

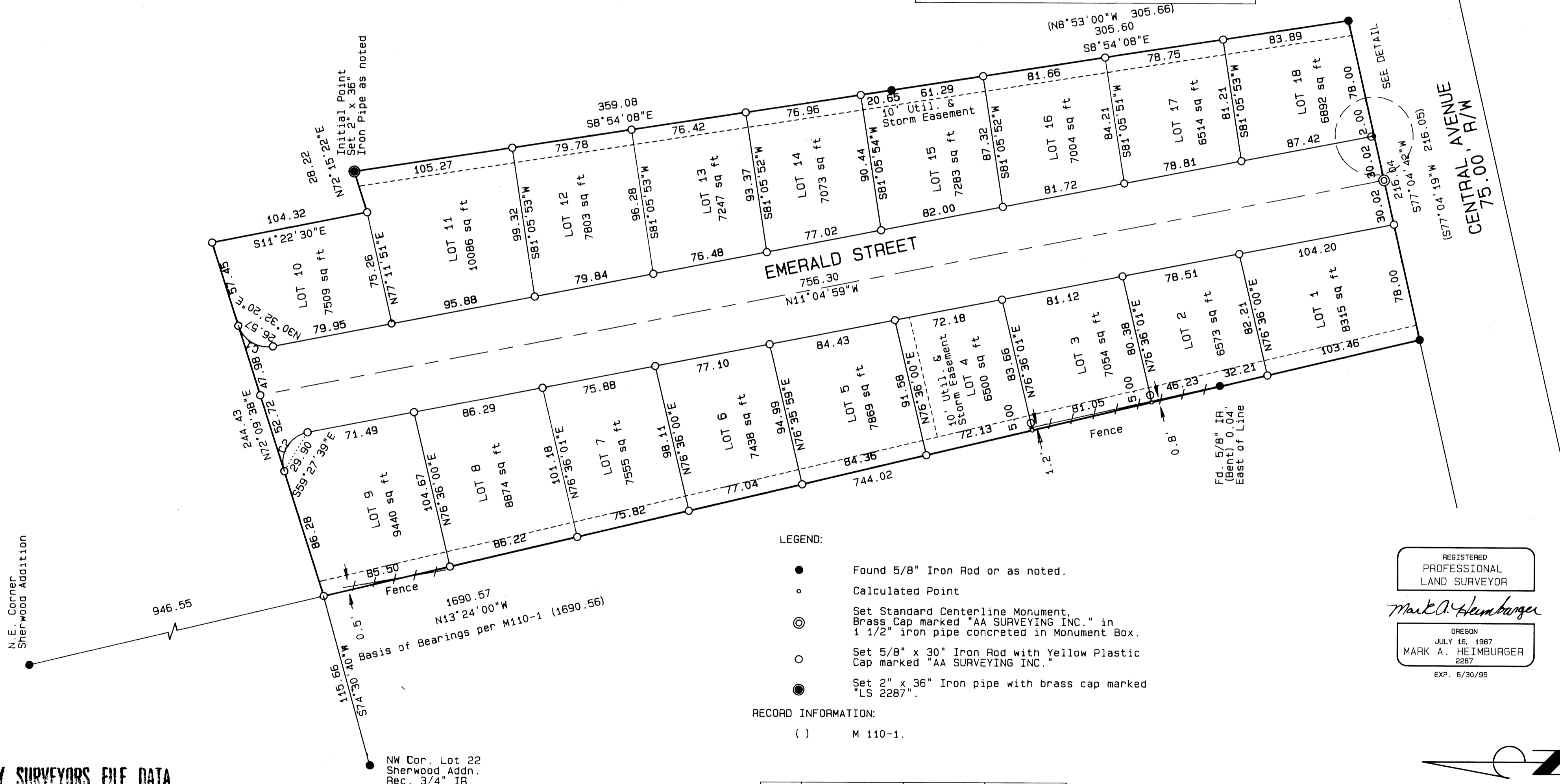
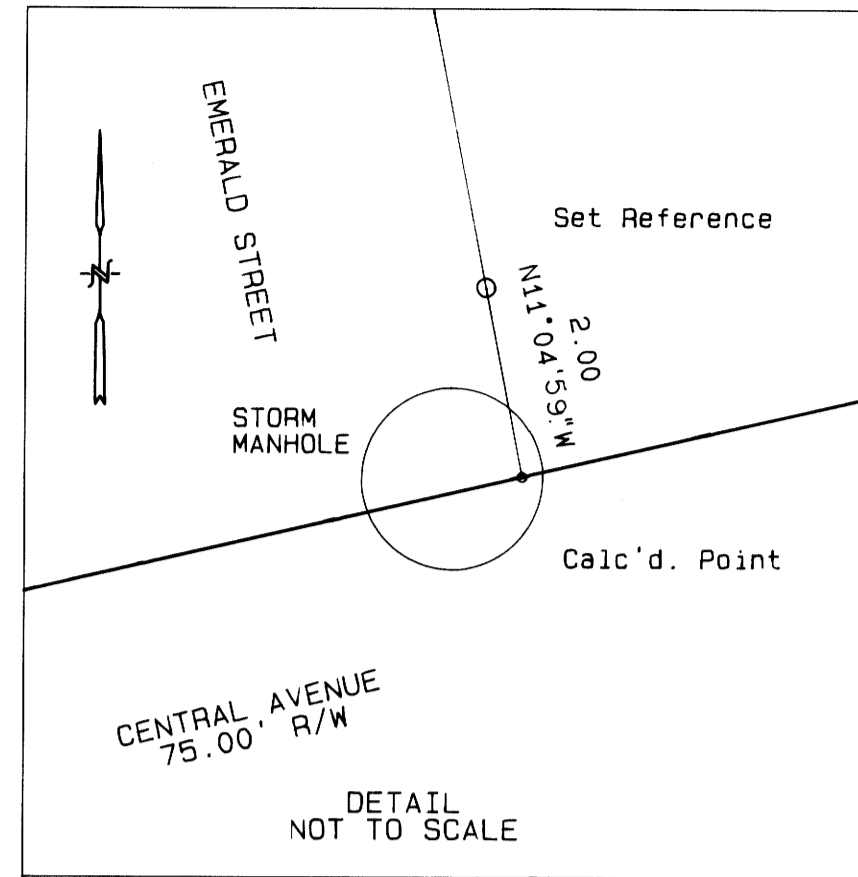
Central Park Subdivision
 In Lot 5, Block 1, S.L.W. Plat 'A'
 SW 1/4, Sec. 16, T 25 S, R 5 W, W.M.
 10 OCT 1994 SCALE: 1 inch : 50 feet

NARRATIVE

The purpose of this plat is to show the subdivision of the property described in Deed Reference No. 92-22350 of the Deed Records of Douglas County in conformance with a tentative plan submitted to the City of Sutherlin Planning Commission.

The west, south and a portion of the east boundaries were established using the found monuments as shown. The north boundary was established at the owner's discretion to conform to the tentative plan.

No geodetic monument within one half mile of this subdivision.



LEGEND:

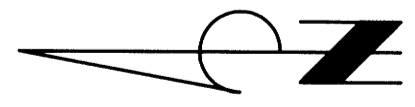
- Found 5/8" Iron Rod or as noted.
- Calculated Point
- ⊙ Set Standard Centerline Monument, Brass Cap marked "AA SURVEYING INC." in 1 1/2" iron pipe concreted in Monument Box.
- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
- Set 2" x 36" Iron pipe with brass cap marked "LS 2287".

RECORD INFORMATION:

() M 110-1.

| CURVE | DELTA | RADIUS | ARC LENGTH |
|-------|-----------|--------|------------|
| C1 | 83°14'40" | 20.00 | 29.06 |
| C2 | 96°45'30" | 20.00 | 33.77 |

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimbarger
 OREGON
 JULY 16, 1987
 MARK A. HEIMBURGER
 2287
 EXP. 6/30/95



COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

Central Park Subdivision

In Lot 5, Block 1, S.L.W. Plat 'A'
SW 1/4, Sec.16, T 25 S, R 5 W, W.M.

10 OCT 1994 SCALE: 1 inch : 50.0 feet

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that George W. and Rhonda G. Gibby, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plat of said property and that they have caused this subdivision plat to be prepared and the property to be subdivided into parcels, as shown by the name of "Central Park Subdivision", and do hereby dedicate to the public forever the use of the streets shown thereon.

George W. Gibby
George W. Gibby
Rhonda G. Gibby
Rhonda G. Gibby

ACKNOWLEDGEMENT:

State of Oregon)
County of Douglas) SS

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 14th day of Oct, 1994 before me a Notary Public in and for said State and County, did personally appear George W. and Rhonda G. Gibby, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Lori Whitaker
Notary Public, State of Oregon



APPROVALS

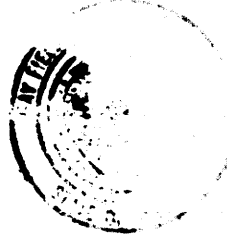
Ben Shouler 10/11/94
Chairperson, Planning Commission Date
Stan Mc Knight 10/11/94
Mayor Date
City Engineer 10/11/94
City Engineer Date
Douglas County Commissioner 10-13-94
Douglas County Commissioner Date
Nancy Morgan 10-13-94
Douglas County Commissioner Date
Ann T. Mangan 10-12-94
Douglas County Surveyor DEPUTY Date
Nancy Bronhill 10-13-94
Douglas County Assessor Deputy Date

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

Anne E. Schroeder 10-13-94
Douglas County Tax Collector Date

2:58 P.M. 94-22044

Filed this 13th day of OCTOBER, 1994
By GAY FIELDS, County Clerk Gloria J. Bennett
Douglas County Clerk By: DEPUTY



Subject to Protective Covenants
as filed herewith, Douglas County, Oregon
VOL. 1321, PG 581

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

94 OCT 13 PM 2:58

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
By Gloria J. Bennett
DEPUTY

VOL 18 PG 24 A-B FEE 30.00

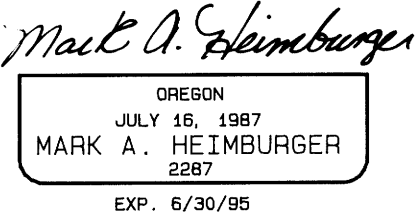
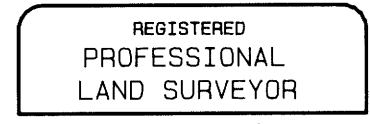
OWNER/DEVELOPER: George W. and Rhonda G. Gibby
670 Frontier Lane
Roseburg, OR. 97470
SEWER: City of Sutherlin
WATER: City of Sutherlin
ZONING: R-1
COMP. PLAN: Single Family Residential
NO WATER RIGHTS OF RECORD
SURVEYOR: AA Surveying Service, Inc.
2566 N. Stephens St.
Roseburg, OR 97470
(503) 672-2096

SURVEYOR'S CERTIFICATE

I, Mark A. Heimbunger, do hereby certify that I have surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Mark A. Heimbunger
Mark A. Heimbunger

Commence at a 5/8" iron rod at the northeast corner of Sherwood Addition, Section 16, Township 25 South, Range 5 West, Willamette Meridian, as recorded in Volume 11, Page 18 of the Subdivision Plat Records of Douglas County, Oregon; thence S13°23'59"E, 946.55 feet; thence N72°09'39"E, 244.43 feet; thence S11°22'31"E, 104.31 feet; thence N72°15'26"E, 28.22 feet to a 2" x 36" iron pipe at the INITIAL POINT; thence S08°54'08"E, 359.08 feet to a 5/8" iron rod; thence S08°54'08"E, 305.60 feet to a 5/8" iron rod on the northerly right-of-way line of Central Avenue; thence along said right-of-way S77°04'43"W, 216.03 feet to a 5/8" iron rod; thence N13°24'00"W, 744.02 feet to a 5/8" iron rod; thence N72°09'39"E, 244.43 feet to a 5/8" iron rod; thence S11°22'31"E, 104.31 feet to a 5/8" iron rod; thence N72°15'26"E, 28.22 feet to the POINT OF BEGINNING; Containing 4.19 acres of land, more or less.



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