Loveland*  
NOTARY PUBLIC FOR THE  
STATE OF IDAHO  
March 27, 2001  
MY COMMISSION EXPIRES.

FOR DEED RESTRICTIONS TO PARCEL 1, SEE DOUGLAS COUNTY DEED RECORDS. Book 1499 page 777.

## APPROVALS:

*Richard Schwartz* 8/25/97  
RICHARD SCHWARTZ, CITY OF SUTHERLIN  
COMMUNITY DEVELOPMENT SPECIALIST DATE

*Ed M...* 10-17-97  
ROMANSO WARE, DOUGLAS COUNTY SURVEYOR DATE

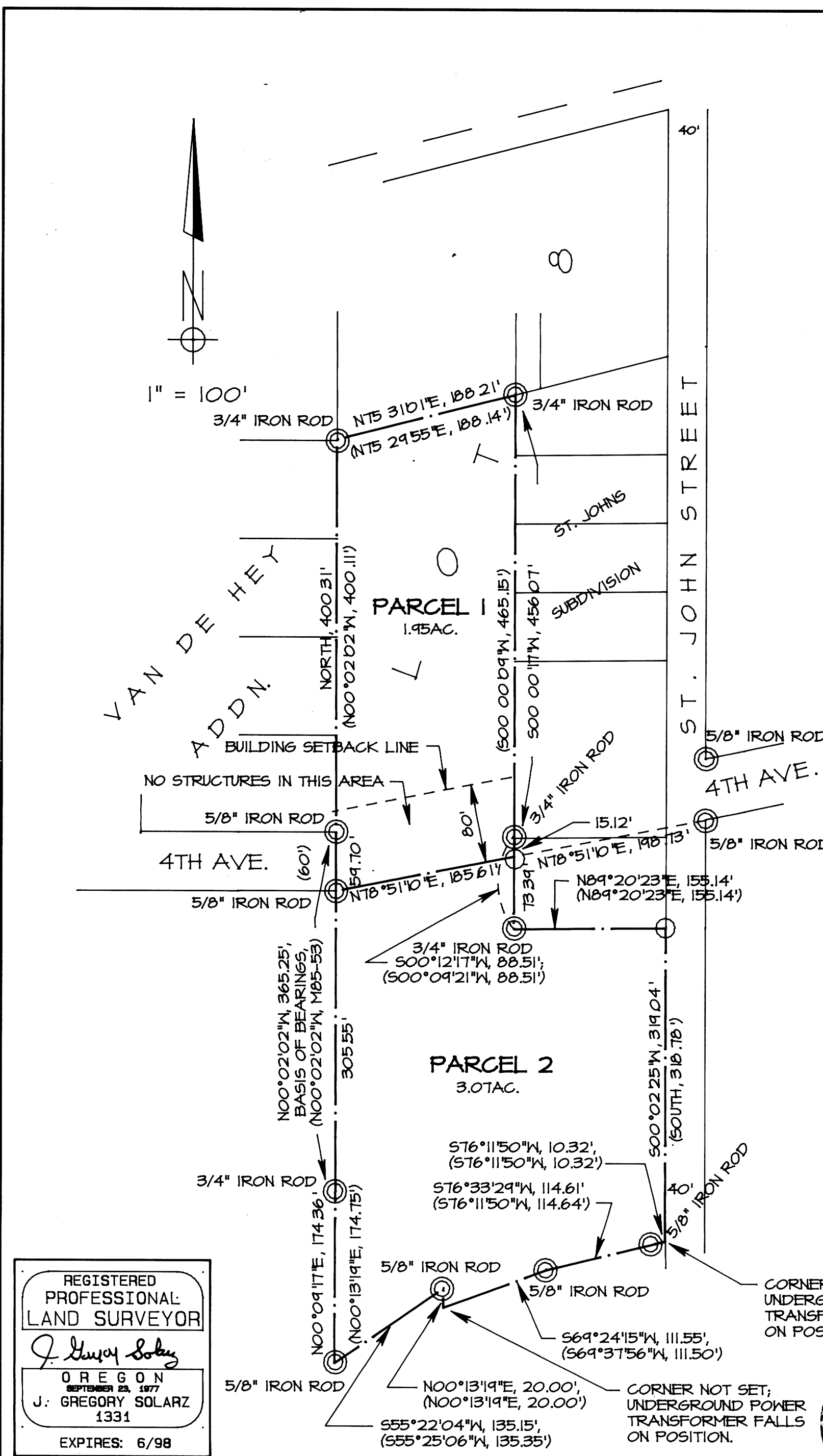
I CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS, OR OTHER CHARGES REQUIRED BY LAW, HAVE BEEN PAID.

*Anne E. Schroeder* 10-17-97  
DOUGLAS COUNTY TAX COLLECTOR DATE

## LEGEND

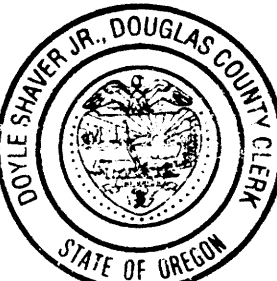
- ⊙ FOUND MONUMENT AS NOTED; SEE COUNTY SURVEY M85-53.
- SET 5/8" X 30" IRON ROD WITH CAP 'LS 1331'.
- ( ) DIMENSIONS IN PARENTHESIS ARE FROM COUNTY SURVEY M85-53.

KE1463A



REGISTERED PROFESSIONAL LAND SURVEYOR  
*J. Gregory Solarz*  
OREGON  
SEPTEMBER 23, 1977  
J. GREGORY SOLARZ  
1331  
EXPIRES: 6/98

KE KOOS ENGINEERING  
2524 BROADWAY  
NORTH BEND, OREGON 97459  
(541) 756-4419



STATE OF OREGON | SS  
COUNTY OF DOUGLAS |  
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
97 OCT 17 AM 9:38  
DOYLE SHAVER JR.  
BOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Paul Engel*  
97-21219 DEPUTY  
DOUGLAS COUNTY CLERK

FILED THIS 17th DAY OF October, 1997, at 9:38 AM  
DOUGLAS COUNTY CLERK *Doyle Shaver Jr.*  
*Paul Engel, Deputy*

97-21219

1997 - 0108