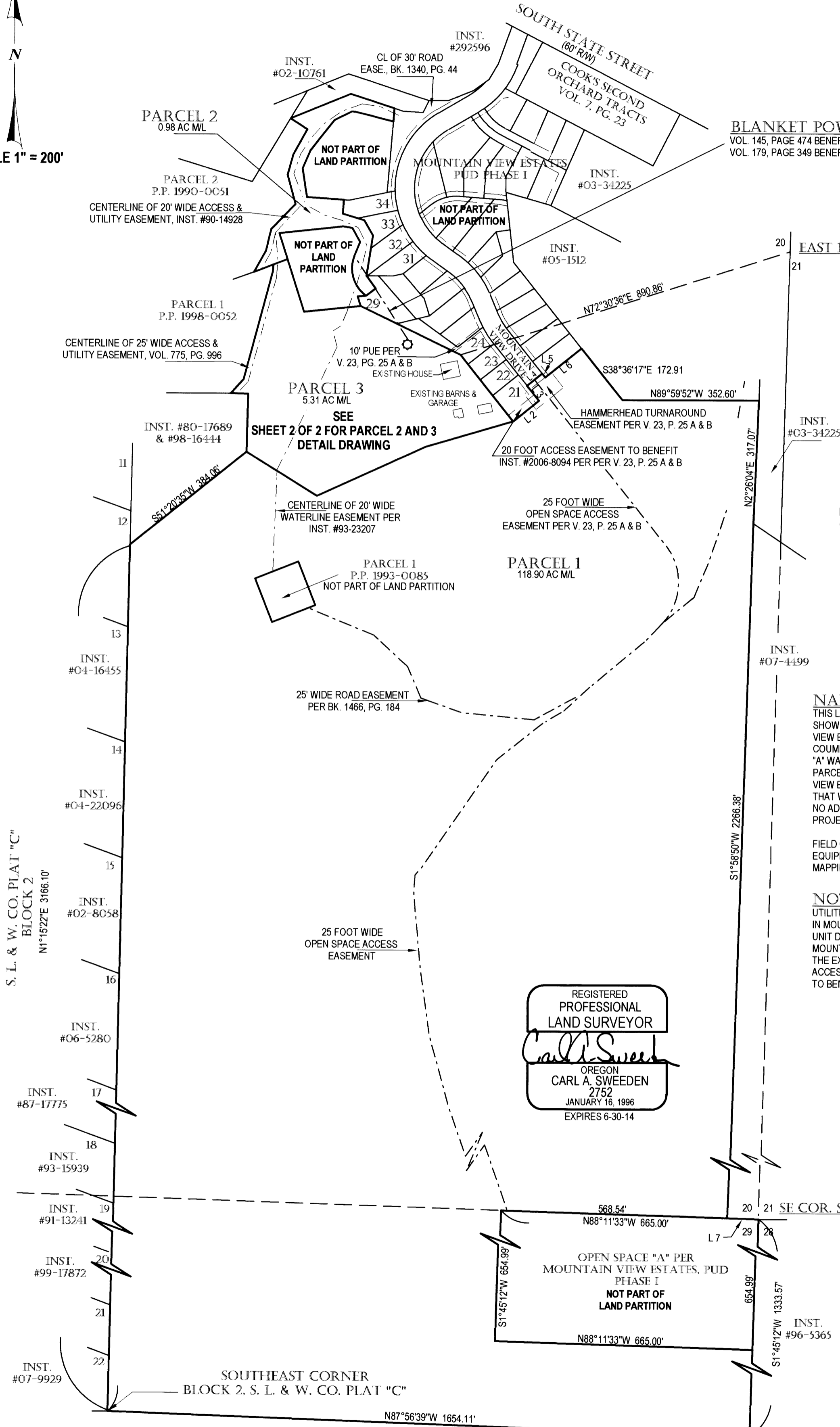
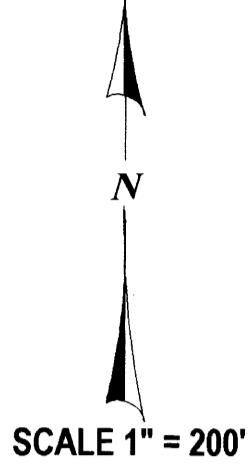


LAND PARTITION PLAT

OF TRACT "A", MOUNTAIN VIEW ESTATES PUD, PHASE I
IN THE E. 1/2, SEC. 20 AND N. 1/2, SEC. 29, T. 25 S., R. 5 W. W.M.
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON
DECEMBER 2012 - PAR 12-03

Douglas County Official Records 2013-00011
Patricia K. Hitt, County Clerk
NO FEE
00335511201300000110020021
01/02/2013 10:24:20 AM
PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document



BLANKET POWER LINE EASEMENTS:
VOL. 145, PAGE 474 BENEFITS CALIFORNIA OREGON POWER COMPANY
VOL. 179, PAGE 349 BENEFITS CALIFORNIA OREGON POWER COMPANY

- LEGEND:**
- FD 5/8" I. ROD OR AS NOTED
 - FD 1/2" I. PIPE
 - FD 5/8" X 30" IRON ROD W/ RPC "SWEEDEN LS 2752"
 - SET 5/8" X 30" I. ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"

NARRATIVE:
THIS LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO CREATE THREE PARCELS OF LAND FROM TRACT "A", MOUNTAIN VIEW ESTATES, PUD, PHASE I IN ACCORDANCE WITH THE CITY OF SUTHERLIN COMMUNITY DEVELOPMENTS DEPARTMENT APPROVAL PAR 12-03. TRACT "A" WAS CREATED IN MOUNTAIN VIEW ESTATES, PUD, PHASE I AND THESE PARCELS AND THE BEARINGS USED THEREIN ARE BASED ON MOUNTAIN VIEW ESTATES. ALL LINES FOR EACH PARCEL WERE ESTABLISHED DURING THAT WORK EXCEPT FOR THE SOUTH LINE WHICH WAS PLACED AS DIRECTED. NO ADDITIONAL SURVEY WORK WAS COMPLETED ON PARCEL 1 DURING THIS PROJECT.

FIELD CREW: C. SWEEDEN & E. WILDS
EQUIPMENT: TRIMBLE S6 WITH SUPPORT
MAPPING & CALCS: C. SWEEDEN

NOTES
UTILITIES SERVING THESE PARCELS ARE CURRENTLY IN PLACE IN MOUNTAIN VIEW DRIVE AS CONSTRUCTED DURING THAT PLANNED UNIT DEVELOPMENT. ACCESS TO EACH PARCEL IS THROUGH MOUNTAIN VIEW DRIVE AND ACCESS EASEMENTS AS SHOWN WITH THE EXCEPTION OF PARCEL 3. AN EXTENSION OF THE EXISTING ACCESS EASEMENT OVER LOT 21, MOUNTAIN VIEW ESTATES PUD TO BENEFIT PARCEL 3 IS SHOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-14

OWNERS & PARTITIONERS:
MARIE GENCO, ALAN & KAREL BLAND
THIELSEN CAPITAL MANAGEMENT COMPANY LLC
JAN P. JACKSON AND TIM SAWABE
PMB 338, 4110 SE HAWTHORNE BLVD.
PORTLAND, OREGON 97214

Sweeden Land Surveying
Carl A. Sweeden
P.L.S.
Conventional & Global Positioning
Surveying Systems
558 S. E. Jackson St., Roseburg, OR. 97470
Tel. 541-672-8344, Fax 541-672-1787

WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
ZONING: R-H (RESIDENTIAL HILLSIDE)
COMP. PLAN: RESIDENTIAL

LAND PARTITION PLAT

OF TRACT "A", MOUNTAIN VIEW ESTATES PUD, PHASE I
IN THE E. 1/2, SEC. 20 AND N. 1/2, SEC. 29, T. 25 S., R. 5 W. W.M.
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON
DECEMBER 2012 - FILE PAR 12-03

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 AS PARCEL 2 AND PARCEL 3 IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT PARCEL 1 HAS NOT BEEN SURVEYED OR MARKED IN ANYWAY DURING THIS SURVEY TO PARTITION.

Carl A. Sweeden
CARL A. SWEEDEN



LEGAL DESCRIPTION:

TRACT "A", MOUNTAIN VIEW ESTATES PUD, PHASE I AS RECORDED IN VOLUME 23, PAGE 25 A, B & C DOUGLAS COUNTY, OREGON SUBDIVISION PLAT RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARIE GENCO, AS TO A 85/250 UNDIVIDED INTEREST, ALAN AND KAREL BLAND, AS TO A 50/250 UNDIVIDED INTEREST, THIELSEN CAPITAL MANAGEMENT COMPANY, LLC AS TO A 60/250 UNDIVIDED INTEREST, JAN P. JACKSON, AS TO A 25/250 UNDIVIDED INTEREST AND TIM SAWABE AS TO A 30/250 UNDIVIDED INTEREST DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF SAID LAND AND THAT THEY DO CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE PAR 12-03, CITY OF SUTHERLIN, COMMUNITY DEVELOPMENT DEPARTMENT.

DOC # 2013-00005 DATE 1/2/2013
MARIE GENCO, PER RECORDED CONSENT AFFIDAVIT
2013-00006 1/2/2013
DOC # 2013-00007 DATE 1/2/2013
ALAN AND KAREL BLAND, PER RECORDED CONSENT AFFIDAVIT

DOC # 2013-00008 DATE 1/2/2013
THIELSEN CAPITAL MANAGEMENT COMPANY, LLC, PER RECORDED CONSENT AFFIDAVIT

DOC # 2013-00009 DATE 1/2/2013
JAN P. JACKSON, PER RECORDED CONSENT AFFIDAVIT

DOC # 2013-00010 DATE 1/2/2013
TIM SAWABE, PER RECORDED CONSENT AFFIDAVIT

PARCEL 2 AND 3 ENLARGEMENT NOT TO SCALE

LEGEND:

- FD 5/8" I. ROD OR AS NOTED
- FD 1/2" I. PIPE
- FD 5/8" X 30" IRON ROD W/ RPC "SWEEDEN LS 2752"
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"

NOTE:

ALL MEASUREMENTS EQUAL VOL. 23 PAGE 25 A, B, & C UNLESS NOTED OTHERWISE.

EASEMENTS AND RESTRICTIONS OF RECORD:

GRANTED TO: THE CALIFORNIA OREGON POWER COMPANY FOR PUBLIC UTILITIES
RECORDING DATE: SEPTEMBER 19, 1947
RECORDING NO: 68861 BOOK 145, PAGE 474

GRANTED TO: THE CALIFORNIA OREGON POWER COMPANY FOR PUBLIC UTILITIES
RECORDING DATE: MAY 20, 1950
RECORDING NO: 106516 BOOK 179, PAGE 349

GRANTED TO: PACIFIC POWER & LIGHT COMPANY FOR PUBLIC UTILITIES
RECORDING DATE: MARCH 13, 1987
RECORDING NO: 87-3021 BOOK 977, PAGE 242

ROADWAY EASEMENT
RECORDING DATE: DECEMBER 19, 1980
RECORDING NO: 80-17689 BOOK 775, PAGE 995

PARTITION PLAT NO. 1993-0085 FOR WATER LINE:
RECORDING DATE: NOVEMBER 16, 1993
RECORDING NO: 93-23207

ROADWAY EASEMENT
RECORDING DATE: FEBRUARY 22, 1995
RECORDING NO: 95-03729 BOOK 1340, PAGE 44

EASEMENT FOR INGRESS AND EGRESS
RECORDING DATE: JULY 12, 1995
RECORDING NO: 95-12841 BOOK 1360, PAGE 207

ROADWAY EASEMENT
RECORDING DATE: JANUARY 22, 1997
RECORDING NO: 97-01153 BOOK 1451, PAGE 464

ROADWAY EASEMENT TO CITY OF SUTHERLIN
RECORDING DATE: APRIL 11, 1997
RECORDING NO: 97-07747 BOOK 1466, PAGE 182

PARTITION PLAT NO. 1998-0052 FOR ACCESS EASEMENT
RECORDING DATE: JUNE 5, 1998
RECORDING NO: 98-12969

RECIPROCAL EASEMENTS FOR RIGHT-OF-WAY AND UTILITIES, INCLUDING THE TERMS AND PROVISIONS
HEREOF RECORDING DATE: JUNE 3, 2002
RECORDING NO.: 2002-15278 BOOK 1876, PAGE 444

ROADWAY EASEMENT
RECORDING DATE: JUNE 3, 2003
RECORDING NO: 2003-014639

EASEMENT FOR PUBLIC UTILITIES TO CITY OF SUTHERLIN
RECORDING DATE: OCTOBER 21, 2003
RECORDING NO: 2003-028718

COVENANT TO PARTICIPATE IN LOCAL IMPROVEMENT ASSESSMENT, INCLUDING THE TERMS AND PROVISIONS
THEREOF RECORDING DATE: MARCH 2, 2004
RECORDING NO.: 2004-005728 AND 2004-005729

COVENANT TO CONSTRUCT STREET AND UTILITY IMPROVEMENTS, INCLUDING THE TERMS AND PROVISIONS
HEREOF RECORDING DATE: MARCH 2, 2004
RECORDING NO.: 2004-005730

OPEN SPACE ACCESS EASEMENT AND MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS
HEREOF RECORDING DATE: JUNE 3, 2009
RECORDING NO.: 2009-010303

COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: JUNE 19, 2009 RECORDING NO: 2009-011277

EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
PURPOSE: ACCESS AND UTILITIES

BY-LAWS OF MOUNTAIN VIEW ESTATES HOMEOWNERS' ASSOCIATION, INCLUDING THE TERMS AND PROVISIONS
HEREOF RECORDING DATE: SEPTEMBER 30, 2009
RECORDING NO: 2009-017240

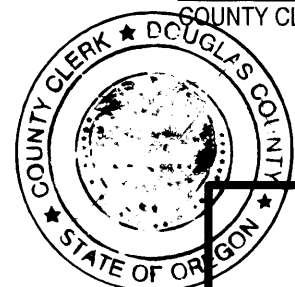
APPROVALS:

Barry Smith 12-20-12
DOUGLAS COUNTY SURVEYOR DATE

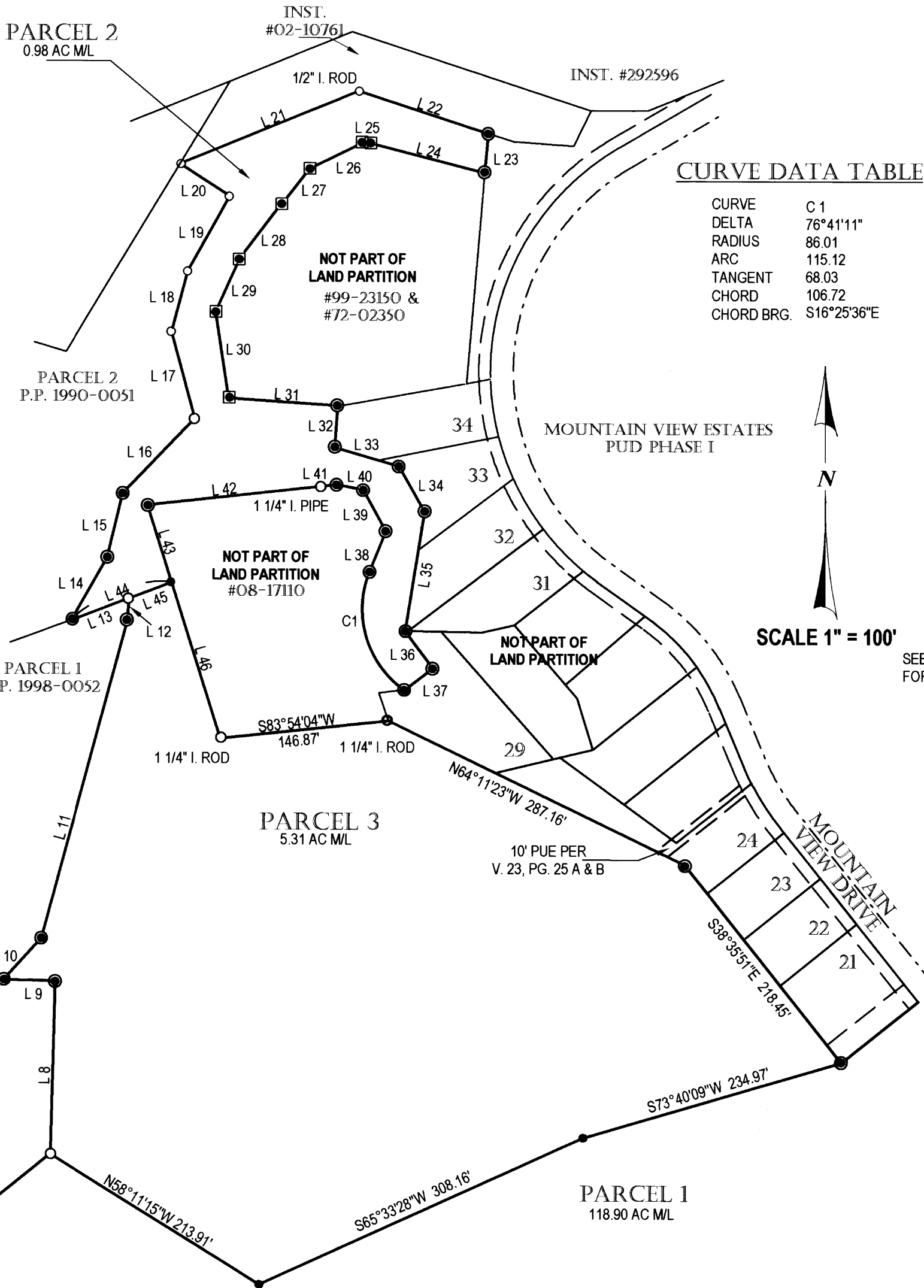
Carl A. Sweeden 12-18-12
DIRECTOR, CITY OF SUTHERLIN COMMUNITY DEVELOPMENT
CITY OF SUTHERLIN, COMMUNITY DEVELOPMENT DIRECTOR

Sandra K. Cooney 1/2/13
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2 DAY OF January 2013
Patricia K. Holt 1/2/2013
COUNTY CLERK DATE



Sweeden Land Surveying
Carl A. Sweeden
P.L.S.
Conventional & Global Positioning
Surveying Systems
558 S. E. Jackson St., Roseburg, OR 97470
Tel. 541-672-8344, Fax 541-672-1787



CURVE DATA TABLE

CURVE	C 1
DELTA	76°41'11"
RADIUS	86.01
ARC	115.12
TANGENT	68.03
CHORD	106.72
CHORD BRG.	S16°25'36"E

SHORT LINE TABLE

LINE	BEARING	DISTANCE
L 2	N51°22'14"E	84.80'
L 3	N38°37'46"W	50.00'
L 4	N51°22'14"E	50.00'
L 5	S38°37'46"W	10.01'
L 6	N51°22'14"E	119.90'
L 7	S88°11'33"E	80.60'
L 8	N1°31'54"E	149.88'
L 9	N88°35'03"W	45.32'
L 10	N42°18'28"E	48.92'
L 11	N15°08'21"E	287.20'
L 12	N2°32'13"E	17.85'
L 13	S69°07'56"W	53.52'
L 14	N29°47'43"E	62.85'
L 15	N13°21'09"E	57.26'
L 16	N43°44'40"E	90.07'
L 17	N15°08'34"W	78.10'
L 18	N15°14'10"E	54.85'
L 19	N29°10'18"E	74.20'
L 20	N57°28'05"W	51.42'
L 21	N67°47'10"E	167.99'
L 22	S71°53'32"E	118.32'
L 23	S4°54'58"W	33.95'
L 24	N75°43'07"W	100.14'
L 25	N86°12'30"W	9.92'
L 26	S64°00'14"W	50.14'
L 27	S38°40'48"W	50.15'
L 28	S37°12'05"W	49.97'
L 29	S23°55'32"W	50.03'
L 30	S8°46'54"E	75.21'
L 31	S86°01'20"E	95.26'
L 32	S4°03'20"W	36.30'
L 33	S73°40'03"E	57.98'
L 34	S30°01'50"E	45.20'
L 35	S9°13'00"W	105.33'
L 36	S36°47'14"E	40.50'
L 37	S53°34'54"W	31.21'
L 38	S21°55'00"W	38.03'
L 39	S29°02'00"E	41.30'
L 40	N79°59'10"W	23.61'
L 41	S83°44'46"W	18.08'
L 42	S83°44'46"W	147.00'
L 43	N17°29'08"W	70.14'
L 44	S69°07'56"W	93.05'
L 45	S69°07'56"W	39.53'
L 46	N17°29'08"W	141.86'