LAND PARTITION

LOCATED in Block A, S.L. & W. CO. PLAT "J" and the SE 1/4 of Sec. 17, T. 25 S., R.5W.,W.M.
in the City of Sutherlin, in Douglas County, Oregon.

May 10, 2000

2000-0029

SURVEYED FOR: *CLAUDE AND CARMEN COX*
P.O. BOX 423
OAKLAND, OREGON

SURVEYED BY: *DAVID EDWARDS LAND SURVEYING*
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

David A. Edwards

EXPIRES 12/31/01

ZONING: HR-1 (LOW DENSITY HILLSIDE RESIDENTIAL)

COMP. PLAN: RESIDENTIAL

WATER: CITY OF SUTHERLIN

SEWER: CITY OF SUTHERLIN

STATE OF OREGON, } ss
COUNTY OF DOUGLAS }
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECEIVED
JUN -1 PM 3:18
COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY _____ DEPUTY
FEE $ 10

LEGEND

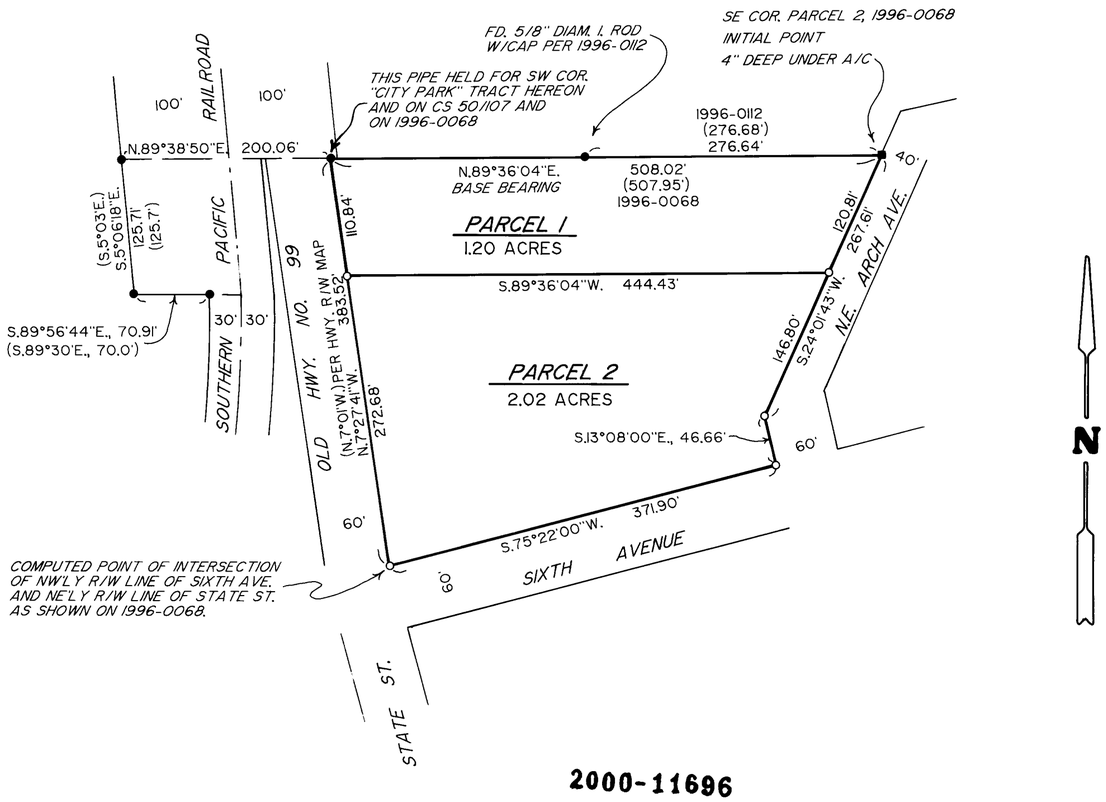
- ● INDICATES 3/4" DIAM. IRON PIPE FOUND PER S.L. & W. CO. PLAT "J" OR S.L. & W. CO. PLAT "J", BLOCK 3 UNLESS NOTED OTHERWISE.
- ■ INDICATES 5/8" DIAM. IRON ROD W/CAP FOUND PER 1996-0068.
- o INDICATES 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.

S.L. & W. CO. = SUTHERLIN LAND AND WATER COMPANY.

( ) DENOTES RECORD DATA PER S.L. & W. CO. PLAT "J", BLOCK 3 EXCEPT WHERE NOTED.

SCALE: 1" = 100'

BASIS OF BEARINGS: 1996-0068 AS SHOWN.



2000-11696

APPROVALS

Ed Moore DEPUTY 6-01-2000
DOUGLAS COUNTY SURVEYOR DATE

Treva Hunter, Planner, 5/30/2000
CITY OF SUTHERLIN DATE

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

James R. Krueger 6-1-2000
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1st DAY OF June, 2000 AT 3:18 O'CLOCK P. M.

DOYLE SHAVER JR. by Carol Engels, Deputy
DOUGLAS COUNTY CLERK

DOYLE SHAVER JR., DOUGLAS COUNTY CLERK, STATE OF OREGON

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CLAUDE W. COX AND CARMEN J. COX, TRUSTEES OF THE COX LOVING TRUST DATED FEBRUARY 29, 1996, ARE THE OWNERS OF THE LANDS REPRESENTED HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON.

Claude W Cox Trustee
CLAUDE W. COX, TRUSTEE

Carmen J. Cox Trustee
CARMEN J. COX, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

PERSONALLY APPEARED BEFORE ME ON THIS 1 DAY OF June, 2000, IN SAID STATE AND COUNTY, CLAUDE W. COX AND CARMEN J. COX, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AS TRUSTEES FOR THE COX LOVING TRUST DATED FEBRUARY 29, 1996.

L. Espero
NOTARY PUBLIC FOR OREGON

OFFICIAL SEAL
L ESPERO
NOTARY PUBLIC-OREGON
COMMISSION NO. : M020
MY COMMISSION EXPIRES JULY 2002

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

BEGINNING AT A 5/8 INCH DIAMETER IRON ROD MONUMENTING THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NUMBER 1996-0068 OF THE RECORDS OF DOUGLAS COUNTY, OREGON, SAID CORNER BEING ALSO THE INITIAL POINT; THENCE SOUTH 24°01'43" WEST, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF N.E. ARCH AVENUE, 267.61 FEET; THENCE SOUTH 13°08'00" EAST, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF N.E. ARCH AVENUE, 46.66 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SIXTH AVENUE; THENCE SOUTH 75°22'00" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 371.90 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY NUMBER 99; THENCE NORTH 7°27'41" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 383.52 FEET TO A 3/4 INCH DIAMETER IRON PIPE MONUMENTING THE SOUTHWEST CORNER OF SAID PARCEL 2 OF PARTITION PLAT NUMBER 1996-0068; THENCE NORTH 89°36'04" EAST 508.02 FEET TO THE INITIAL POINT.

THE DESCRIPTION ABOVE MORE PARTICULARLY DESCRIBES THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 96-04938, OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON. (PARCEL 2)

David A. Edwards
DAVID A. EDWARDS-P.L.S. 2339

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THAT TRACT OF LAND DESCRIBED AS PARCEL 2 IN DOC. NO. 96-04938, OFFICIAL RECORDS. THE DESCRIPTION IN SAID DEED WOULD INCLUDE LAND LYING WITHIN THE RIGHT OF WAYS OF OLD HIGHWAY 99, ARCH AVENUE AND SIXTH AVENUE. THE NORTH OF THE DESCRIBED TRACT CALLS FOR "THE SOUTH SIDE OF THE CITY PARK". THE SOUTH LINE OF THE CITY LAND WAS IDENTIFIED AND MONUMENTED ON SURVEY 1996-0068. THE STREET RIGHT OF WAYS OF ARCH AVENUE AND SIXTH AVENUE WERE ALSO IDENTIFIED ON SAID SURVEY. I HOLD THE POSITIONS SHOWN FOR SAID NORTH LINE AND RIGHT OF WAYS ON SURVEY 1996-0068. A CAREFUL REVIEW OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY MAP, (NOT THE SUTHERLIN STATION SHEET), REVEALED THAT SAID RIGHT OF WAY DOES NOT WIDEN TO 100' ON THE EASTERLY SIDE OF CENTER LINE UNTIL THE NORTH LINE OF THE COX LAND. THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY WAS DETERMINED BY HOLDING THE FOUND 3/4" DIAM. IRON PIPE AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND THE POINT OF INTERSECTION OF THE NW'LY RIGHT OF WAY LINE OF SIXTH AVENUE AND THE NE'LY RIGHT OF WAY LINE OF STATE STREET AS SHOWN ON SURVEY 1996-0068 AND AS SHOWN HEREON.

FIELD CREW: DAVID EDWARDS AND BRANT MILLER.

EQUIPMENT: NIKON DTM 430 TOTAL STATION.

COMPS. AND DRAFTING: DAVID EDWARDS.

2000-11696

2000-0029