

| NUMBER | Delta      | Radius  | Length | Chord Brng  | Chord  |
|--------|------------|---------|--------|-------------|--------|
| C1     | 73°38'47"  | 100.00  | 128.53 | N35°20'16"E | 119.87 |
| C2     | 04°17'23"  | 2670.06 | 199.91 | N03°37'50"W | 199.86 |
| C3     | 73°38'47"  | 70.00   | 89.97  | N35°20'16"E | 83.90  |
| C4     | 105°52'47" | 20.00   | 36.96  | N54°25'32"W | 31.92  |
| C5     | 02°24'46"  | 2640.06 | 111.17 | N03°30'58"W | 111.16 |
| C6     | 74°56'40"  | 20.00   | 26.16  | N35°09'45"E | 24.34  |
| C7     | 01°03'11"  | 2640.06 | 48.52  | N05°14'56"W | 48.52  |
| C8     | 12°26'29"  | 130.00  | 28.23  | N65°56'24"E | 28.17  |
| C9     | 27°34'20"  | 130.00  | 62.56  | N45°56'00"E | 61.96  |
| C10    | 27°37'29"  | 130.00  | 62.68  | N18°20'05"E | 62.07  |
| C11    | 06°00'28"  | 130.00  | 13.63  | N01°31'06"E | 13.62  |
| C12    | 00°53'16"  | 2700.06 | 41.84  | N01°55'46"W | 41.84  |
| C13    | 01°40'34"  | 2700.06 | 78.99  | N03°12'41"W | 78.99  |
| C14    | 01°43'24"  | 2700.06 | 81.22  | N04°54'41"W | 81.21  |

**CENTRAL PARK SUBDIVISION PHASE 2**  
 IN LOT 5 & 6, BLOCK 1, S.L.W. PLAT 'A'  
 LYING IN NE, NW, SW AND SE 1/4, SECTION 16,  
 TOWNSHIP 25 SOUTH, RANGE 5 WEST, W.M.  
 DOUGLAS COUNTY, OREGON  
 2 JAN 1996

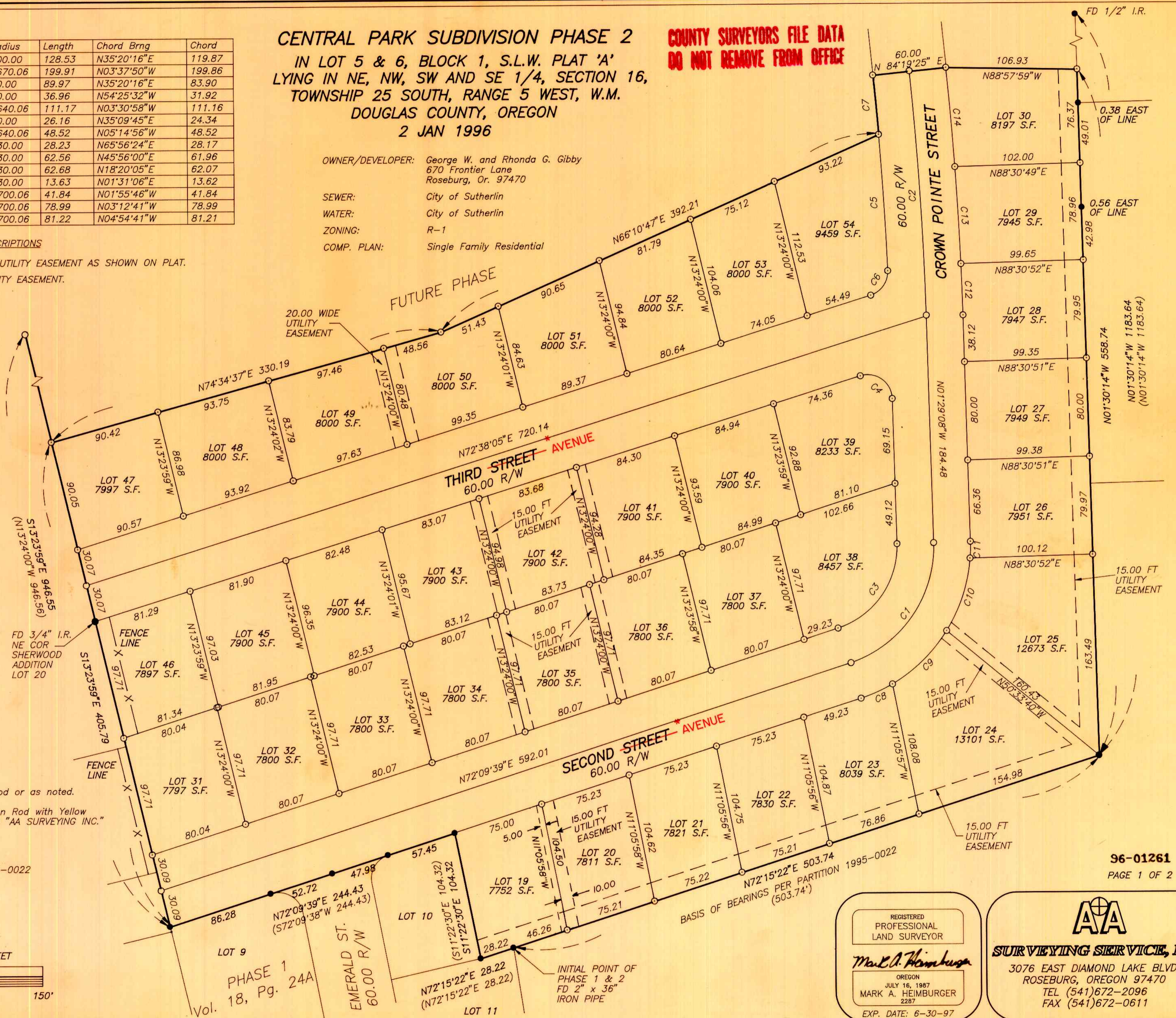
**COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE**

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

**EASEMENT DESCRIPTIONS**

- (7) 15.00 WIDE UTILITY EASEMENT AS SHOWN ON PLAT.
- 20.00 WIDE UTILITY EASEMENT.



\* PER ORDINANCE #582  
 RECORDED 3/21/96  
 VOL. 1399 PG. 146  
 C.S. 64/68-1

**LEGEND:**

- Found 5/8" Iron Rod or as noted.
- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."

**RECORD INFORMATION:**

( ) Land Partition 1995-0022

SCALE: 1 INCH = 50 FEET



**96-01261**  
 PAGE 1 OF 2

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Mark A. Heimbarger*

OREGON  
 JULY 16, 1987  
 MARK A. HEIMBURGER  
 2287  
 EXP. DATE: 6-30-97

**AA**  
**SURVEYING SERVICE, INC.**  
 3076 EAST DIAMOND LAKE BLVD.  
 ROSEBURG, OREGON 97470  
 TEL (541)672-2096  
 FAX (541)672-0611

**CENTRAL PARK SUBDIVISION PHASE 2**  
 IN LOT 5 & 6, BLOCK 1, S.L.W. PLAT 'A'  
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 DOUGLAS COUNTY, OREGON  
 2 JAN 1996

**COUNTY SURVEYORS FILE DATA**  
**DO NOT REMOVE FROM OFFICE**

**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 including the variable width utility easements as shown on plat of said property and that they have caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of "Central Park Subdivision", and do hereby dedicate to the public forever the use of the streets and easements shown thereon. There are no water rights appurtenant to subject property.

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 10th day of January, 1996, before me a Notary Public in and for said State and County, did personally appear George W. & 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.

Carole M. Cody July 19, 1999  
 Notary Public, State of Oregon Expiration Date



**SURVEYOR'S CERTIFICATE**

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

Beginning at a 2 inch iron pipe at the northeast corner of Lot 11 of Central Park Subdivision as recorded in Volume 18, Page 24 of the Plat Records of Douglas County, said point being the Initial Point of said subdivision; thence S72°15'22"W 28.22 feet along the north line of Lot 11 to a 5/8 inch iron rod at the southeast corner of Lot 10, said subdivision; thence leaving the north line of Lot 11 N11°22'30"W 104.32 feet along the east line of said Lot 10 to a 5/8 inch iron rod at the northeast corner thereof; thence leaving the east line of Lot 10 S72°09'39"W 244.43 feet along the north line of Central Park Subdivision to a 5/8 inch iron rod at the northwest corner of Lot 9 said subdivision; thence leaving the north line of Central Park Subdivision N13°23'59"W 405.79 feet to a 5/8 inch iron rod; thence N74°34'37"E 330.19 feet to a 5/8 inch iron rod; thence N66°10'47"E 392.21 feet to a 5/8 inch iron rod; thence along the arc of a 2640.06 foot radius curve to the left (the Long chord of which bears N5°14'56"W 48.52 feet) 48.52 feet; thence N84°19'25"E 60.00 feet to a 5/8 inch iron rod; thence S88°57'59"E 106.93 feet to a 5/8 inch iron rod; thence S1°30'14"E 558.74 feet to a 5/8 inch iron rod; thence S72°15'22"W 503.74 feet to the Point of Beginning and containing 9.30 acres of land more or less.

Mark A. Heimbürger  
 Mark A. Heimbürger

Subject to protective covenants as filed herewith, Douglas County, Oregon, Vol. 1388, Page 947

**APPROVALS**

Approved: 1-22-96

By Michael J. Wentz  
 Douglas County Commissioner Chairperson

Approved: 1-22-96

By Ray Roberts  
 Douglas County Commissioner

Approved: 1-12-96

By Bruce Long  
 City of Sutherlin Community Development Specialist

Approved: 1-19-96

By Jerry E. Mauer  
 Douglas County Surveyor DEPUTY

Approved: 1-22-96

By David J. Reddekopp  
 Douglas County Assessor

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

Approved: 1-22-96

By Suzanne E. Cates  
 Douglas County Tax Collector  
 96-01261 2:54 P.M.

Filed this 22nd day of JANUARY, 1996

By GAY FIELDS, County Clerk Gloria G. Burnett  
 Douglas County Clerk BY: DEPUTY



STATE OF OREGON )  
 COUNTY OF DOUGLAS ) SS.  
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
 96 JAN 22 PM 2:54  
 GAY FIELDS  
 DOUGLAS COUNTY CLERK  
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
 BY Gloria G. Burnett  
 DEPUTY  
 FEE PP

**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.

**96-01261**  
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