

1991 - 166

1991 - 0075

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, 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.

DONALD A. BENTZ LS839

APPROVALS:

Keith L. Cubic 12/16/91 DOUGLAS COUNTY PLANNING DIRECTOR DATE
Lucy L. Monahan DEPUTY 12-19-91 DOUGLAS COUNTY SURVEYOR DATE

DEC. 19 1991

DOUGLAS COUNTY SURVEYOR

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT H. CLEVELAND IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED INTO PARCELS AS SHOWN ON THIS MAP.

Robert H. Cleveland ROBERT H. CLEVELAND

ACKNOWLEDGMENT:

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 19 DAY OF Dec., 1991 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT H. CLEVELAND BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Tomya Starr

FILED THIS 20 DAY OF December 1991

COUNTY CLERK by: Carol Engels, deputy



NARRATIVE:

THIS PROPERTY WAS SURVEYED TO COMPLETE THIS MAJOR LAND PARTITION. THE RIGHT-OF-WAY FOR CO. RD. No. 13 WAS LOCATED PER FOUND MONUMENTS FROM M10B-17 AND 1929 CO. RD. PLANS BY F.L. FREAR, CO. ROADMASTER, AND RECORD ANGLE 29°53' FROM 1929 CO. RD. PLANS. THE PROPERTY WAS LOCATED BY RECORD DEED DISTANCES AND BEARINGS FROM SOUTHEAST CORNER OF W. M. MCKINNEY, DLC #50. DUE TO DISCREPANCIES IN THE DEED THE NORTH LINE IS CONTROLLED BY RECORD DISTANCE ALONG RIGHT-OF-WAY AND PARALLEL TO A DEED CALL OF N86°37'00"W AND THE SOUTH LINE IS CONTROLLED BY DEED PERIMETER DISTANCES. EAST LINE IS CONTROLLED BY THE CENTER OF THE SOUTH UMPQUA RIVER WHILE DEED CALL IS TO MEANDER. FIELD CREW: M. HOLT, J. FRASIEUR OFFICE: T. BIXBY DRAFTING: M. RADCLIFFE

DESCRIPTION:

BEGINNING AT A 5/8" I.R. ON THE EAST RIGHT-OF-WAY OF CO. RD. No. 13 WHICH BEARS N29°12'40"W 1085.97' FEET AND N88°05'34"W 12.27' FEET FROM THE SOUTHEAST CORNER OF W.M. MCKINNEY DLC #50 IN SEC.16, T27S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG SAID RIGHT-OF-WAY N27°00'20"W 64.73' FEET TO A 2" FLAT BAR; THENCE ALONG THE ARC OF A 358.87' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N12°26'12"W 185.06' FEET) 187.17' FEET TO A 3/4" BOLT; THENCE N2°52'40"E 317.81' FEET TO A 5/8" I.R.; THENCE LEAVING SAID RIGHT-OF-WAY S86°37'00"E 967.58' FEET TO A 5/8" I.R. ON THE HIGH BANK OF THE SOUTH UMPQUA RIVER; THENCE S86°37'00"E 272.62' FEET TO THE CENTER OF SAID RIVER; THENCE S27°30'00"W 264.94' FEET, S11°05'19"W 286.48' FEET; THENCE LEAVING THE CENTER OF SAID RIVER N88°05'34"W 238.60' FEET TO A 5/8" I.R. ON THE HIGH BANK OF SAID RIVER; THENCE N88°05'34"W 769.27' FEET TO THE POINT OF BEGINNING AND CONTAINING 14.00 ACRES MORE OR LESS.

STATE OF OREGON COUNTY OF DOUGLAS ss. I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

1991 DEC 20 AM 8:42

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY: [Signature] DEPUTY

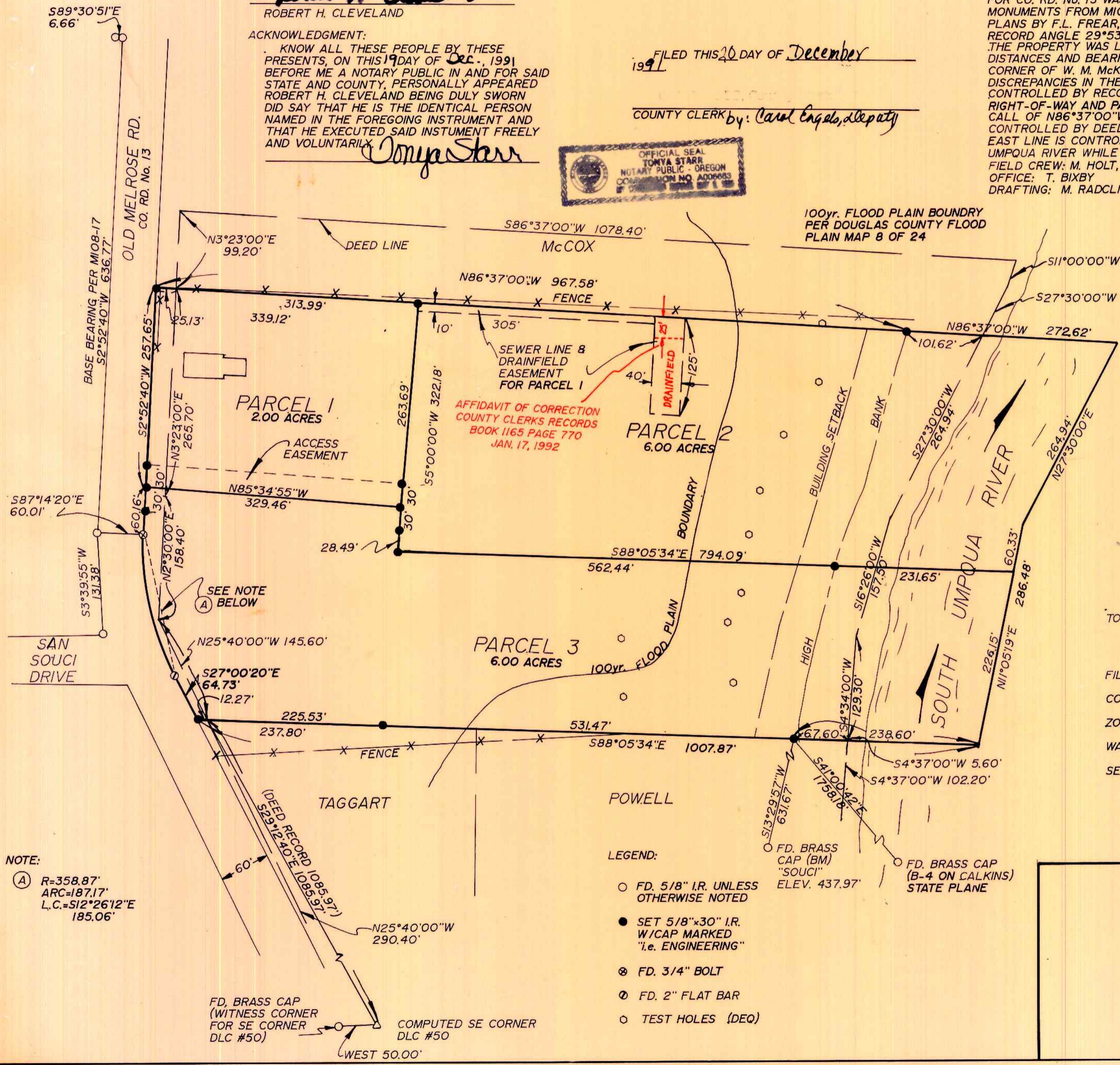
FEE PP

91-19704

THIS PLAT SUBJECT TO THE FOLLOWING; EXCEPTING THE OWNERSHIP OF THE STATE OF OREGON, IF ANY IN AND TO THAT PORTION OF THE PARCELS SHOWN HEREON BELOW THE LINE OF MEAN HIGH WATER.

THERE ARE NO APPURTENANT WATER RIGHTS TO THIS PARCEL.

FILE #: 91-220
COMP. PLAN: RURAL COMMITTED (2ACRE)
ZONE: RR
WATER: UMPQUA BASIN WATER ASSOC.
SEWER: SEPTIC/DRAINFIELD



NOTE: (A) R=358.87' ARC=187.17' L.C.=S12°26'12"E 185.06'

- LEGEND:
o FD. 5/8" I.R. UNLESS OTHERWISE NOTED
● SET 5/8"x30" I.R. W/CAP MARKED "i.e. ENGINEERING"
⊗ FD. 3/4" BOLT
⊙ FD. 2" FLAT BAR
○ TEST HOLES (DEQ)

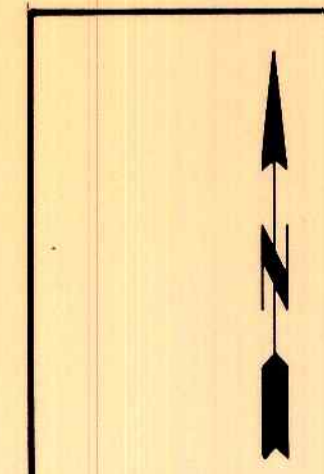


Table with 2 columns: SURVEYED FOR: ROBERT H. CLEVELAND 2615 MAGNOLIA BURBANK, CA. 91501; SURVEYED BY: i.e. ENGINEERING 1205 SE COURT ROSEBURG, OR. 97470. Includes SCALE: 1" = 100', DATE: DEC. 1991, PAGE: 1 OF 1.

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE