



SURVEYOR'S CERTIFICATE:

I, JERRY LEE ESTABROOK, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS. THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A PORTION OF LOT 14, BLOCK 2 OF SUTHERLIN LAND & WATER CO. PLAT N, VOL. 3, PG. 35, DOUGLAS COUNTY SURVEY RECORDS, DOUGLAS COUNTY, OREGON. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD WHICH BEARS NORTH 84°18'48" EAST 693.37 FEET FROM THE MONUMENT ESTABLISHED FOR THE SOUTH 1/4 CORNER OF SECTION 16 PER RECORD COUNTY SURVEY M115-28; THENCE NORTH 00°39'02" EAST 742.44 FEET TO A 5/8" IRON ROD; THENCE SOUTH 62°38'00" WEST 302.29 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°47'33" WEST 581.08 FEET TO A 5/8" IRON ROD; THENCE SOUTH 84°23'02" EAST 3.03 FEET TO A 5/8" IRON ROD; THENCE SOUTH 85°13'54" EAST 265.97 FEET TO THE POINT OF BEGINNING. CONTAINING 4.06 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT UNIT OF LAND DESCRIBED IN DOUGLAS COUNTY DEED RECORDS INSTRUMENT NO. 93-13856, SAID UNIT OF LAND BEING A PORTION OF LOT 14, BLOCK 2 OF SUTHERLIN LAND & WATER CO. PLAT N, VOL. 3, PG. 35.
THE PROCEDURE WAS AS FOLLOWS:
WE MADE A DILIGENT SEARCH FOR RECORD MONUMENTATION WITH LITTLE SUCCESS. WE DID FIND RECORD MONUMENTATION TO THE WEST AND SOUTHWEST OF THE SUBJECT PROPERTY. USING THESE MONUMENTS WE CALCULATED THE WEST BOUNDARY OF SUBJECT PROPERTY PER RECORD SURVEY M115-28. HOWEVER THIS BOUNDARY DOES NOT AGREE WITH AN OLD FENCE LINE. SAID FENCE LINE WAS SHOWN AS THE BOUNDARY LINE IN RECORD SURVEY CS#43/113. WE THEREFORE HELD THE OLD FENCE LINE AS THE TRUE BOUNDARY LINE. THE EAST BOUNDARY LINE OF SUBJECT PROPERTY WAS CALCULATED PER DOUGLAS COUNTY DEED RECORD INSTRUMENT #66-10500. THIS BOUNDARY LINE DOES NOT AGREE WITH AN OLD FENCE LINE. THIS FENCE LINE IS ALSO SHOWN AS THE BOUNDARY LINE IN RECORD SURVEY CS#43/113. DO TO THE LACK OF MONUMENTATION AND THE AMBIGUITY BETWEEN THE RECORD DEEDS OF THE TWO UNITS OF LAND CONTAIN IN SAID LOT 14, WE HELD THE FENCE LINE AS THE TRUE BOUNDARY LINE. BECAUSE THE FENCE LINE IS EAST OF THE CALCULATED DEED LINE OUR CLIENT AND THE ADJACENT LAND OWNER PERFORMED A BOUNDARY LINE AGREEMENT ALONG THE OLD FENCE LINE. THE SOUTH BOUNDARY OF SUBJECT PROPERTY WAS CALCULATED FROM TIES TO THE CENTER LINE OF SOUTH SIDE COUNTY ROAD. THE NORTH BOUNDARY WAS ESTABLISHED AT RECORD PLAT DISTANCE FROM THE SOUTH BOUNDARY. WE THEN PARTITIONED THE SUBJECT PROPERTY AS DIRECTED BY OUR CLIENT.

NOTE:

PRIVATE SEWER LINE EASEMENT ACROSS PARCEL 1 TO BENEFIT PARCEL 2 INSTRUMENT # 2003-011967
PRIVATE SEWER LINE EASEMENT ACROSS PARCEL 1 TO BENEFIT PARCEL 3 INSTRUMENT # 2003-011969
JOINT ACCESS AND MAINTENANCE AGREEMENT INSTRUMENT # 2003-011966 AND #2003-011968
BOUNDARY LINE AGREEMENT INSTRUMENT # 2002-031531

ZONE: R-1
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

PLANNING DEPARTMENT FILE NO. PAR-2002-10-15

APPROVALS:

[Signature] 3-26-03
PLANNING COMMISSION CHAIRMAN DATE
CITY OF SUTHERLIN

[Signature] 5-1-03
DOUGLAS COUNTY SURVEYOR DATE



I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
[Signature] 5/5/03
DOUGLAS COUNTY TAX COLLECTOR DATE
2003-012057

FILED THIS 6th DAY OF MAY, 2003, 11:34 O'CLOCK AM/PM
BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK BY: [Signature] 5-6-03
DEPUTY DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE ESTATE OF DOUGLAS M. JOHNSON, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.
[Signature] 3-19-2003
ROGER JOHNSON, CLAIMING SUCCESSOR DATE
FOR THE ESTATE OF DOUGLAS M. JOHNSON
BY SPECIAL POWER OF ATTORNEY INST. #2003-011278, #2003-011279 AND #2003-011280

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF March, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROGER JOHNSON, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
NOTARY SIGNATURE
[Signature]
NOTARY NAME
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

2003-0036 B

2003-0036 B

REGISTERED PROFESSIONAL LAND SURVEYOR <u>[Signature]</u> OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703 EXPIRES: 12/31/2003	LAND PARTITION LYING IN THE SE 1/4 OF SEC. 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: ROGER JOHNSON P.O. BOX 737 SUTHERLIN, OR 97479	SURVEYED BY: i.e. ENGINEERING DWG. BY: MLJ 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: NO SCALE	DATE: DEC., 2002	PAGE: 2 OF 2