

**PARTITION PLAT
 BOUNDARY LINE ADJUSTMENT**
 LOCATED IN THE
SE 1/4 OF SECTION 19, T25S, R5W, W.M.
LOT 5, 6, 7 & 10 BLOCK 1, S.L. & W. CO. PLAT "E"
LOT 14, BLOCK 2, S.L. & W. CO. PLAT "O",
DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DOUGLAS COUNTY IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND BOUNDARY LINE ADJUSTMENT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES HAS CAUSED THE SAME TO BE SURVEYED, PARTITIONED AND ADJUSTED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

[Signature]
 NORMAN GERSHON, PRESIDENT
 DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD

APPROVALS:

[Signature] 12-15-04
 SUTHERLIN PLANNING COMMISSION CHAIRMAN DATE

[Signature] 12-21-04
 DOUGLAS COUNTY SURVEYOR Deputy DATE

2005-004199
 FILED THIS 14th DAY OF FEBRUARY 2004, 8:50 A.M.

BY **BARBARA E. NIELSEN**
 DOUGLAS COUNTY CLERK

[Signature]
 By: DEPUTY



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
[Signature]
 OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941
 RENEWAL DATE: 12-31-05

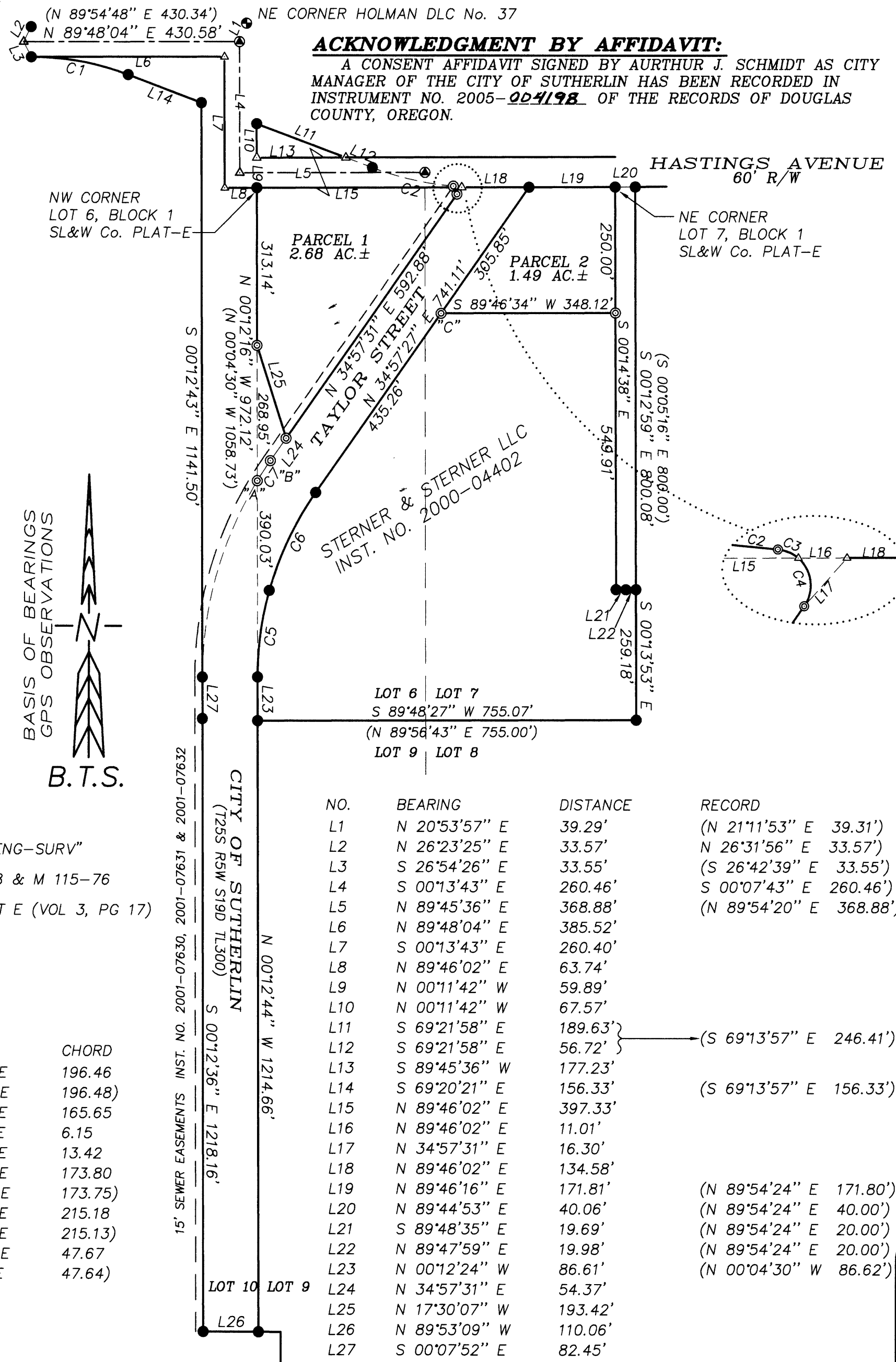
ZONING & UTILITIES:

ZONING: HEAVY INDUSTRIAL (M-2)
 COMP. PLAN: HEAVY INDUSTRIAL
 WATER: CITY OF SUTHERLIN
 SEWER: CITY OF SUTHERLIN
 PLANNING FILE NO. PAR-2003-12-22

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD BY LANG PER M 122-24, M 112-28 & M 115-76
- ⊙ = FOUND 1" IRON ROD OR AS NOTED PER S.L. & W. Co. PLAT E (VOL 3, PG 17)
- ⊙ = FOUND 1 1/2" IRON PIPE PER PLSS ID NO. 037010
- △ = COMPUTED POINT
- () = RECORD PER M 122-24 & 112-28

NO.	DELTA	RADIUS	ARC	CHORD BRG	CHORD
C1	20°50'45"	542.96	197.54	S 79°49'41" E	196.46
	(20°50'53"	542.96	197.57	S 79°39'24" E	196.48)
C2	15°47'25"	602.96	166.17	S 77°13'02" E	165.65
C3	35°49'06"	10.00	6.25	S 67°12'12" E	6.15
C4	84°15'09"	10.00	14.70	S 07°10'04" E	13.42
C5	15°42'05"	636.20	174.34	N 07°38'21" E	173.80
	(15°41'49"	636.20	174.30	N 07°46'23" E	173.75)
C6	19°28'22"	636.20	216.22	N 25°13'34" E	215.18
	(19°28'04"	636.20	216.17	N 25°21'20" E	215.13)
C7	03°39'40"	746.20	47.68	N 33°07'55" E	47.67
	(03°39'32"	746.20	47.65	N 33°15'28" E	47.64)



ACKNOWLEDGMENT BY AFFIDAVIT:

A CONSENT AFFIDAVIT SIGNED BY AURTHUR J. SCHMIDT AS CITY MANAGER OF THE CITY OF SUTHERLIN HAS BEEN RECORDED IN INSTRUMENT NO. 2005-004198 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6th DAY OF DECEMBER, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NORMAN GERSHON AS PRESIDENT OF THE DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature] A365155
 NOTARY PUBLIC, STATE OF OREGON

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING ARE TRUE AND CORRECT DESCRIPTIONS:

PARCEL 1:
 BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 6, BLOCK 1, SUTHERLIN LAND & WATER CO. PLAT "E"; THENCE N.89°46'02"E. ALONG THE SOUTH LINE OF HASTINGS AVENUE, 397.33 FEET TO A POINT; THENCE 14.70 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S.07°10'04"E., 13.42 FEET TO A 5/8" IRON ROD; THENCE S.34°57'31"W., 592.88 FEET TO A 5/8" IRON ROD; THENCE N.17°30'07"W., 193.42 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF SAID LOT 6; THENCE N.00°12'16"W. ALONG SAID WEST LINE, 313.14 FEET TO THE POINT OF BEGINNING. ALSO, BEGINNING AT A POINT ON THE NORTH LINE OF HASTINGS AVENUE FROM WHICH A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 6, BLOCK 1, SUTHERLIN LAND & WATER CO. PLAT "E BEARS S.00°11'42"E., 59.89 FEET; THENCE N.00°11'42"W., 67.57 FEET TO A 5/8" IRON ROD; THENCE S.69°21'58"E., 189.63 FEET TO A POINT ON SAID NORTH LINE; THENCE S.89°45'36"W., 177.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.68 ACRES, MORE OR LESS.

PARCEL 2:
 BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 7, BLOCK 1, SUTHERLIN LAND & WATER CO. PLAT "E"; THENCE S.00°14'38"E. ALONG THE EAST LINE OF SAID LOT 7, 250.00 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO STERNER & STERNER, LLC. AS RECORDED IN INSTRUMENT NO. 2000-04402 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S.89°46'34"W. ALONG THE NORTH LINE OF SAID INSTRUMENT NO. 2000-04402, 348.12 FEET TO A 5/8" IRON ROD; THENCE N.34°57'27"E., 305.85 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF HASTINGS AVENUE; THENCE N.89°46'16"E. ALONG SAID SOUTH LINE, 171.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.49 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE ABOVE DESCRIBED PARCEL OF LAND INTO 2 PARCELS AND TO ADJUST THE EAST LINE OF THE CITY OF SUTHERLIN PARCEL (TAX LOT 25-05-19D-00300) TO INCLUDE TAYLOR STREET AND DRAINAGE IMPROVEMENTS CROSSING TAYLOR STREET AS APPROVED UNDER SUTHERLIN PLANNING DEPARTMENT FILE NO. PAR-2003-12-22. THIS SURVEY WAS CONTROLLED BY THE M 112-28 AND M 122-24 MONUMENTS FOUND AS SHOWN ON THE FACE OF THE MAP AND BY INSTRUMENT NO. 2000-04402. M 122-24 MONUMENTS FOUND AT "A" AND "B" WERE DESTROYED BY UTILITY CONSTRUCTION AND REMONUMENTED IN THEIR ORIGINAL POSITION UNDER THIS SURVEY. A M 122-24 MONUMENT FOUND APPROXIMATELY 1.4 FEET NE OF MONUMENT "C" HAD BEEN DISTURBED AND DID NOT MATCH THE INSTRUMENT NO. 2000-04402 DEED RECORD AND WAS REMOVED. THE CITY OF SUTHERLIN WILL VACATE HASTINGS AVENUE BETWEEN THE EAST AND WEST LINES OF PARCEL 1 AND THEN ADJUST THE VACATED ROADWAY INTO PARCEL 1 WHEN THE HASTINGS-DUKE ROAD CONSTRUCTION IS COMPLETED.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, ADAM DEGROOT AND MICKEY CALVERT USING A NIKON DTM 531 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

TAX COLLECTORS CERTIFICATE:

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

[Signature] 2/11/05
 DOUGLAS COUNTY TAX COLLECTOR DATE

BTS ENGINEERING & SURVEYING, INC.
 431 S.E. MAIN ST., ROSEBURG, OR 97470
 PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 200'
 DATE: NOVEMBER 15, 2004

FOR: DOUGLAS COUNTY
 1036 SE DOUGLAS AVENUE
 ROSEBURG, OR 97470

JOB #: 02-081
 FILE: DOCO-081.DWG
 SHEET 1 OF 1

2005-0011

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