

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK  
 2008-015341  
 NO FEE  
 08/12/2008 11:09:07 AM  
 PLAT-PAR Cnt=1 Stn=3 MARRIAGECOUNTER  
 This is a no fee document

**SURVEYOR'S CERTIFICATE:**

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY 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:

BEING ALL OF THAT LAND AS DESCRIBED IN INSTRUMENT NUMBER 2007-26118, RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY.

**APPROVALS:**

*Carol M. Van Der Valk* 7/8/08  
 CITY ADMINISTRATOR DATE  
*Randy Smith* 7-9-08  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE  
 N/A  
 DOUGLAS COUNTY ASSESSOR DATE

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

*Jessica Hamilton* 8/8/08  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 12<sup>th</sup> DAY OF August, 2008, 11:09 O'CLOCK AM PM

BARBARA E. NIELSEN 8/12/08  
 DOUGLAS COUNTY CLERK Deputy DATE

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT SUTHERLIN DEVELOPMENT GROUP, LLC, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE REPLATED INTO THE PARCEL AS SHOWN.

*Tim Campbell* - member 5-7-08  
 TIM CAMPBELL DATE

**ACKNOWLEDGMENT:**

STATE OF Oregon }  
 COUNTY OF Lane } ss.

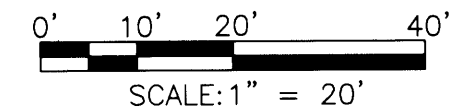
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7<sup>th</sup> DAY OF May, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TIM CAMPBELL AS A REGISTERED AGENT OF SUTHERLIN DEVELOPMENT GROUP, LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Suzanne J Kintzley*  
 NOTARY SIGNATURE

Suzanne J Kintzley  
 NOTARY NAME

NOTARY PUBLIC - Oregon  
 COMMISSION NO.: 389152  
 MY COMMISSION EXPIRES: Feb. 13, 2009

ZONE: GENERAL COMMERCIAL (CG)  
 COMP. PLAN: COMMERCIAL  
 WATER: WINSTON-DILLARD WATER DISTRICT  
 SEWER: CITY OF WINSTON



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCELS 1 AND 2 OF THE MINOR LAND PARTITION RECORDED IN BOOK 5, PAGE 72 OF THE DOUGLAS COUNTY PLAT RECORDS AND FILED AS DOUGLAS COUNTY SURVEY NUMBER M77-61, INTO ONE PARCEL AS SHOWN HEREON. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE WEST BOUNDARY OF PARCEL 1 WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT AT THE NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT 1998-0078, DOUGLAS COUNTY PLAT RECORDS, AND THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT 1997-0047, DOUGLAS COUNTY PLAT RECORDS, BEING ON THE EAST RIGHT-OF-WAY BOUNDARY OF CIVIL BEND AVENUE AS THE BEARING FOR SAID WEST BOUNDARY. THE BEARING FOR THE NORTH BOUNDARY OF SAID PARCEL 1 AND THE MOST SOUTHERLY NORTH BOUNDARY OF SAID PARCEL 2 WAS ESTABLISHED BY HOLDING THE FOUND IRON ROD AT THE NORTHEAST CORNER OF PARCEL 1 AND THE FOUND IRON ROD AT THE INTERNAL "L" CORNER OF SAID PARCEL 2. A BEARING-BEARING INTERSECT OF SAID NORTH AND WEST BOUNDARIES WAS THEN USED IN ORDER TO ESTABLISH THE NORTHWEST CORNER OF SAID PARCEL 1. A 5/8-INCH IRON ROD WAS SET IN ORDER TO DEMARCATÉ THIS CORNER. THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL 1 WAS ESTABLISHED BY HOLDING SAID EAST RIGHT-OF-WAY BOUNDARY AND INTERSECTING THAT LINE CREATED BETWEEN THE FOUND RIGHT-OF-WAY MONUMENTS AT OREGON DEPARTMENT OF TRANSPORTATION ENGINEER'S STATIONS 1481+70.00 AND 1482+20.00. A 5/8-INCH IRON ROD WAS SET IN ORDER TO DEMARCATÉ THIS CORNER. THE SOUTH BOUNDARY OF SAID PARCEL 1 WAS ESTABLISHED BY HOLDING THE FOUND RIGHT-OF-WAY MONUMENTS AT OREGON DEPARTMENT OF TRANSPORTATION ENGINEER'S STATIONS 1482+20.00 AND 1486+20.00. THE SOUTHEAST CORNER WAS ESTABLISHED BY HOLDING THE RECORD ANGLE BETWEEN THE NORTH AND EAST BOUNDARIES OF PARCEL 2. A 5/8-INCH IRON ROD WAS SET AT THE INTERSECTION POINT OF SAID EAST BOUNDARY AND SAID SOUTH BOUNDARY. THE MOST NORTHERLY NORTHWEST CORNER OF PARCEL 2 WAS ESTABLISHED BY HOLDING THE RECORD ANGLE BETWEEN FOUND MONUMENTS ON THE NORTH BOUNDARIES OF SAID PARCELS 1 AND 2. A 5/8-INCH IRON ROD WAS SET IN ORDER TO DEMARCATÉ THIS CORNER.

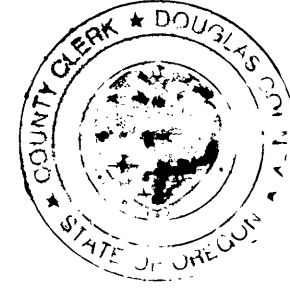
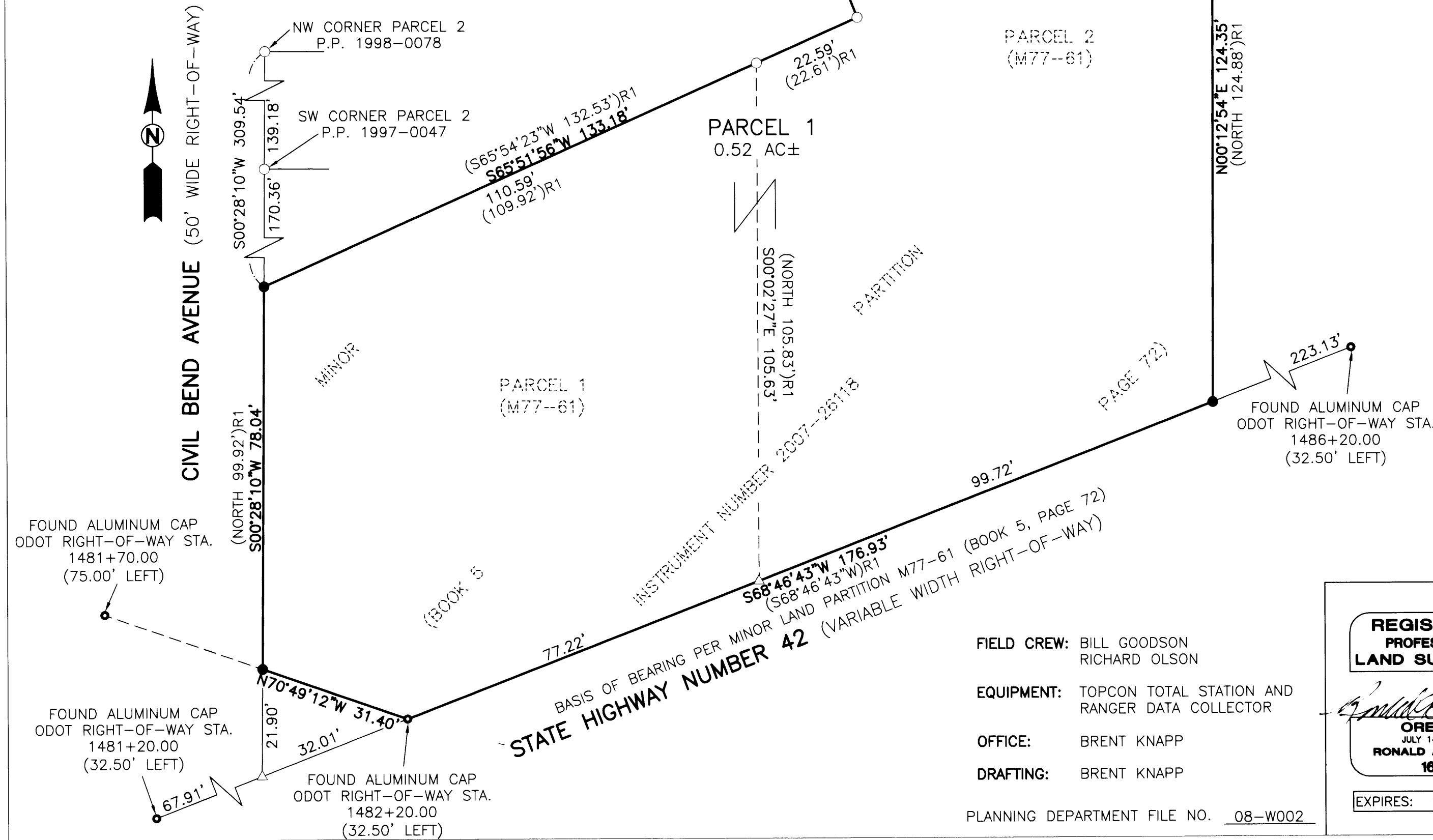
**LEGEND:**

- DENOTES SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- DENOTES FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- DENOTES FOUND ALUMINUM CAP AS NOTED
- △ DENOTES CALCULATED POSITION

( )R1 DENOTES RECORD PER MINOR LAND PARTITION M77-61 (BK. 5, PG. 72)

**NOTE:**

ALL RIGHT-OF-WAY INFORMATION SHOWN IS PER INSTRUMENT NUMBER 2005-005703, DOUGLAS COUNTY DEED RECORDS.



FIELD CREW: BILL GOODSON  
 RICHARD OLSON  
 EQUIPMENT: TOPCON TOTAL STATION AND  
 RANGER DATA COLLECTOR  
 OFFICE: BRENT KNAPP  
 DRAFTING: BRENT KNAPP  
 PLANNING DEPARTMENT FILE NO. 08-W002

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Ronald A. Quimby*  
**OREGON**  
 JULY 14, 1978  
**RONALD A. QUIMBY**  
 1654  
 EXPIRES: 12/31/2008

REPLAT OF PARTITION PLAT			
LOCATED IN THE NW 1/4 OF SEC. 21, T. 28 S., R. 6 W., WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON			
SURVEYED FOR: SUTHERLIN DEV. GROUP, LLC 859 WILLAMETTE ST. SUITE 320 EUGENE, OR 97401	SURVEYED BY: <b>i.e.</b> ENGINEERING 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com	JOB NO: 2312-01	DWG. BY: BHK
SCALE: AS SHOWN	DATE: APR., 2008	PM: BHK	PAGE: 1 OF 1

2008-0057

2008-0057