COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SOUTH SIDE ACRES

LOCATED in the SE & SW 1/4, Sec. 16, T.25 S.,
R. 5 W., W.M., City of Sutherlin, Douglas County, Oregon.

June 18, 1998

SURVEYED FOR: MCCABE FAMILY TRUST
1052 RICE VALLEY ROAD
OAKLAND, OREGON 97462

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

REGISTERED PROFESSIONAL LAND SURVEYOR
David A. Edwards
DAVID A. EDWARDS
2339
EXPIRES 12/31/99

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT GARY L. MCCABE, TRUSTEE OF THE MCCABE FAMILY TRUST, IS THE OWNER OF THE LANDS REPRESENTED HEREON AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS, PUBLIC AND PRIVATE SEWER AND UTILITY EASEMENTS AND A MUTUAL PRIVATE ACCESS AND UTILITY EASEMENT AND A DRAINAGE EASEMENT, AS SHOWN HEREON. SAID TRUSTEE DOES HEREBY DESIGNATE THIS SUBDIVISION AS "SOUTH SIDE ACRES".

GARY L. MCCABE, TRUSTEE, MCCABE FAMILY TRUST

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PERSONS BY THESE PRESENTS THAT ON THIS 29th DAY OF June, 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GARY L. MCCABE, TRUSTEE OF THE MCCABE FAMILY TRUST, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY, FOR THE PURPOSES SET FORTH THEREIN, ON BEHALF OF SAID TRUST.

NOTARY PUBLIC FOR OREGON

APPROVALS

Richard Schwartz 7/29/98
CITY OF SUTHERLIN PLANNING — DATE

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

Keith Leesman - DEPUTY 8-27-98
DOUGLAS COUNTY TAX COLLECTOR — DATE

Ed Morman 8-27-98
DOUGLAS COUNTY SURVEYOR DEPUTY — DATE

FILED THIS 31st DAY OF August, 1998
AT 12:12 O'CLOCK P .M.

by Carol Engels, Deputy
DOUGLAS COUNTY CLERK

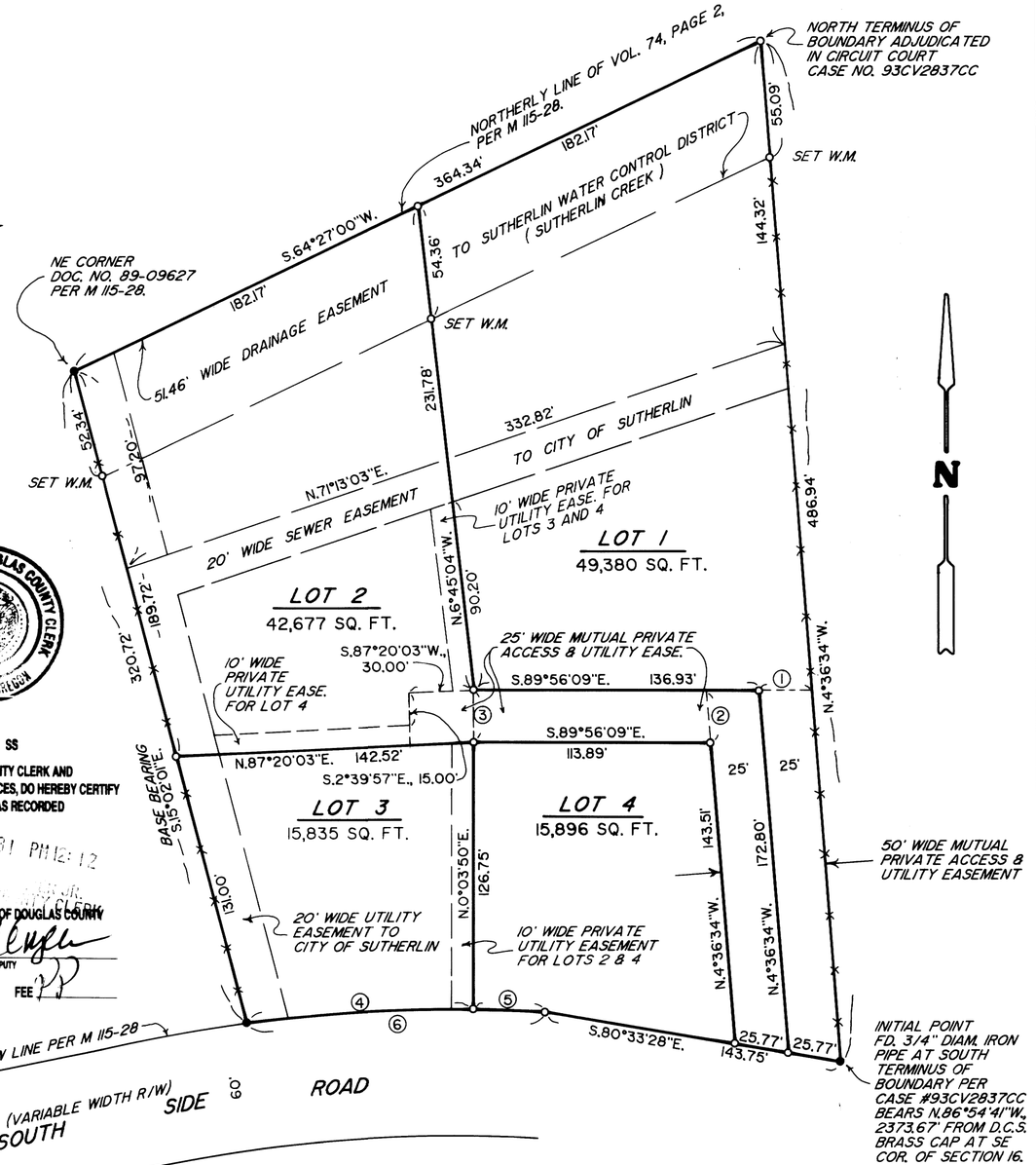
DOYLE SHAVER JR., DOUGLAS COUNTY CLERK — STATE OF OREGON

STATE OF OREGON] SS
COUNTY OF DOUGLAS]
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
98 AUG 31 PM 12:12
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY DEPUTY
FEE

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS:

BEGINNING AT A 3/4 INCH DIAMETER IRON PIPE MONUMENTING THE SOUTH TERMINUS OF THAT BOUNDARY ADJUDICATED IN DOUGLAS COUNTY CIRCUIT CASE NUMBER 93CV2837CC, SAID PIPE BEARS NORTH 86°54'41" WEST 2373.67 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN IN DOUGLAS COUNTY, OREGON, SAID PIPE BEING THE INITIAL POINT; THENCE NORTH 4°36'34" WEST 486.94 FEET TO A 5/8 INCH DIAMETER STEEL PIN MONUMENTING THE NORTH TERMINUS OF SAID ADJUDICATED BOUNDARY; THENCE SOUTH 64°27'00" WEST 364.34 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 89-09627, OFFICIAL RECORDS FOR SAID COUNTY AND STATE; THENCE SOUTH 15°02'01" EAST 320.72 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF COUNTY ROAD NUMBER 120, ALONG THE ARC OF A 746.81 FOOT RADIUS CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTH AND HAVING A LONG CHORD WHICH BEARS NORTH 87°57'17" EAST 142.94 FEET, A DISTANCE OF 143.16 FEET; THENCE SOUTH 80°33'28" EAST 143.75 FEET TO THE INITIAL POINT.



98-20185

David A. Edwards
DAVID A. EDWARDS, P.L.S. 2339

LEGEND

- ● INDICATES 5/8" DIAM. IRON ROD W/CAP FD. PER M 115-28 UNLESS OTHERWISE NOTED.
- o INDICATES 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- x——x——x——x——x FENCE LINE

SCALE: 1" = 50'

BASIS OF BEARINGS: M 115-28 AS SHOWN HEREON.

W.M. = WITNESS MONUMENT

LINE AND CURVE DATA

NO.	BEARING	DIST.	Δ	L
①	S.89°56'09"E.	25.08'		
②	N.4°36'34"W.	25.08'		
③	N.0°03'50"E.	25.00'		
④	N.86°37'07"E.	108.43'	8°19'35"	108.53'
⑤	S.87°51'30"E.	34.63'	2°39'25"	34.63'
⑥	N.87°57'17"E.	142.94'	10°58'59"	143.16'

98-20185

Joyce Morgan 8/27/98
DOUGLAS COUNTY COMMISSIONER — DATE

Doug Robertson 8/27/98
DOUGLAS COUNTY COMMISSIONER — DATE

Keith Leesman DEPUTY 8-27-98
DOUGLAS COUNTY ASSESSOR — DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE SUB-DIVISION OF THAT TRACT DESC. IN DOC. NO. 98-04388 INTO 4 LOTS AND VARIOUS EASEMENTS. MONUMENTS WERE FOUND PER M 115-28, M 118-30 AND M 119-17. DATA PER THOSE SURVEYS, THE DEEDS REFERRED TO ON THE ANNEXED MAP AND THE JUDGEMENT PORTION OF THE REFERENCED CIRCUIT COURT CASE WAS USED TO COMPUTE THE BOUNDARY RESOLUTION. IT SHOULD BE NOTED THAT THE FENCE USED FOR THE ADJUDICATED BOUNDARY MAY NOT BE THE "OLD FENCE" REFERRED TO IN THE JUDGEMENT BUT SEEMS TO BE ACCEPTED AS SUCH BY THE ADJOINER TO THE EAST. NO OTHER PHYSICAL EVIDENCE OF A FENCE COULD BE LOCATED.

FIELD CREW: DAVID EDWARDS AND BRANT MILLER.

EQUIPMENT: NIKON DTM 430 TOTAL STATION.

COMPS AND DRAFTING: DAVID EDWARDS.

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