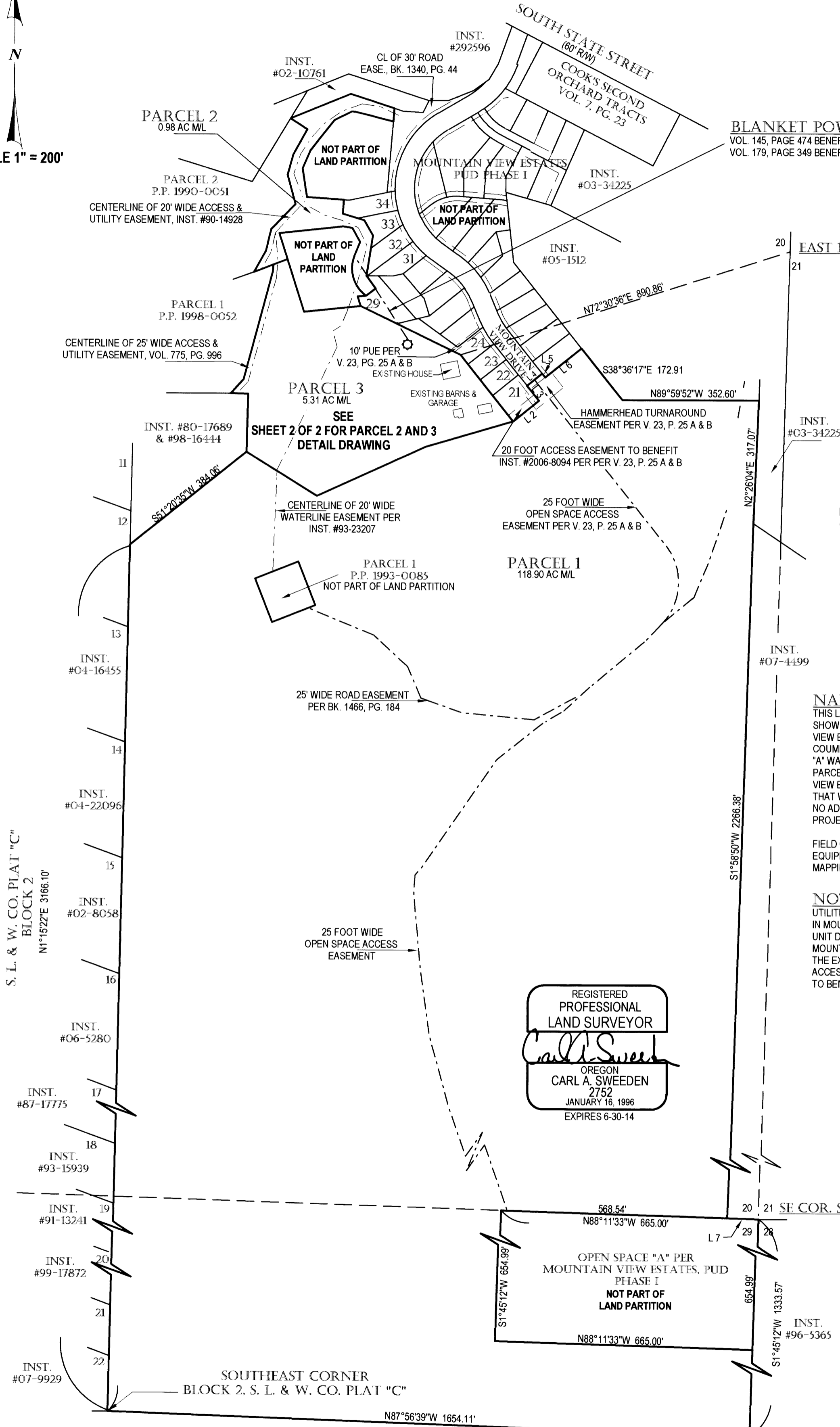
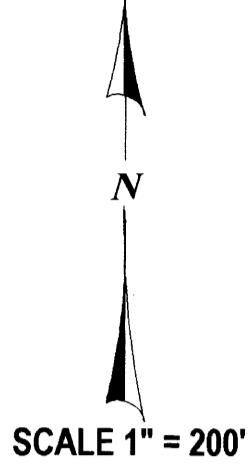


LAND PARTITION PLAT

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
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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