

APPROVALS:

Sam Peterson 3-4-94
COMMISSIONER DATE

Doris Wadsworth 3-4-94
CHAIRPERSON DATE

Maize J. Reddekopp 3-04-94
COUNTY ASSESSOR DATE

Bruce Long 2/10/94
CITY OF SUTHERLIN RECORDER DATE

Stan A. McKnight 2/10/94
CITY OF SUTHERLIN MAYOR DATE

Ray E. Mauer 3-3-94
COUNTY SURVEYOR DEPUTY DATE

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

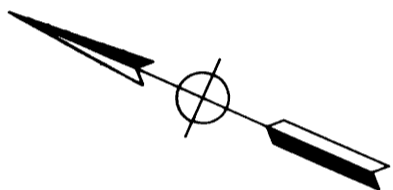
Annel Schreder 3-4-94
DOUGLAS COUNTY TAX COLLECTOR DATE

LEGEND:

○ SET 5/8"x30" I.R. w/CAP MARKED "i.e. ENGINEERING"

● FD 5/8" I.R. UNLESS NOTED OTHERWISE

() REC PER M116-17



DESCRIPTION:

I, DONALD A. BENTZ, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS AND STREETS THAT PROPERTY DESCRIBED IN VOLUME 1202, PAGE 704 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN LOT 6, BLOCK 2, PLAT "A" OF THE SUTHERLIN LAND AND WATER COMPANY, ALL IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN VOLUME 1202, PAGE 704, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE, FROM WHICH THE SOUTHEAST CORNER OF LOT 25, CAPRI ESTATES REVISED NO. 2, BEARS S56°24'40"E 679.62 FEET; THENCE ALONG THE PERIMETER OF SAID PROPERTY DESCRIBED IN VOLUME 1202, PAGE 704, AS FOLLOWS: S22°11'31"E 492.30 FEET TO A 5/8" IRON ROD, N67°24'29"E 271.70 FEET TO A 5/8" IRON ROD, S22°36'33"E 347.00 FEET TO A 5/8" IRON ROD, S64°19'36"W 435.72 FEET, N22°35'40"W 865.04 FEET TO THE ABOVE SAID SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 1383.14 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N68°12'30"E 166.77 FEET) 166.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.44 ACRES, MORE OR LESS. THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LOTS AND STREETS AS STAKED ON THE GROUND AND WITH ALL LOT CORNERS BEING MARKED WITH IRON MONUMENTS OF LEGAL KIND AND DIMENSION.

NARRATIVE:

SURVEY TO SUBDIVIDE THAT PROPERTY SURVEYED PER MAP FILE M116-17 AS RECORDED IN THE DOUGLAS COUNTY SURVEYORS OFFICE. MONUMENTS WERE FOUND PER SAID SURVEY AND SHOWN ACCORDINGLY.

FIELD CREW: MARC HOLT & DAVE WILLIAMS
EQUIPMENT: LEITZ SET-4 TOTAL STATION
OFFICE: WENDELL HARNESS & ROMEY WARE
DRAFTING: BETH MORGAN

NOTE:

THERE ARE PRIVATE UTILITY EASEMENTS FOR SERVICES WITHIN SUBJECT LOTS, WITH AS-BUILTS AGREED UPON BETWEEN OWNER AND UTILITY COMPANIES, NOT SHOWN ON THIS PLAT.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERZY J. POLUDNIAK IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND STREETS AS SHOWN ON THE ANNEXED MAP, AND WE HEREBY DEDICATE SUNNY LANE AND EASEMENTS TO THE PUBLIC FOR PUBLIC USE FOREVER.

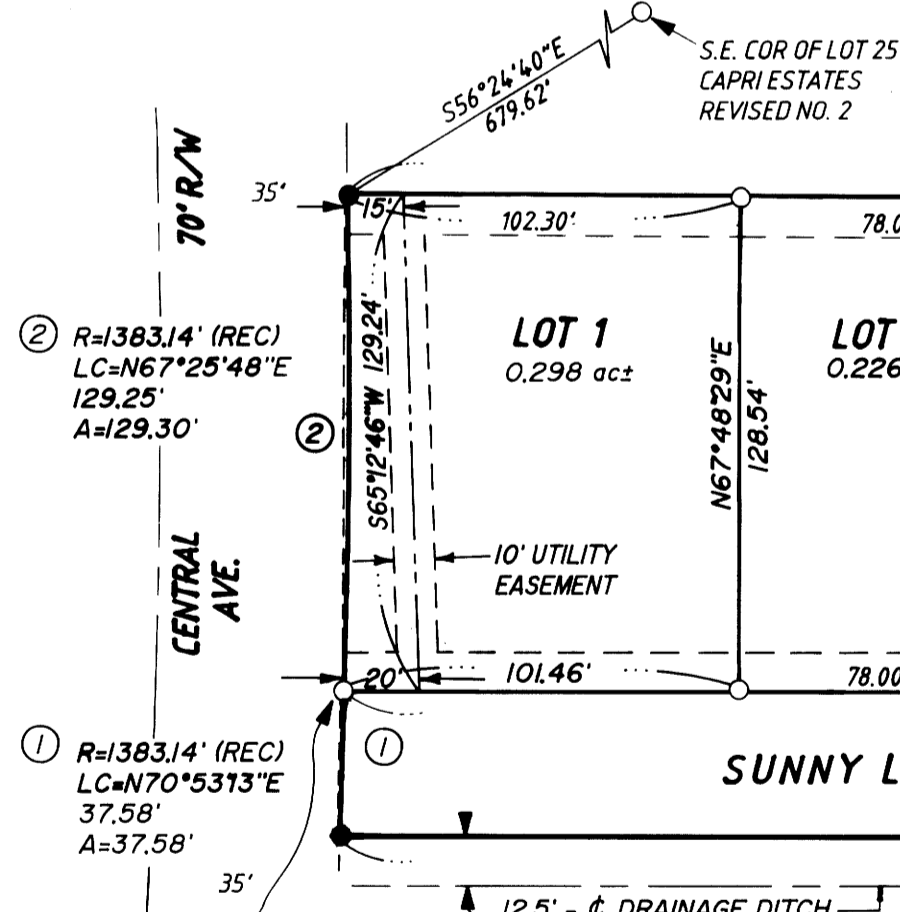
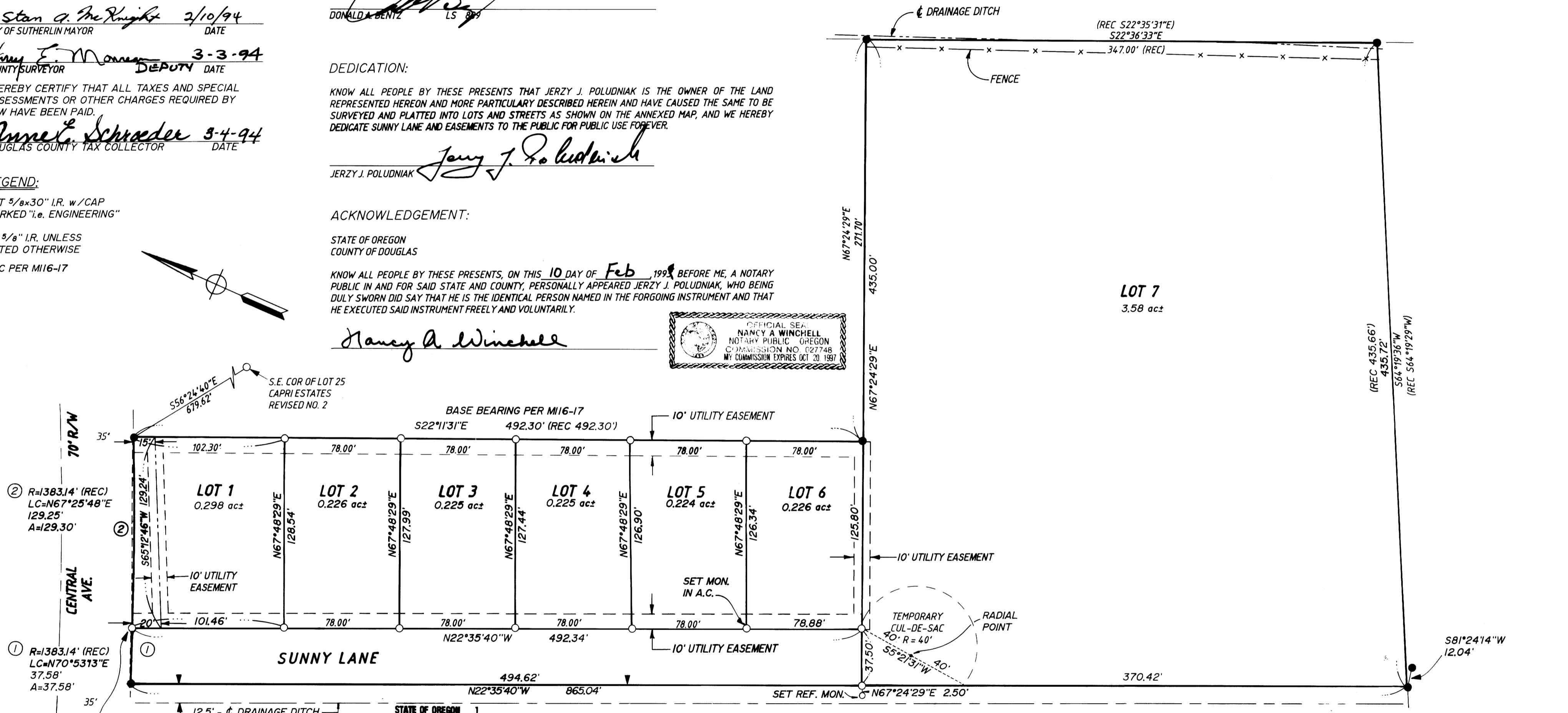
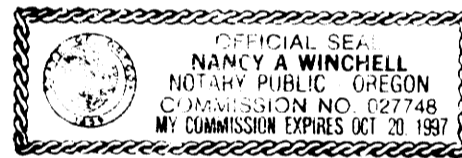
JERZY J. POLUDNIAK

ACKNOWLEDGEMENT:

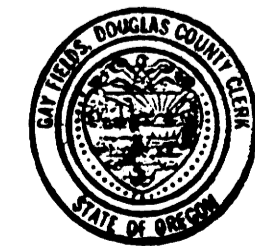
STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10 DAY OF Feb, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERZY J. POLUDNIAK, WHO BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FORGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Nancy A. Winchell



SET P.K. w/BRASS WASHER STAMPED "RLS 839" ON TOP OF SET MONUMENT (NOW UNDER SIDEWALK)



ZONING: C-3
COMP. PLAN: COMMERCIAL
SEWER: CITY OF SUTHERLIN
WATER: CITY OF SUTHERLIN

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

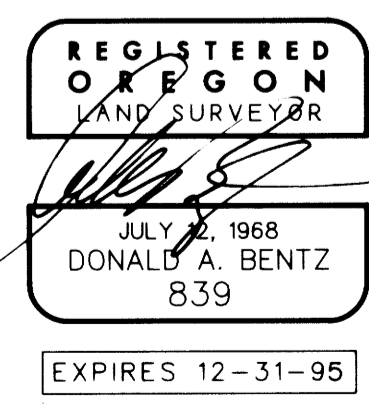
STATE OF OREGON
COUNTY OF DOUGLAS
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Gay Fields*
DEPUTY

25' WIDE PARCEL OWNED BY CITY OF SUTHERLIN AS INSTRUCTED PER DOUGLAS CO. ASSESSORS OFFICE

FILED THIS 4th DAY OF MARCH, 1994

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK



POLUDNIAK SUBDIVISION
IN: NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, IN LOT 6, BLOCK 2, PLAT "A" OF S.L. & W.C.O.
SURVEYED FOR: JERZY J. POLUDNIAK, 928 N.E. 4th STREET, SUTHERLIN, OREGON 97479
SURVEYED BY: i.e. ENGINEERING, 1205 S.E. Court Street, Roseburg, Oregon 97470, PHONE (503) 673-0166, FAX (503) 440-9392
SCALE: 1" = 50', DATE: NOV. 1993, 598-01, PAGE: 1 OF 1

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE