

MOUNTAIN VIEW ESTATES PUD, PHASE I
IN THE E. 1/2, SEC. 20 AND N. 1/2, SEC. 29, T. 25 S., R. 5 W. W.M.
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON
JANURARY 2009 - FILE # PUD-08-02



SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

Signature of Carl A. Sweeden, CARL A. SWEEDEN

LEGAL DESCRIPTION:

PARCEL 3, PARTITION PLAT #1998-0052, DOUGLAS COUNTY, OREGON PARTITION PLAT RECORDS EXCEPT THAT LAND DESCRIBED IN INST. #99-16029 & #98-16444 AND ALSO:

THAT LAND DESCRIBED IN INSTRUMENT #2007-17989, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS BEING A PORTION OF PARCEL 3, PARTITION PLAT #1998-0052, DOUGLAS COUNTY, OREGON, PARTITION PLAT RECORDS.

AND ALSO: THAT LAND DESCRIBED IN INST. #09-010300 OF SAID CO. RECORDS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROY CARVER III, PRESIDENT OF MANAGER, PROPERTY MANAGEMENT CORP. MANAGER AND AUDREY M. SCHOON, TRUSTEE OF THE SCHOON FAMILY TRUST DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND AND THAT THEY DO CAUSE THE PROPERTY TO BE SUBDIVIDED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #PUD-2008-02, CITY OF SUTHERLIN DOUGLAS COUNTY, OREGON, PLANNING COMMISSION AND THAT THEY DO DEDICATE TO THE CITY OF SUTHERLIN FOR PUBLIC USE THE 50 FOOT WIDE STREET, MOUNTAIN VIEW DRIVE AND THE OPEN SPACE AREAS "A", "B" AND "C" AND THEY DO CREATE FOR THE BENEFIT OF THE PUBLIC THE 25 FOOT WIDE ACCESS EASEMENT FROM THE SOUTH END OF MOUNTAIN VIEW DRIVE TO OPEN SPACE "A", THE PUBLIC UTILITY EASEMENTS SHOWN FOR THE BENEFIT OF LOTS 1 - 34, THE 40 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT TO BENEFIT LOTS 1 - 9, THE 25 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT TO BENEFIT LOTS 5 - 10 INCLUDING THAT LAND DESCRIBED IN INSTRUMENT #2005-1512, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS TO SERVE A SINGLE RESIDENCE, THE 25 FOOT WIDE ACCESS EASEMENT TO BENEFIT LOT 28, THE 20 FOOT WIDE ACCESS EASEMENT TO BENEFIT LOT 35, INST. #2006-8094 OF SAID COUNTY RECORDS AND THEY DO ALSO CREATE FOR THE BENEFIT OF THE CITY OF SUTHERLIN THE TEMPORARY EMERGENCY TURNAROUND EASEMENT AS SHOWN AT THE SOUTH END OF MOUNTAIN VIEW DRIVE TO BE EXTINGUISHED AT THE TIME OF THE EXTENSION OF MOUNTAIN VIEW DRIVE.

Signature of Roy Carver III, ROY CARVER III, PRESIDENT OF MANAGER, PROPERTY MANAGEMENT CORP. MANAGER, SUTHERLIN PARTNERS ONE LLC

Signature of Audrey Schoon, AUDREY SCHOON, TRUSTEE, SCHOON FAMILY TRUST

APPROVALS:

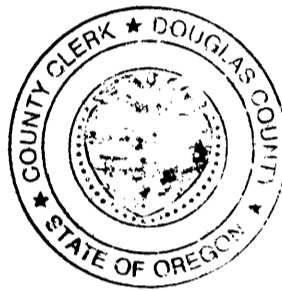
DOUGLAS COUNTY COMMISSIONER 6-19-09
DOUGLAS COUNTY COMMISSIONER 6-19-09
DOUGLAS COUNTY ASSESSOR 6-18-09
DOUGLAS COUNTY SURVEYOR 6-8-09
SUTHERLIN PLANNING COMMISSION, CHAIRMAN 2/26/09

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

Signature of Sandra K. Unice, SANDRA K. UNICE, DOUGLAS COUNTY TAX COLLECTOR 6/19/09

FILED THIS 19th DAY OF June, 2009

Signature of Barbara E. Nielsen, BARBARA E. NIELSEN, COUNTY CLERK 6/19/09



EASEMENTS & RESTRICTIONS OF RECORD:

EASEMENT TO BENEFIT CALIFORNIA OREGON POWER COMPANY, INST. #68861, SEPT. 19, 1947
EASEMENT TO BENEFIT CALIFORNIA OREGON POWER COMPANY, INST. #106516, MAY 20, 1950
EASEMENT TO BENEFIT PACIFIC POWER & LIGHT, INST. #87-03021, MARCH 13, 1987
EASEMENT FOR DRIVEWAY AND UTILITIES, DEC. 19, 1980 PER INST. #80-17689
EASEMENT FOR EXISTING ROAD, OCT. 5, 1990 PER INST. #90-14928
EASEMENT, 20 FOOT WIDE WATER LINE, NOV. 16, 1993 PER INST. #93-23207
EASEMENT, 40 FOOT WIDE FOR ROAD PURPOSE, AUG. 16, 1994 PER INST. #94-18267
EASEMENT TO BENEFIT HELEN S. & EDWARD O. BLOOMQUIST FOR ROAD, FEB. 22, 1995 PER INST. #95-03729
EASEMENT TO BENEFIT BOB AND GALE MCDONALD FOR ROADWAY, JULY 12, 1995 PER INST. #95-12841
EASEMENT TO BENEFIT SIMON J. AND AUDREY M. SCHOON FOR ROADWAY, JAN. 22, 1997 PER INST. #97-01153
EASEMENT TO BENEFIT CITY OF SUTHERLIN FOR ROADWAY, APRIL 11, 1997 PER INST. #97-07747
EASEMENT FOR RIGHT OF WAY AND UTILITIES, JUNE 3, 2002 PER INST. #02-15278
EASEMENT TO BENEFIT ZANE L. AND ELLA JUNE LINDY FOR ROADWAY, JUNE 3, 2003 PER INST. #03-14639
EASEMENT TO BENEFIT CITY OF SUTHERLIN FOR PUBLIC UTILITIES, OCT. 21, 2003 PER INST. #03-028718
COVENANT TO PARTICIPATE IN LOCAL IMPROVEMENTS, MARCH 2, 2004 PER INST. #04-5728 AND #04-5729
COVENANT TO CONSTRUCT STREETS AND UTILITY IMPROVEMENTS, MARCH 2, 2004 PER INST. #04-5730
MEMORANDUM OF AGREEMENT, NOV. 15, 2006 PER INST. #06-27435

ACKNOWLEDGEMENTS:

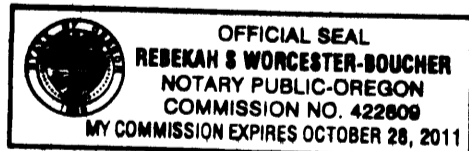
STATE OF OREGON )
COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME AUDREY SCHOON, TRUSTEE FOR THE SCHOON FAMILY TRUST WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

23rd DAY OF February, 2009.

Signature of Rebekah S. Worcester-Boucher, NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)
422809 COMMISSION NO. October 28, 2011 MY COMMISSION EXPIRES



ACKNOWLEDGEMENTS:

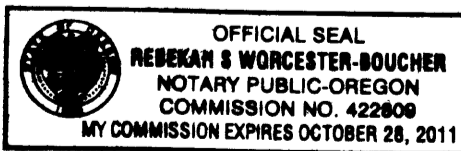
STATE OF OREGON )
COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME ROY CARVER II, PRESIDENT OF MANAGER, PROPERTY MANAGEMENT CORP. MANAGER WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

23rd DAY OF February, 2009.

Signature of Rebekah S. Worcester-Boucher, NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)
422809 COMMISSION NO. October 28, 2011 MY COMMISSION EXPIRES



THE FOLLOWING AFFIDAVITS OF CONSENT HAVE BEEN RECORDED BY INTEREST HOLDERS OF THE PLATTED LAND:
INST. #2009- 011 276
INST. #2009-
INST. #2009-
ALL OF DOUGLAS COUNTY, OREGON DEEDS AND RECORDS

C & R'S RECORDED WITH THIS PLAT IN:
INST. #2009- 011 277
DOUGLAS COUNTY, OREGON DEEDS AND RECORDS

NARRATIVE:

THIS SURVEY AND PLANNED UNIT DEVELOPMENT WAS COMPLETED AT THE REQUEST OF THE OWNERS SHOWN TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED AS PARCEL 3, PARTITION PLAT #1998-0052 DOUGLAS COUNTY, OREGON, PARTITION PLAT RECORDS AND INSTRUMENT #2207-17989 BEING A PORTION OF SAID PARCEL 3 AND TO THEN ESTABLISH THE LOTS, STREET AND OPEN SPACES AS SHOWN AND AS APPROVED PER CITY OF SUTHERLIN, PLANNING COMMISSION APPROVAL NO. PUD-2008-02. MONUMENTS FROM THE SURVEYS AND PLATS LISTED IN THE LEGEND WERE RECOVERED AND TIED IN A CLOSED LOOP TRAVERSE AND THE LINE BETWEEN POINTS "A" AND "B" BEING THE NORTH LINE OF LOTS 1 - 4, COOK'S SECOND ORCHARD TRACTS, VOL. 7, PG. 23 WAS HELD AS THE BASIS OF BEARING. THE EAST BOUNDARY OF SAID LAND WAS THEN HELD USING THE FOUND MONUMENTS AS SHOWN WITH THE SOUTHWEST CORNER OF THAT PORTION OF PARCEL 3 BEING IN SECTION 20, POINT "C", BEING ESTABLISHED ON THE SOUTH LINE OF SECTION 20 AS COMPUTED BETWEEN THE SOUTHWEST CORNER OF SECTION 20 AND THE SOUTHWEST CORNER OF SECTION 19 AT RECORD DEED DISTANCE. THE SOUTHWEST CORNER OF SECTION 19 WAS COMPUTED FOR THIS SURVEY BASED ON PREVIOUS TIES FROM ADJOINING SURVEYS. THE NORTH 1/16TH CORNER OF SECTION 29 AND 28, POINT "D", WAS THEN POSITIONED IN ACCORDANCE WITH THE BLM MANUAL OF INSTRUCTION AT THE MID POINT BETWEEN THE SECTION CORNER AND THE EAST 1/4 CORNER OF SECTION 29. THE SOUTH LINE WAS THEN ESTABLISHED BETWEEN "D" AND "G", POINT "G" BEING THE SOUTHWEST CORNER OF PARCEL 3 AND THE SOUTHWEST CORNER OF BLOCK 2, SUTHERLIN LAND & WATER COMPANY PLAT "C". THIS POINT WAS DETERMINED BY HOLDING POINTS "E" AND "F" AND EXTENDING THE LINE SOUTH HOLDING RECORD PLAT DISTANCE. A TIE IS SHOWN TO THE IRON PIPE MARKING THE SOUTHWEST CORNER OF BLOCK 2, PLAT "C". POINT "H" WAS THEN ESTABLISHED BY BEARING / BEARING INTERSECTION HOLDING THE SOUTH LINE OF THAT LAND DESCRIBED IN INSTRUMENT #80-17689, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AS DETERMINED BY THE FOUND MONUMENTS WITH THE LINE "E" TO "F". THE REMAINING PORTION OF THE WEST AND NORTH BOUNDARY HAS BEEN HELD TO THE FOUND MONUMENTS AS SHOWN AND AS REFERENCED ON THE PLAT WITH THE EXCEPTION OF MONUMENTS SET TO REPLACE MISSING MONUMENTS FROM PARTITION PLAT #1998-0052 FOR POINT "J" AND PARTITION PLAT #1990-0015 FOR POINTS "K" AND "L". THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #2008-17110 WAS THEN ESTABLISHED USING THE FOUND MONUMENTS SHOWN AND NOTED AS POINT "A" AND "B" ON SHEET 2 TO ESTABLISH THE NORTHWEST CORNER BY DISTANCE / DISTANCE INTERSECTION AND THEN USING THE LINE FROM THE NORTHWEST CORNER TO "A" WITH RECORD BEARINGS AND DISTANCES TO ESTABLISH THE EAST LINE OF THE PROPERTY. THE LANDS DESCRIBED IN INSTRUMENTS #72-2350 AND #99-23150 WERE THEN ESTABLISHED HOLDING FOUND MONUMENTS OF RECORD WITH THE EXCEPTION OF THE SOUTHWEST CORNER OF INSTRUMENT #72-2350 WHICH WAS ESTABLISHED BY DISTANCE / DISTANCE INTERSECTION USING THE POINTS "C" AND "D" SHOWN ON SHEET 2. THAT PORTION OF PARCEL 3 BEING DESCRIBED IN INSTRUMENT #2007-17989 WAS THEN LAYED OUT USING DEED RECORD EXCEPT WHERE THE LINES ARE COMMON WITH INSTRUMENTS #08-17110, #99-23150 AND #73-2350 AND IN THOSE AREAS THE BOUNDARIES OF THOSE LANDS WERE HELD. THE LOTS WITHIN THAT PORTION OF PARCEL 3 DESCRIBED PER INSTRUMENT #2007-17989 WERE THEN LAYED OUT AS DIRECTED AND AS APPROVED. LAID OUT AS DIRECTED AND APPROVED.

OWNERS:

AUDREY M. SCHOON, TRUSTEE SUTHERLIN PARTNERS ONE, LLC
SCHOON FAMILY TRUST ROY CARVER III
P. O. BOX 126 P. O. BOX 51505
SUTHERLIN, OREGON 97479 EUGENE, OREGON 97405

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Carl A. Sweeden
P.L.S.
Conventional & Global Positioning
Surveying Systems
558 S. E. Jackson St., Roseburg, OR. 97470
Tel. 541-672-8344, Fax 541-672-1787

WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
ZONING: R-H (RESIDENTIAL HILLSIDE)
COMP. PLAN: RESIDENTIAL