

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BEN SHOUBLER AND PETE WUTHRICH, OWNERS OF S & W INVESTORS, 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-2000-03-09, CITY OF SUTHERLIN, PLANNING DEPARTMENT.

Ben Shoufler
BEN SHOUBLER

Pete Wuthrich
PETE WUTHRICH

LAND PARTITION PLAT

A PORTION OF LOT 13, BLOCK 2, PLAT "O", SUTHERLIN LAND & WATER CO. IN THE N.E. 1/4, SECTION 19, T 25 S, R 5 W, W.M.

MAY 2000 - APPROVAL #PAR 2000-3-9

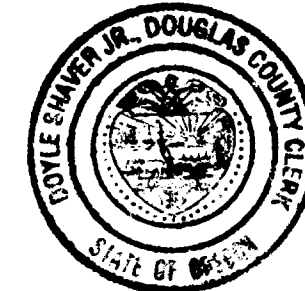
SURVEYORS CERTIFICATE:

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.

Carl A. Sweeden
CARL A. SWEEDEN PLS 2752



SCALE 1" = 100'
0 50 100 200



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

2000-06-09 11:08:28

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

By *Janice Burnett*
DEPUTY

APPROVALS:

Wendy Hunter 5/23/2000
DIRECTOR, CITY OF SUTHERLIN PLANNING COMMISSION DATE

Ed Monne 6-08-00
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

James K. Krueger 6-08-00
DOUGLAS COUNTY TAX COLLECTOR DATE

8:28 A.M. 2000-12191
FILED THIS 9TH DAY OF JUNE, 2000

Janice Burnett
DOYLE SHAVER JR., COUNTY CLERK
By DEPUTY DATE 6-9-00

STORM DRAIN/WATER: ROADSIDE DITCHES/CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
ELECTRICAL POWER: PACIFIC POWER
NATURAL GAS: WP NATURAL GAS
ZONING: M-1
COMP. PLAN: LIGHT INDUSTRIAL

LEGAL DESCRIPTION:

ALL THAT LAND AS DESCRIBED IN INSTRUMENT #93-07624, DOUGLAS COUNTY, OREGON W/ PARCELS DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING ON THE EAST LINE OF COUNTY ROAD #154, THENCE; N 20°39'18"E 148.35 FEET ALONG SAID EAST LINE TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752", THENCE; LEAVING SAID EAST LINE S 69°20'42"E 105.23 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752", THENCE; S 20°39'18"W 108.84 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" ON THE NORTH LINE OF DUKE ROAD, THENCE; N 89°55'26"W 112.40 FEET ALONG THE NORTH LINE OF DUKE ROAD TO THE POINT OF BEGINNING BEING S 20°39'18"W 534.23' FROM THE 2" I. PIPE INITIAL POINT OF HI-WAY HOMESITES SUBDIVISION.

PARCEL 2:

BEGINNING AT A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING ON THE EAST LINE OF COUNTY ROAD #154, THENCE; N 20°39'18"E 148.35 FEET ALONG SAID EAST LINE TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE TRUE POINT OF BEGINNING, THENCE; CONTINUING ALONG SAID EAST LINE N 20°39'18"E 135.09 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752", THENCE; LEAVING SAID EAST LINE N 89°56'53"E 461.50 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752", THENCE; S 0°00'00"W 266.38 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" ON THE NORTH LINE OF DUKE ROAD, THENCE; N 89°55'26"W 449.08 FEET ALONG THE NORTH LINE OF DUKE ROAD TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752", THENCE; LEAVING SAID NORTH LINE N 20°39'18"E 108.84 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752", THENCE; N 89°20'42"W 105.23 FEET TO THE POINT OF BEGINNING BEING S 20°39'18"W 385.88' FROM THE INITIAL POINT OF HI-WAY HOMESITES SUBDIVISION.

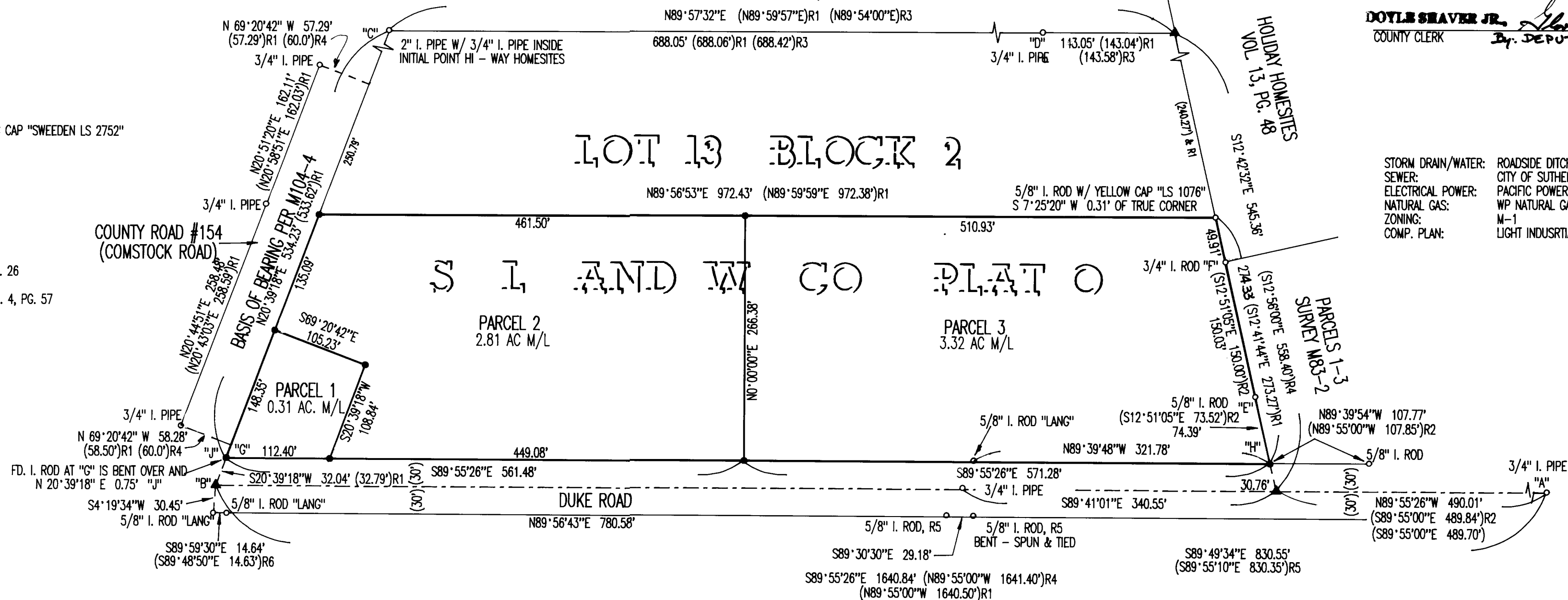
PARCEL 3:

BEGINNING AT A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING ON THE EAST LINE OF COUNTY ROAD #154, THENCE; N 20°39'18"E 283.44 FEET ALONG SAID EAST LINE TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752", THENCE; LEAVING SAID EAST LINE N 89°56'53"E 461.50 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE TRUE POINT OF BEGINNING, THENCE; CONTINUING N 89°56'53"E 510.93 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752", THENCE; S 12°42'32"E 274.35 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING ON THE NORTH LINE OF DUKE ROAD, THENCE; ALONG THE NORTH LINE OF DUKE ROAD N 89°55'26"W 571.28 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752", THENCE LEAVING SAID NORTH LINE N 0°00'00"E 266.38 FEET TO THE POINT OF BEGINNING BEING S 20°39'18"W 250.79 FEET AND N 89°56'53"E 461.50 FEET FROM THE INITIAL POINT OF HI-WAY HOMESITES SUBDIVISION.

HI WAY HOMESITES VOL. 7, PG. 26

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER DEED
- ()R1 RECORD PER M104-4
- ()R2 RECORD PER M83-2
- ()R3 RECORD PER HI WAY HOMESITES VOL. 7, PG. 26
- ()R4 RECORD PER PLAT "O", S. L. & W. CO., VOL. 4, PG. 57
- ()R5 RECORD PER M112-28
- ()R6 RECORD PER M122-24 A-C



NARRATIVE

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #93-07624, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND THEN TO PARTITION SAID LANDS ACCORDING TO THE CITY OF SUTHERLIN PLANNING COMMISSION APPROVAL #PAR-2000-3-9. THE LANDS DESCRIBED IN SAID INSTRUMENT WERE PREVIOUSLY SURVEYED IN MAY, 1987 AS SHOWN IN M 104-4. A SEARCH WAS MADE TO RECOVER THE CORNER MONUMENTS SET IN THAT SURVEY AS WELL AS OTHER MONUMENTS NECESSARY TO REESTABLISH THE BOUNDARY OF LOT 13, BLOCK 2, PLAT "O", SUTHERLIN LAND AND WATER COMPANY AND THE CENTER OF THE PLATTED ROADWAY BEING DUKE ROAD. THE SOUTH LINE OF HI - WAY HOMESITES SUBDIVISION, VOL. 7, PAGE 26, WAS HELD AS THE NORTH LINE OF LOT 13, BLOCK 2, PLAT "O", S. L. & W. CO. BY HOLDING THE 2" IRON PIPE "INITIAL POINT" AT "C" AND THE 3/4" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 25, HI - WAY HOMESITES BEING POINT "D" AND EXTENDING THIS LINE TO INTERSECT THAT LINE BEING HELD AS THE WEST LINE OF THOSE PARCELS CREATED IN M 83-2. THE WEST LINE OF M 83-2 WAS DETERMINED BY HOLDING THE FOUND 5/8" IRON ROD AT "E" AND THE 3/4" IRON ROD AT "F". THE MONUMENT AT POINT "F" DOES NOT MATCH THE RECORD PER M 83-2 BUT FALLS INTO POSITION VERY WELL AS CAN BE NOTED BY THE COMPARISON TO RECORD FROM BOTH M 104-4 AND M 83-2. THE SOUTH LINE OF LOT 13 WAS THEN DETERMINED BY HOLDING A LINE 30.0 FEET NORTH AND PARALLEL WITH THE CENTERLINE OF DUKE ROAD BEING POINTS "H" & "J". THE CENTERLINE WAS ESTABLISHED BY HOLDING THE 3/4" IRON PIPE FOUND AT "A" AND POINT "B" WHICH WAS COMPUTED USING RECORD DISTANCE INFORMATION FROM M 104-4 BEGINNING AT POINT "G" AND HOLDING THE BEARING OF THE LINE "C" - "G", WITH THE BOUNDARY OF LOT 13 SO ESTABLISHED THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #93-07624 WAS LAYED OUT PER THE DEED AND THE PARCELS POSITIONED ACCORDING TO THE DIRECTION OF THE PROPERTY OWNER.

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

2000-12191

ACKNOWLEDGEMENTS:

STATE OF OREGON }
COUNTY OF DOUGLAS }

THERE PERSONALLY APPEARED BEFORE ME BEN SHOUBLER AND PETE WUTHRICH 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.

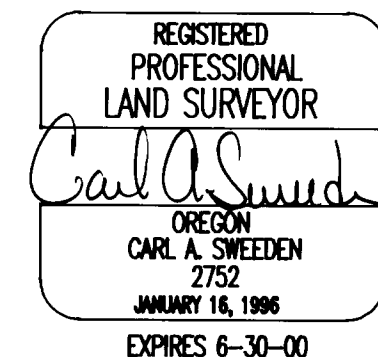
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

16th DAY OF May, 2000.

Carol Mulder
NOTARY PUBLIC FOR OREGON



2000-12191



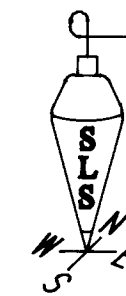
ASSESSORS MAP 25-05-19AC TAX LOT 2500

PARTITIONER/OWNERS:

S&W INVESTORS INC.
2288 CHI CHI LANE
SUTHERLIN, OREGON 97479

2000-12191

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



5211 Cole Road
Oakland, Ore. 97462
Tel. 541-459-9523

2000-0030

2000-0030