

DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CARL BARRON, TRUSTEE OF THE CARL BARRON TRUST IS THE OWNER OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "HEAVENLY ESTATES SUBDIVISION" AND DOES HEREBY DEDICATE THE STREET AND THE UTILITY EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

Carl Barron Trustee
CARL BARRON, TRUSTEE
CARL BARRON TRUST

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16 DAY OF December, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL BARRON, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION AND DEDICATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Ethel L. Kame
NOTARY PUBLIC, STATE OF OREGON



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 22 LOT SUBDIVISION ON THAT PROPERTY DESCRIBED IN INST. NO. 95-16359. MONUMENTS FOUND PER RM 2-71 AND M 60-10 CONTROLLED THE BOUNDARIES OF THIS SURVEY. THE NORTHWEST CORNER OF LOT 1 WAS REESTABLISHED AT M 60-10 DISTANCE FROM THE SOUTHWEST CORNER OF LOT 22 ALONG THE EAST LINE OF STATE STREET. THE SOUTHEAST CORNER OF LOT 20 WAS REESTABLISHED BY HOLDING THE RECORD ANGLE AND DISTANCE FROM THE SOUTH LINE AND SOUTHWEST CORNER OF LOT 19. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, AARON FANNING AND KENNY MACK USING A SOKKIA SET 2B11 AND SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE THIS SUBDIVISION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: THAT PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, T.25S., R.5W., W.M. IN THE CITY OF SUTHERLIN, OREGON AS DESCRIBED IN A DEED TO CARL BARRON, TRUSTEE OF THE CARL BARRON TRUST AND RECORDED AS INST. NO. 95-16359 IN THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF STATE STREET FROM WHICH 1/2" IRON ROD AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, RAINTREE ESTATES, A SUBDIVISION RECORDED IN VOLUME 15, PAGE 64 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON BEARS S.13°04'26"E., 60.69 FEET; THENCE N.85°28'44"E., 212.12 FEET TO A 5/8" IRON ROD; THENCE N.4°30'56"W., 31.05 FEET TO A 5/8" IRON ROD; THENCE N.85°26'56"E., 500.10 FEET TO A 5/8" IRON ROD; THENCE S.4°33'17"E., 18.00 FEET TO A 1 1/2" IRON PIPE; THENCE N.85°26'43"E., 297.66 FEET TO A 3/4" IRON PIPE; THENCE N.13°00'01"W., 359.74 FEET TO A 5/8" IRON ROD; THENCE S.71°20'08"W., 1005.92 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF STATE STREET; THENCE S.13°04'26"E. ALONG SAID EASTERLY RIGHT OF WAY LINE, 124.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.27 ACRES, MORE OR LESS.

Kristian O. Degroot
KRISTIAN O. DEGROOT
PROFESSIONAL LAND SURVEYOR, 1941

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
97 JAN -6 PM 3:33

HEAVENLY ESTATES SUBDIVISION

LOCATED IN THE NE 1/4 OF SEC. 20, AND THE SE 1/4 OF SEC. 17, T25S, R5W, W.M., DOUGLAS COUNTY, OREGON
SCALE: 1" = 50' NOVEMBER 1996

SURVEYED FOR:
CARL BARRON ENTERPRISES
P.O. BOX 940
ROSEBURG, OREGON 97470

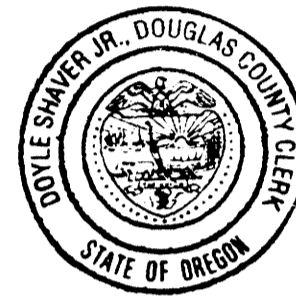
SURVEYED BY:
BTS INC., ENGINEERING & SURVEYING
431 S.E. MAIN STREET
ROSEBURG, OR 97470
(503) 673-0966

APPROVALS
DOUGLAS COUNTY

Janey E. Morrison 1-2-97
SURVEYOR Deputy DATE
Fred Reuman 1-6-97
ASSESSOR Deputy DATE

CITY OF SUTHERLIN
Richard Sawyer 12/28/96
COMMUNITY DEVELOPMENT SPECIALIST DATE

FILED THIS 16th DAY OF January, 1997 at 3:33pm
DOYLE SHAVER JR., County Clerk by Carol Engle, Deputy
COUNTY CLERK DATE 1/6/97



ZONING AND UTILITIES

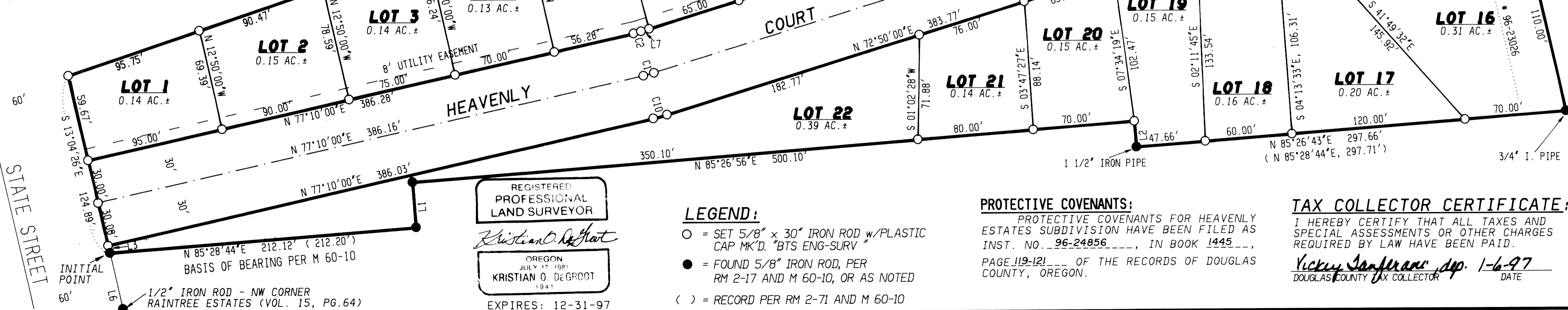
ZONE: C-3
COMP. PLAN: C-3
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

BY THE ORDER OF THE BOARD OF COMMISSIONERS:

James Robertson 1-6-97
COMMISSIONER DATE
James Morgan 1-6-97
COMMISSIONER DATE

Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC, TANGENT, CHORD, CHORD BEARING. Rows C 1 through C 10.

Table with columns: LINE, BEARING, DISTANCE. Rows L 1 through L 7.



REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. Degroot
OREGON JULY 17 1981
KRISTIAN O. DEGROOT 1941
EXPIRES: 12-31-97

LEGEND:
○ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. 'BTS ENG-SURV'
● = FOUND 5/8" IRON ROD, PER RM 2-17 AND M 60-10, OR AS NOTED
() = RECORD PER RM 2-71 AND M 60-10

PROTECTIVE COVENANTS:
PROTECTIVE COVENANTS FOR HEAVENLY ESTATES SUBDIVISION HAVE BEEN FILED AS INST. NO. 96-24856, IN BOOK 1445, PAGE 119-121 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

TAX COLLECTOR CERTIFICATE:
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Vickie Santerre sp. 1-6-97
DOUGLAS COUNTY TAX COLLECTOR DATE

