DOUGLAS COUNTY OFFICIAL RECORDS
DOYLE SHAVER JR, COUNTY CLERK
2002-030195
$0.00
00005850200200301950030034
12/04/2002 08:33:28 AM
PLAT-PAR Cnt=1 Stn=1

LAND PARTITION WITH A BOUNDARY LINE ADJUSTMENT

PART LOTS 9, 10, & 11 PLAT "G" SUTHERLIN LAND & WATER CO.
IN THE NORTH HALF OF SECTION 17, T25S, R5W, W.M.
DOUGLAS COUNTY, OREGON
PLANNING FILE NO.'S 02-087 & 02-M086

SURVEYORS CERTIFICATE:

I, DONALD E. WOLFORD, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PROPERTY DESCRIBED HEREON:
A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 17, TOWNSHIP 25 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" REBAR WITH CAP STAMPED "WOLFORD PLS 2602" ON THE WEST LINE OF PLAT "G" AS PLATTED AND RECORDED IN VOLUME 3, PAGE 6, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS, BEING NORTH 692.70 FEET FROM THE STONE MARKING THE SOUTHWEST CORNER OF SAID PLAT "G"; THENCE CONTINUING NORTH ALONG SAID WEST LINE 664.46 FEET TO A 5/8" REBAR WITH CAP STAMPED "BENTZ" MARKING THE NORTHWEST CORNER OF LOT 9 OF SAID PLAT "G"; THENCE SOUTH 89°56'44" EAST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 1465.82 FEET TO A 5/8" REBAR WITH CAP STAMPED "SWEEDEN LS 2752" ON THE WEST RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE SOUTH 09°50'22" WEST ALONG SAID WEST LINE 307.67 FEET TO A 5/8" REBAR WITH CAP STAMPED "WOLFORD PLS 2602"; THENCE NORTH 89°56'44" WEST 618.50 FEET TO A 5/8" REBAR WITH CAP STAMPED "WOLFORD PLS 2602"; THENCE SOUTH 21°14'20" WEST 273.63 FEET TO A 5/8" REBAR WITH CAP STAMPED "WOLFORD PLS 2602"; THENCE SOUTH 85°51'42" WEST 200.00 FEET TO A 5/8" REBAR WITH CAP STAMPED "WOLFORD PLS 2602"; THENCE SOUTH 79°36'07" WEST 504.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.11 ACRES MORE OR LESS.

Donald E. Wolford
DONALD E. WOLFORD PLS 2602

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION ADJUSTED UNIT 1 AS SHOWN ON COUNTY SURVEY M140-5A & B AND TO ADJUST THE LINE BETWEEN ADJUSTED UNIT 1 WITH ADJUSTED UNIT 2 AND BETWEEN ADJUSTED UNIT 1 AND ADJUSTED UNIT 3 OF SAID SURVEY. THE DESCRIPTIONS OF THE ADJUSTED UNITS PRIOR TO THIS PARTITION AND BOUNDARY LINE ADJUSTMENT ARE ON EXHIBIT "A" OF BOUNDARY LINE ADJUSTMENT DEED RECORDED 2002-09843 BOOK 1858 PAGE 565 DOUGLAS COUNTY OREGON DEED RECORDS. I HELD THE MONUMENTS THAT I HAD FOUND AND SET DURING THE COURSE OF SURVEYING FOR M140-5A&B. I SET THE MONUMENTS AS SHOWN FOR THE ADJUSTMENT OF THE LINES AND AT POSITIONS SEPARATING THE THREE PARCELS PER THE DIRECTION OF THE OWNER.

EQUIPMENT USED, NIKON DTM 350 TOTAL STATION.

LEGEND:

● = SET 5/8" X 30" REBAR WITH CAP "WOLFORD PLS 2602".
O = FOUND MONUMENT IDENTIFIED ON (R-1).
( ) = RECORD DATA.
AC M/L = ACRES MORE OR LESS.
ESMT = EASEMENT
—P— = AERIAL POWER LINE ESMT. 6

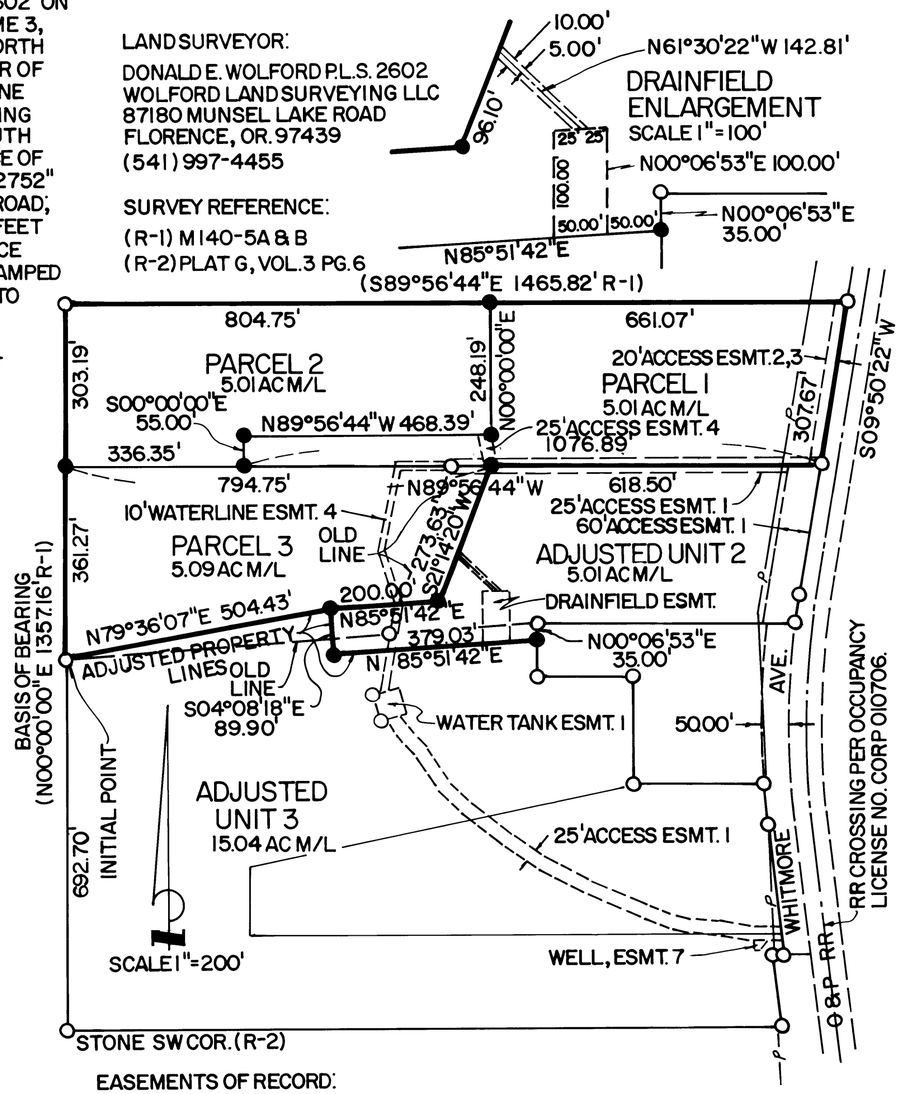
REGISTERED PROFESSIONAL LAND SURVEYOR
Donald E. Wolford
OREGON
JANUARY 19, 1993
DONALD E. WOLFORD
2602
PLS EXPIRES 6/30/2004

OWNER/PARTITIONER:
SOUTH VALLEY ENTERPRISES INC.
85898 LORANE HIGHWAY
EUGENE, OR. 97405

LAND SURVEYOR:
DONALD E. WOLFORD P.L.S. 2602
WOLFORD LAND SURVEYING LLC
87180 MUNSEL LAKE ROAD
FLORENCE, OR. 97439
(541) 997-4455

SURVEY REFERENCE:
(R-1) M140-5A & B
(R-2) PLAT G, VOL. 3 PG. 6

WATER - WELL
SEWER - SEPTIC
COMP. PLAN - COMMITTED-5 ACRE (RC5)
ZONING - RURAL RESIDENTIAL-5



EASEMENTS OF RECORD:

1. 2002-14184 BOOK 1872 PAGE 600 WATER TANK & ACCESS.
2. 79-20593 BOOK 741 PAGE 563 - 20' ACCESS.
3. 81-06315 BOOK 789 PAGE 332 - 20' ACCESS.
4. 2002-028106 WATERLINE & 25' ACCESS.
5. 74-16742 BOOK 560 PAGE 953-954 CABLE ESMT. AFFECTS PARCEL 1.
6. 347691 BOOK 340 PAGE 432-433 POWER.
7. 2002-028398 WELL EASEMENT TO SERVE PARCELS 1, 2 & 3.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT SOUTH VALLEY ENTERPRISES INC., AN OREGON CORPORATION IS THE OWNER OF THAT LAND DESCRIBED HERE ON AND THAT IT DOES CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH DOUGLAS COUNTY FILE 02-087, AND ACKNOWLEDGE THE CREATION BY SEPARATE DOCUMENTS THE EASEMENTS AS SHOWN HEREON.

SOUTH VALLEY ENTERPRISES INC.

BY: CHARLES JANZ, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF OREGON)
)SS
COUNTY OF LANE)

ON THIS 21ST DAY OF NOVEMBER 2002, PERSONALLY APPEARED THE ABOVE NAMED CHARLES JANZ, PRESIDENT OF SOUTH VALLEY ENTERPRISES INC. AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND SEAL THIS DAY AND YEAR LAST ABOVE WRITTEN.

Linda S. Wolford
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES APRIL 28, 2005
COMMISSION NUMBER 344390

APPROVALS:

Tony Ure — 12-2-02
DOUGLAS COUNTY SURVEYOR — DATE

Keith L. Cubic — 12/2/02
DIRECTOR PLANNING DEPT. — DATE

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

Sandra K. Correll — 12/3/02
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 4TH DAY OF DECEMBER, 2002 8:33 A. M
2002-030195

DOYLE SHAVER JR. — 12-4-02
DOUGLAS COUNTY CLERK — DATE

Gloria G. Bennett
BY: DEPUTY

DOYLE SHAVER JR. DOUGLAS COUNTY CLERK STATE OF OREGON

REVISED 11/20/2002
10/28/2002 JOB NO. 01130

2002-0055

2002-0055