

LAND PARTITION

OF A PORTION OF LOT 5, BLOCK 1, PLAT "A" SUTHERLIN LAND AND WATER COMPANY

IN THE SOUTHWEST 1/4 OF SECTION 16, T. 25 S., R. 5 W., W.M.

CITY OF SUTHERLIN, OREGON - DECEMBER 1999

DESCRIPTION:

PARCEL 1:

BEGINNING AT A POINT MARKED WITH A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING N 13°24'00"W, 65.00 FEET FROM THE INITIAL POINT AND BEING ON THE EAST LINE OF SHERWOOD STREET; THENCE, N 13°24'00"W, 70.49 FEET CONTINUING ALONG SAID EAST LINE OF SHERWOOD STREET TO A POINT MARKED WITH A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE LEAVING SAID EAST LINE N 77°04'00"E 115.45 FEET TO A POINT MARKED WITH A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, S 13°24'00"E, 70.49 FEET TO A POINT MARKED WITH A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, S 77°04'00"W, 115.45 FEET TO THE EAST LINE OF SHERWOOD STREET AND THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE INITIAL POINT BEING A 3/4" IRON ROD; THENCE, N 13°24'00"W, 65.00 FEET ALONG THE EAST LINE OF SHERWOOD STREET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, LEAVING SAID EAST LINE N 77°04'00"E, 115.45 FEET TO A POINT MARKED WITH A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, S 13°24'00"E, 65.00 FEET TO A POINT ON THE NORTH LINE OF CENTRAL AVE.; THENCE, S 77°04'00"W, 115.45 FEET TO THE POINT OF BEGINNING.

LEGEND:

- FOUND 5/8" I. ROD W/ YELLOW PLASTIC CAP "IE ENG." OR AS NOTED
 - SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
 - ▲ COMPUTED POINT, NOTHING FOUND OR SET
- R1 RECORD PER SHERWOOD ADDITION, VOL. 11, PG.18
 R2 RECORD PER M128-21
 R3 RECORD PER M110-1
 R4 RECORD PER CENTRAL PARK SUBDIVISION, VOL. 18, PG. 24 A & B
- MEASURED IS EQUAL TO DEED UNLESS SHOWN OTHERWISE

ACKNOWLEDGEMENTS:

STATE OF OREGON }
COUNTY OF DOUGLAS }

THERE PERSONALLY APPEARED BEFORE ME SIMON AND MARCELLA MONBARON WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

21ST DAY OF Dec., 1999.

Susan P. Johnson
NOTARY PUBLIC FOR OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY AND MONUMENT THE CORNERS OF THAT LAND DESCRIBED IN INSTRUMENT #99-25242, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS, AND THEN PARTITION THE LAND INTO PARCELS AS DIRECTED BY THE LAND OWNER AND AS APPROVED BY THE CITY OF SUTHERLIN PLANNING COMMISSION, APPROVAL PAR 99-07-221. THE SURVEY CONDUCTED TIED THE FOUND MONUMENTS SHOWN, THE MONUMENTS AT "A" AND "B" BEING ACCEPTED AS THE EAST LINE OF SHERWOOD STREET AS ESTABLISHED IN SHERWOOD ADDITION, VOLUME 11, PAGE 18, DOUGLAS COUNTY, OREGON, PLAT RECORDS AND WAS HELD AS THE BASIS OF BEARING FOR THIS SURVEY. THE BOUNDARY OF THE LAND WAS THEN ESTABLISHED AS DESCRIBED IN SAID INSTRUMENT BEGINNING AT POINT "A". THE CORNERS AS COMPUTED PER THE DEED FALL VERY CLOSE TO THE CORNERS OF RECORD SURVEYS THAT ARE SHOWN AND REFERENCED ON THE FACE OF THE PLAT.

FIELD CREW: C. SWEEDEN & E. WILDS
EQUIPMENT USED: NIKON DTM-430 W/ SUPPORT
MAPPING: C. SWEEDEN

SURVEYORS CERTIFICATE:

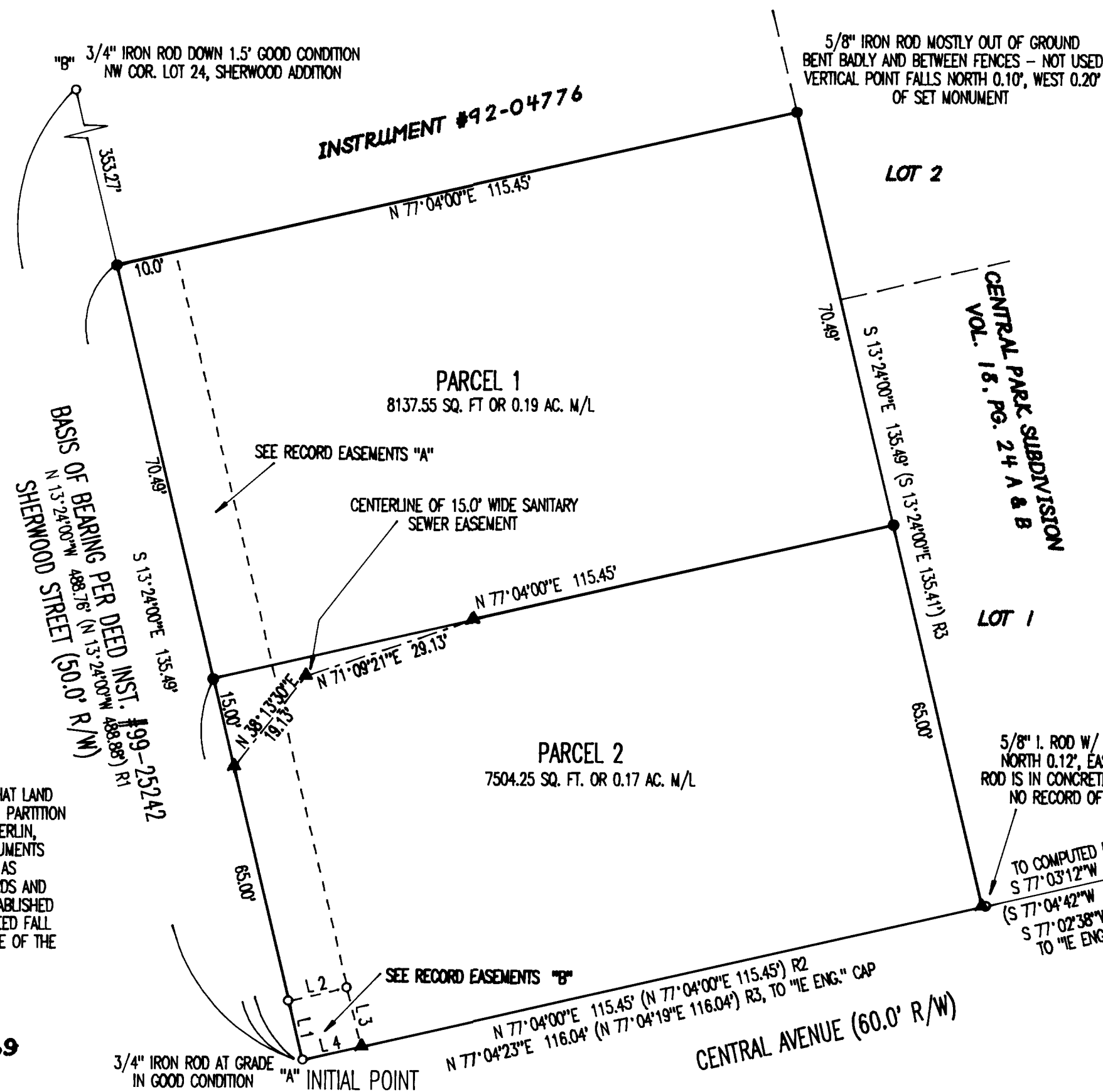
I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT THE INITIAL POINT IS A 3/4" IRON ROD BEING THE SOUTHEAST CORNER OF SHERWOOD ADDITION, VOL. 11 PAGE 18 AND THE SOUTHWEST CORNER OF PARCEL 2.

Carl A. Sweeden
CARL A. SWEEDEN PLS 2752

EASEMENTS OF RECORD:

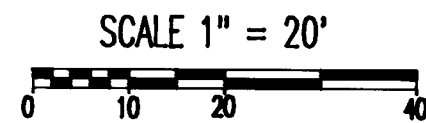
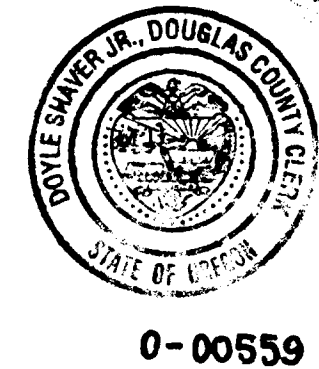
"A" - 10.0 FOOT WIDE UNDERGROUND UTILITIES EASEMENT PER INSTRUMENT #82-10871
 "B" - 10.0 FOOT X 10.0 FOOT TELECOMMUNICATIONS EASEMENT PER INSTRUMENT #97-16707

LINE	BEARING	DISTANCE
1	N 13°23'40"W	9.99'
2	N 76°51'05"E	9.94'
3	S 13°44'00"E	10.03'
4	S 77°04'00"W	10.00'



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

JAN 11 PM 12:16
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carl Engel
DEPUTY
FEE 28



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT SIMON AND MARCELLA MONBARON DO HEREBY DECLARE THAT THEY ARE THE OWNERS AND DO CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE PLANNING APPROVAL PAR 99-07-221, CITY OF SUTHERLIN, PLANNING DEPARTMENT AND DO CREATE THE 15.0' PRIVATE EASEMENT FOR SANITARY SEWER AS SHOWN FOR THE BENEFIT OF PARCEL 1.

Simon Monbaron
SIMON MONBARON
Marcella Monbaron
MARCELLA MONBARON

APPROVALS:

Jan Hunter 12/22/99
DIRECTOR, CITY OF SUTHERLIN PLANNING COMMISSION DATE

Ed M... 1-11-2000
DOUGLAS COUNTY SURVEYOR Deputy DATE

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

Ron Northcraft 1/11/2000
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11 DAY OF January, 1999 at 12:16pm

Doyle Shaver Jr. 1-11-2000
COUNTY CLERK DATE
by Carl Engel, Deputy

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Carl A. Sweeden
OREGON
JANUARY 16, 1996
CARL A. SWEEDEN
2752
EXPIRES 6-30-00

OWNER / PARTITIONER:

SIMON AND MARCELLA MONBARON
P.O. BOX 1400
SUTHERLIN, OREGON 97479



Sweeden
Land Surveying
Carl A. Sweeden
P.L.S.

5211 Cole Road
Oakland, Ore. 97482
Tel. 541-458-8523