

2013-0028 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MELVIN W. & DARLENE L. ARTS, AS TRUSTEES OF THE ARTS FAMILY TRUST, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

Melvin W. Arts 10-22-13
MELVIN W. ARTS, TRUSTEE DATE
ARTS FAMILY TRUST

Darlene L. Arts 10-22-13
DARLENE L. ARTS, TRUSTEE DATE
ARTS FAMILY TRUST

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF October, 2013, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MELVIN W. & DARLENE L. ARTS, AS TRUSTEES OF THE ARTS FAMILY TRUST, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Billie E Wright
NOTARY:
NOTARY PUBLIC - OREGON
COMMISSION NO.: 476439
MY COMMISSION EXPIRES: March 10, 2017



APPROVALS:

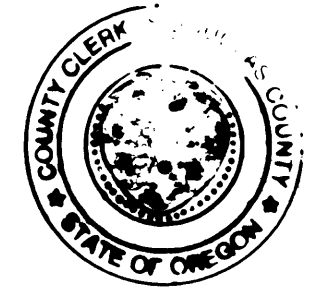
Derek Feigel 10/21/2013
COMMUNITY DEVELOPMENT DIRECTOR DATE
CITY OF SUTHERLIN

Randy Smith 10-28-2013
DOUGLAS COUNTY SURVEYOR DATE

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

Stacy Jones Chief Deputy Tax Collector 11/21/2013
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21st DAY OF NOVEMBER 2013, 1:07 O'CLOCK AM/PM
Patricia K. Hitt 11/21/13
DOUGLAS COUNTY CLERK DATE



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:

PARCEL 1

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF HASTINGS AVE., FROM WHICH THE NORTHEAST CORNER OF D.L.C. NO. 37, T25S, R5W BEARS NORTH 50°31'00" WEST, 400.90 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2002-01740, DOUGLAS COUNTY DEED RECORDS, NORTH 1°41'07" EAST, 659.51 FEET TO A 5/8" IRON ROD MARKING LOTS 8, 9, 14 & 15, BLOCK 2, PLAT-0, SUTHERLIN LAND & WATER CO., AS RECORDED IN VOLUME 4, PAGE 57, DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOT 14, BLOCK 2, SUTHERLIN LAND & WATER CO., PLAT-0, NORTH 78°42'08" EAST, 299.82 FEET TO THE SOUTHWEST CORNER OF LOT 1, CALAPOOIA CROSSING, AS RECORDED IN VOLUME 20, PAGE 63B, DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, CALAPOOIA CROSSING, NORTH 78°42'08" EAST, 68.50 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF TAYLOR STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF TAYLOR STREET THE FOLLOWING COURSES:
SOUTH 0°21'37" EAST, 330.03 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 686.20 FOOT-RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 23°33'20" WEST, 316.55 FEET), 319.43 FEET TO A 5/8" IRON ROD; THENCE SOUTH 36°53'28" WEST, 168.64 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF S.W. HASTINGS AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF S.W. HASTINGS AVENUE THE FOLLOWING COURSES:
NORTH 87°55'20" WEST, 7.28 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 542.96 FOOT-RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 80°59'01" WEST, 149.50 FEET), 149.98 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.34 ACRES, MORE OR LESS.

PARCEL 2

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF TAYLOR STREET, FROM WHICH THE NORTHEAST CORNER OF D.L.C. NO. 37, T25S, R5W BEARS SOUTH 80°49'01" WEST, 789.97 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2002-01740, DOUGLAS COUNTY DEED RECORDS THE FOLLOWING COURSES:
SOUTH 9°15'37" EAST, 249.67 FEET TO A 5/8" IRON ROD; THENCE SOUTH 1°52'43" WEST, 218.83 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF S.W. HASTINGS AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF S.W. HASTINGS AVENUE, NORTH 87°55'20" WEST, 230.72 FEET TO A 5/8" IRON ROD ON SAID EASTERLY RIGHT-OF-WAY OF TAYLOR STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF TAYLOR STREET THE FOLLOWING COURSES:
NORTH 36°53'28" EAST, 105.30 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 776.20 FOOT-RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 23°43'15" EAST, 353.71 FEET), 356.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.99 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED LAND INTO 2 PARCELS, AS SHOWN. PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD PER COUNTY R/W MAP SC10 2012-003 WERE FOUND, TIED AND HELD AS A BASIS OF BEARING. R/W OF TAYLOR STREET AND S.W. HASTINGS AVENUE WAS THEN CALCULATED USING RECORD INFORMATION FROM SAID COUNTY R/W MAP AND M112-28, HOLDING FOUND MONUMENTS AND USING RECORD ANGLE PER M122-24 AS SHOWN. THE NORTHWEST CORNER OF PARCEL 1 WAS RE-ESTABLISHED BY USING RECORD DISTANCE FROM A FOUND MONUMENT AT THE SOUTHWEST CORNER OF LOT 9, RASMUSSEN SUBDIVISION (VOLUME 14, PAGE 20). THE WEST LINE OF PARCEL 1 WAS RE-ESTABLISHED BY USING RECORD ANGLE PER DEED (INSTRUMENT NO. 2002-01740) FROM THE LINE COMMON TO LOTS 14 & 15, BLOCK 2, PLAT-0, SUTHERLIN LAND & WATER CO., WHICH WAS CALCULATED USING RECORD ANGLE PER SAID SUBDIVISION PLAT FROM THE NORTH LINE OF SAID PARCEL 1. THE SOUTHWEST CORNER OF PARCEL 1 WAS RE-ESTABLISHED BY INTERSECTING THE NEWLY RE-ESTABLISHED WEST LINE WITH THE NORTHERLY RIGHT-OF-WAY OF S.W. HASTINGS AVENUE. MONUMENTS WERE THEN SET TO DELINEATE THE NEW PARCELS AS SHOWN.

FIELD CREW: JEREMY LEONARD AND NOLAN FROMDAHL
EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR
OFFICE: DEREK FEIGEL
DRAFTING: DEREK FEIGEL
ZONE: M-1
COMP. PLAN: M-1
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

LAND PARTITION			
LYING IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON			
SURVEYED FOR: DOUGLAS COUNTY PUBLIC WORKS		SURVEYED BY: <u>i.e.</u> 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com	
JOB NO: 125-20	DWG. BY: DAF		
SCALE: NO SCALE	DATE: OCT., 2013		
	PM: SNL	PAGE: 2 OF 2	

2013-0028 B