

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

CERTIFICATE OF SURVEYOR

I, Bruce A. Shaner, being first duly sworn depose and say that I have correctly surveyed and marked with proper monuments the land shown on this plat of which the following is a true and correct description:

Beginning at a 5/8 inch iron rod on the west right of way line of Comstock Road and from which the initial point of Plat L of the Sutherland Land and Water Co. bears N20°28'27"E a distance of 19.70 feet; and from which the SE Corner of Parcel I, Partition Plat 1992-0069, bears N20°28'27"E, 155.67 feet; thence from point of beginning S20°28'27"W along said west right of way line of Comstock Road a distance of 63.60 feet;

thence leaving said west right of way line of Comstock Road and bearing N88°48'22"W a distance of 198.38 feet;

thence S20°28'27"W a distance of 53.60 feet;

thence S20°36'00"W a distance of 186.11 feet

thence West a distance of 44.50 feet;

thence SO°51'00"E a distance of 37.85 feet;

thence S89°59'00"W a distance of 648.88 feet to a point on the east right of way line of U.S. Interstate Highway No. 5;

thence along said east right of way line of U.S. Interstate Highway No. 5 the following bearings and distances:

N5°19'00"E a distance of 54.61 feet;

N27°07'44"E a distance of 377.10 feet;

N6°53'21"E a distance of 269.40;

thence leaving said east right of way line of U.S. Interstate Highway No. 5 and bearing S88°42'42"E along the south line of the Chevron USA, Inc. property a distance of 170.71 feet;

thence N3°25'01"E along the east line of said Chevron USA, Inc. property a distance of 109.60 feet to a point on the south right of way line of Central Avenue;

thence leaving said east line of the Chevron USA, Inc. property and bearing S89°55'19"E along the south right of way line of Central Avenue a distance of 111.57 feet;

thence leaving the south right of way line of Central Avenue and bearing S3°20'25"W along the west line of the West Central Services, Inc. property a distance of 149.89 feet;

thence leaving said west line of the West Central Services, Inc. property and following along the west line of the Jeff Guido property the following bearings and distances:

S3°46'04"W a distance of 39.75 feet;

S4°44'10"E a distance of 201.87 feet;

S24°36'00"W a distance of 168.66 feet;

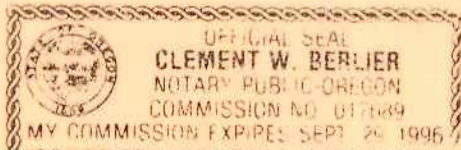
thence leaving said west line of the Jeff Guido property and bearing S88°48'22"E along the south line of said Jeff Guido property a distance of 112.67 feet;

thence leaving said south line of the Jeff Guido property and bearing S88°48'22"E along the south line of the Virginia Roman property a distance of 148.91 feet;

thence N20°36'00"E along the east line of said Virginia Roman property a distance of 117.29 feet;

thence leaving said east line of the Virginia Roman property and bearing S88°48'22"E a distance of 261.68 feet to the point of beginning, containing 7.244 acres, more or less, and all being situated in Lots 3, 4 and 5 of Plat L of the Sutherland Land and Water Co. and in the North half of Section 19, T25S, R5W, W.M., City of Sutherlin, in Douglas County, Oregon. (Continued across this page.)

Bruce A. Shaner
Bruce A. Shaner, L. S. 430



Clement W. Berlier

APPROVALS:

DOUGLAS COUNTY COMMISSIONER, CHAIRMAN

6-30-97

DOUGLAS COUNTY COMMISSIONER

6/30/97

DOUGLAS COUNTY COMMISSIONER

6-30-97

DOUGLAS COUNTY ASSESSOR

6-30-97

DOUGLAS COUNTY SURVEYOR

6-30-97

CITY OF SUTHERLIN, COMMUNITY DEVELOPMENT SPECIALIST

9-20-96

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

DOUGLAS COUNTY TAX COLLECTOR

6/30/97

97-13547

FILED THIS 15TH DAY OF JULY, 1996, 9:34 O'CLOCK AM - .PM

DOYLE SHAVER JR., County Clerk
DOUGLAS COUNTY CLERK



By: Yvonne L. Bennett, deputy
SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY, ORE.
VOL. _____, PG. _____
INSTRUMENT NO. _____

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

97 JUL -1 AM 9:34

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY: Yvonne L. Bennett
DEPUTY

FEE PP

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

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

CITY OF SUTHERLIN
PLANNING DEPT. FILE NO:
SUB 96-06-078

DECLARATION:

Known all people by these presents that Ponderosa Inn, Inc, owner of the land represented hereon and more particularly described herein, by and thru David C. Hanson, President, has caused the same to be subdivided and surveyed into Lots as shown on the annexed map.

David C. Hanson
David C. Hanson, President

State of Oregon)
) SS
County of Douglas)

ACKNOWLEDGEMENT

Know all people by these presents, that on this 20TH day of SEPTEMBER, 1996, before me, a Notary Public in and For said State and County, personally appeared David C. Hanson, who being duly sworn, did say that he is the president of Ponderosa Inn, Inc. and that he executed the Subdivision of behalf of said Corporation freely and voluntarily.

INTERIOR CORNER MONUMENTATION:

In accordance with 92.070, the interior corners of this subdivision have been correctly set with proper monuments. An affidavit has been prepared regarding the setting of said monuments and is recorded in Douglas County Deed Records Book 1627 Page 181.

Approved this 28 day of June, 1997.

Romy Wan
Douglas County Surveyor

CERTIFICATE OF SURVEYOR (continued)

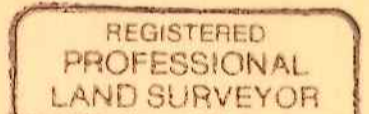
As per ORS 92.070(2), I also certify that the post-monumentation of interior monuments in this subdivision will be accomplished within 90 calendar days following the completion of the improvements or one year following the original plat recordation, whichever occurs first, in accordance with ORS 92.060.

POST MONUMENTATION COMPLETED BY M. HEIMBURGER L.S. No. 2287 AND REFERENCE MONUMENTS SET. SEE C.S. FILE 65/24-12 FOR REFERENCED LOCATIONS.

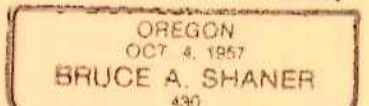
NARRATIVE

The subdivision was done of the original Ponderosa Inn, Inc. property as recorded in the Douglas County Clerk's office deed records, Instruments No's. 75-14045 and 79-14210. The purpose was redevelopment of said property. A property line survey of the property by Shaner, in March, 1996 shows the complete property line records, etc. pertinent to this subdivision plat. (See Douglas County Surveyor Map File No. M 124-14.)

Construction of the new development will commence October 1, 1996 and is planned to be completed in March, 1997. The subdivision monumentation will be completed as soon as construction is completed in March or April, 1997.



Bruce A. Shaner



Renews June 30, 1998

PONDEROSA REDEVELOPMENT SUBDIVISION

IN THE N 1/2 OF SECTION 19, T25S,
R5W, W.M., CITY OF SUTHERLIN,
DOUGLAS COUNTY, OREGON

For: Ponderosa Inn, Inc.
1470 W. Central
Sutherlin, Oregon 97479

By: Shaner Engineering, Inc.
P.O. Box 1430
Roseburg, Oregon 97470

September 19, 1996

97-13547

Sheet 2 of 2

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE