

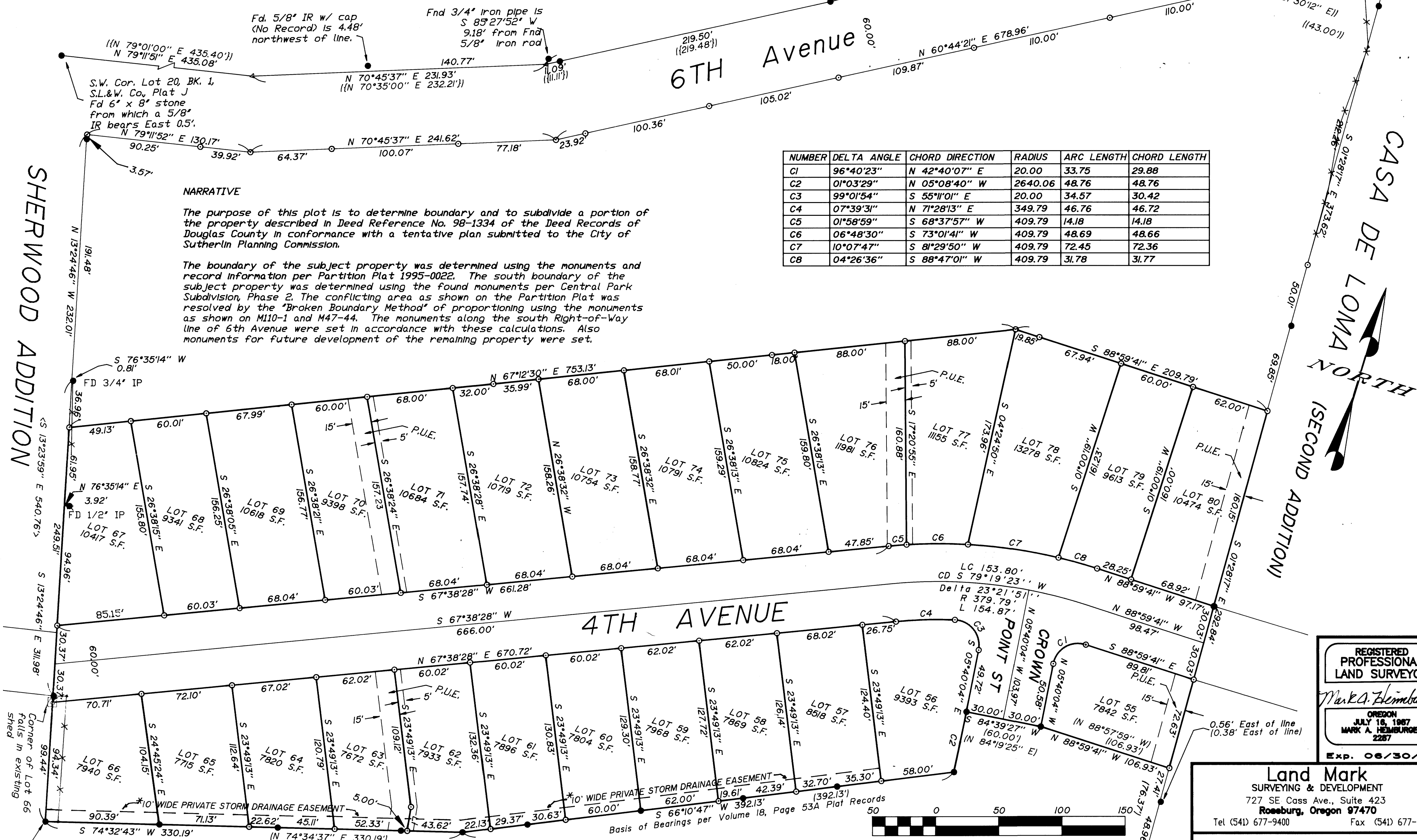
LEGEND
 ● Found 5/8" Iron rod unless noted
 ○ Set 5/8" x 30" Iron rod w/ yellow plastic cap marked "LMS&D 2287"

CENTRAL PARK SUBDIVISION, PHASE 3
 IN LOT 5 & 6, BLOCK I, S.L.&W., PLAT A
 NE & NW 1/4, SEC. 16,
 TOWNSHIP 25 SOUTH, RANGE 5 WEST, W.M.
 CITY OF SUTHERLIN, COUNTY OF DOUGLAS, OREGON
 APRIL, 1998

RECORD INFORMATION

- < [] M47-44
- < [] M110-1
- < [] Volume 15, Page 44, Plat Records of Douglas County
- < [] Volume 18, Page 53A, Plat Records of Douglas County
- < [] Calculated from Volume 18, Page 53A, Plat Records of Douglas County
- < [] Partition Plat 1995-0022, Plat Records of Douglas County

NUMBER	DIRECTION	DISTANCE
LI	S 07°49'42" E	19.17'



NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	96°40'23"	N 42°40'07" E	20.00	33.75	29.88
C2	01°03'29"	N 05°08'40" W	2640.06	48.76	48.76
C3	99°01'54"	S 55°11'01" E	20.00	34.57	30.42
C4	07°39'31"	N 71°28'13" E	349.79	46.76	46.72
C5	01°58'59"	S 68°37'57" W	409.79	14.18	14.18
C6	06°48'30"	S 73°01'41" W	409.79	48.69	48.66
C7	10°07'47"	S 81°29'50" W	409.79	72.45	72.36
C8	04°26'36"	S 88°47'01" W	409.79	31.78	31.77

NARRATIVE

The purpose of this plot is to determine boundary and to subdivide a portion of the property described in Deed Reference No. 98-1334 of the Deed Records of Douglas County in conformance with a tentative plan submitted to the City of Sutherlin Planning Commission.

The boundary of the subject property was determined using the monuments and record information per Partition Plat 1995-0022. The south boundary of the subject property was determined using the found monuments per Central Park Subdivision, Phase 2. The conflicting area as shown on the Partition Plat was resolved by the "Broken Boundary Method" of proportioning using the monuments as shown on M110-1 and M47-44. The monuments along the south Right-of-Way line of 6th Avenue were set in accordance with these calculations. Also monuments for future development of the remaining property were set.

* AFFIDAVIT OF CORRECTION: RECORDED JAN. 21, 1999 IN BOOK 1591 PAGE 510
 ADD A 10 FOOT WIDE "PRIVATE STORM DRAIN EASEMENT"
 ALONG THE SOUTH BOUNDARY OF LOT 57 THROUGH LOT 66.
 C.S. FILE 65/24-1

REGISTERED PROFESSIONAL LAND SURVEYOR
 Mark A. Hemburg
 OREGON
 JULY 16, 1987
 MARK A. HEMBURG
 2287
 Exp. 06/30/99

Land Mark
 SURVEYING & DEVELOPMENT
 727 SE Cass Ave., Suite 423
 Roseburg, Oregon 97470
 Tel (541) 677-9400 Fax (541) 677-9401

98-13448

Scale 1" = 50'
 SHEET 1 OF 2

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

CENTRAL PARK SUBDIVISION, PHASE 3
IN LOT 5 & 6, BLOCK 1, S.L.B.W., PLAT A
NE & NW 1/4, SEC. 16,
TOWNSHIP 25 SOUTH, RANGE 5 WEST, W.M.
CITY OF SUTHERLIN, COUNTY OF DOUGLAS, OREGON
APRIL, 1998

DECLARATION.

KNOW ALL PEOPLE BY THESE PRESENTS that C. A. Galpin, owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, does hereby declare the annexed map to be a correct map of the subdivision plot including all utility easements as shown on plot of said property. He has caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of "Central Park Subdivision, Phase 3" and do hereby dedicate to the public forever the use of the streets and easements shown thereon.

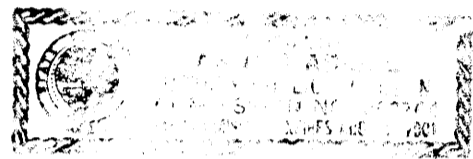
C. A. Galpin
C. A. Galpin

DEVELOPER / OWNER: C.A. Galpin
P.O. Box 8271
Medford, Or
SEWER: City of Sutherlin
WATER: City of Sutherlin
ZONING: R-1
COMP. PLAN: Single Family Residential

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
98 JUN 11 AM 9:25
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY U. Shaver
DEPUTY
FEE PP

ACKNOWLEDGMENT.

State of Oregon)
County of Jackson) SS



KNOW ALL PEOPLE BY THESE PRESENTS that on this 15th day of May, 1998, before me a Notary Public of and for said State and County, did personally appear C. A. Galpin, who being duly sworn, did say that he is the identical person named in the foregoing instrument and they executed said instrument freely and voluntarily.

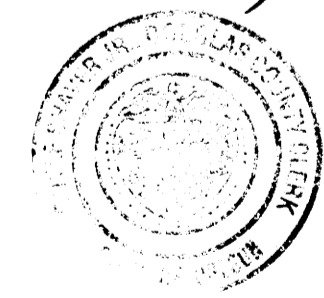
Anna I. Arispe 8/10/01
Notary Public, State of Oregon Expiration Date

APPROVALS

Joyce Morgan 6-10-98
Douglas County Commissioner Date
Richard Roberts 6-10-98
Douglas County Commissioner Date
Richard Roberts 6-8-98
City of Sutherlin Community Development Specialist Date
Ed Manna 6-10-98
Douglas County Surveyor, DEP. Date
Marie J. Redden 6-10-98
Douglas County Assessor Date

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

Marie J. Redden 6-10-98
Douglas County Tax Collector Date
Filed this 11th day of June, 1998, at 9:25AM
by Carol Engel
Douglas County Clerk



SURVEYOR'S CERTIFICATE

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

Beginning at a 5/8 inch iron rod with a yellow plastic cap marked "AA SURVEYING INC." at the northwest corner of Lot 47 of Central Park Subdivision, Phase 2 as recorded in Volume 18, Page 53 of the Plat Records of Douglas County; thence, along the east boundary line of Sherwood Addition, as recorded in Volume 11, Page 18, of the Plat Records of Douglas County, North 13° 24' 46" West a distance of 311.98 feet to a 5/8 inch iron rod; thence North 67° 12' 30" East a distance of 753.13 feet to 5/8 inch iron rod; thence South 88° 59' 41" East a distance of 209.79 feet to a 5/8 inch iron rod on the west boundary line of Casa De Loma, Second Addition, as recorded in Volume 15, Page 44, of the Plat Records of Douglas County; thence, along said west boundary line, South 01° 28' 17" East a distance of 292.84 feet to a 5/8 inch iron rod at the Northeast corner of Lot 30 of said subdivision; thence North 88° 59' 41" West a distance of 106.93 feet along said North line, to a 5/8 inch iron rod at the Northwest corner of said Lot 30; thence South 84° 39' 27" West a distance of 60.00 feet, along said North line, to a 5/8 inch iron rod; thence around a curve to the left, through a central angle of 01° 03' 29", an arc distance of 48.76 feet, along said North line (having a chord bearing of South 05° 08' 40" East a distance of 48.76 feet) to a 5/8 inch iron rod at the Northeast corner of Lot 54 of said subdivision; thence South 66° 10' 47" West a distance of 392.13 feet to a 5/8 inch iron rod on the North line of said subdivision; thence South 74° 32' 43" West a distance of 330.19 feet to a 5/8 inch iron rod at the Point of Beginning, containing 7.03 acres more or less.

Mark A. Heimbürger
Mark A. Heimbürger

Subject to protective covenants as filed herewith, Douglas County, Oregon, Vol. 1545, Page 435

98-13448

98-13448

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimbürger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
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Exp. 06/30/99

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