

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENT THAT EFFIE SPENCER IS THE OWNER OF LANDS ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP.

Effie Spencer EFFIE SPENCER

ACKNOWLEDGEMENT:

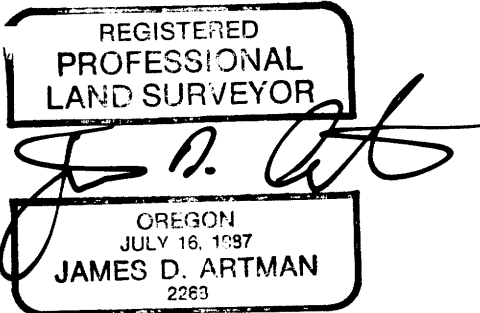
STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 24 DAY OF MARCH, 1992, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED EFFIE SPENCER, WHO BEING DULY SWORN DID SAY THAT SHE IS THE PERSON NAMED IN FOREGOING INSTRUMENT FOR THE PURPOSE SET HEREON AND DID SO FREELY AND VOLUNTARILY.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Nancy A. Winchell
NANCY A. WINCHELL
NOTARY PUBLIC - OREGON
My Commission Expires 10/20/93

Keith L. Cubic 3/6/92
PLANNING DIRECTOR DATE

Agnes E. Thompson DEPUTY 3-24-92
DOUGLAS COUNTY SURVEYOR DATE



A SANITARY SEWER EASEMENT 10 FEET IN WIDTH THE SOUTHERLY LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHERLY CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 87-13183; THENCE EASTERLY TO A POINT ON THE EASTERLY LINE OF ABOVE DESCRIBED PARCEL 1 SAID POINT BEING 113 FEET NORTHERLY OF THE SOUTHERLY CORNER OF SAID PARCEL 1.

SURVEYORS CERTIFICATE

I, JAMES D. ARTMAN, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN HEREON;

James D. Artman Mar 20, 1992
JAMES D. ARTMAN RLS 2268 DATE
BEGINNING AT A 5/8" IRON ROD WITH A CAP WHICH BEARS N 46°22'46" W, 1261.81 FEET FROM THE ONE QUARTER CORNER COMMON TO SECTION 14 AND SECTION 15, TOWNSHIP 28 SOUTH, RANGE 06 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE S 39°45'00" W, 194.00 FEET TO A 5/8" IRON ROD WITH CAP AT THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INST. NO. 90-09519; THENCE N 62°07'25" W, 625.52 FEET TO A 5/8" IRON ROD WITH CAP AT THE NORTHWEST CORNER OF INST. NO. 90-09519; THENCE N 40°37'04" E, 328.41 FEET TO A 3/4" IRON PIPE AT THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INST. NO. 87-13183; THENCE S 49°42'55" E, 607.18 FEET TO THE POINT OF BEGINNING.

COUNTY CLERK

FILED THIS 24th DAY OF MARCH, 1992
Gay Fields County Clerk
COUNTY CLERK DEPUTY



A MINOR LAND PARTITION in THE NE 1/4 of SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

FILED *JP*
MAR 24 1992 *JP*
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
JP

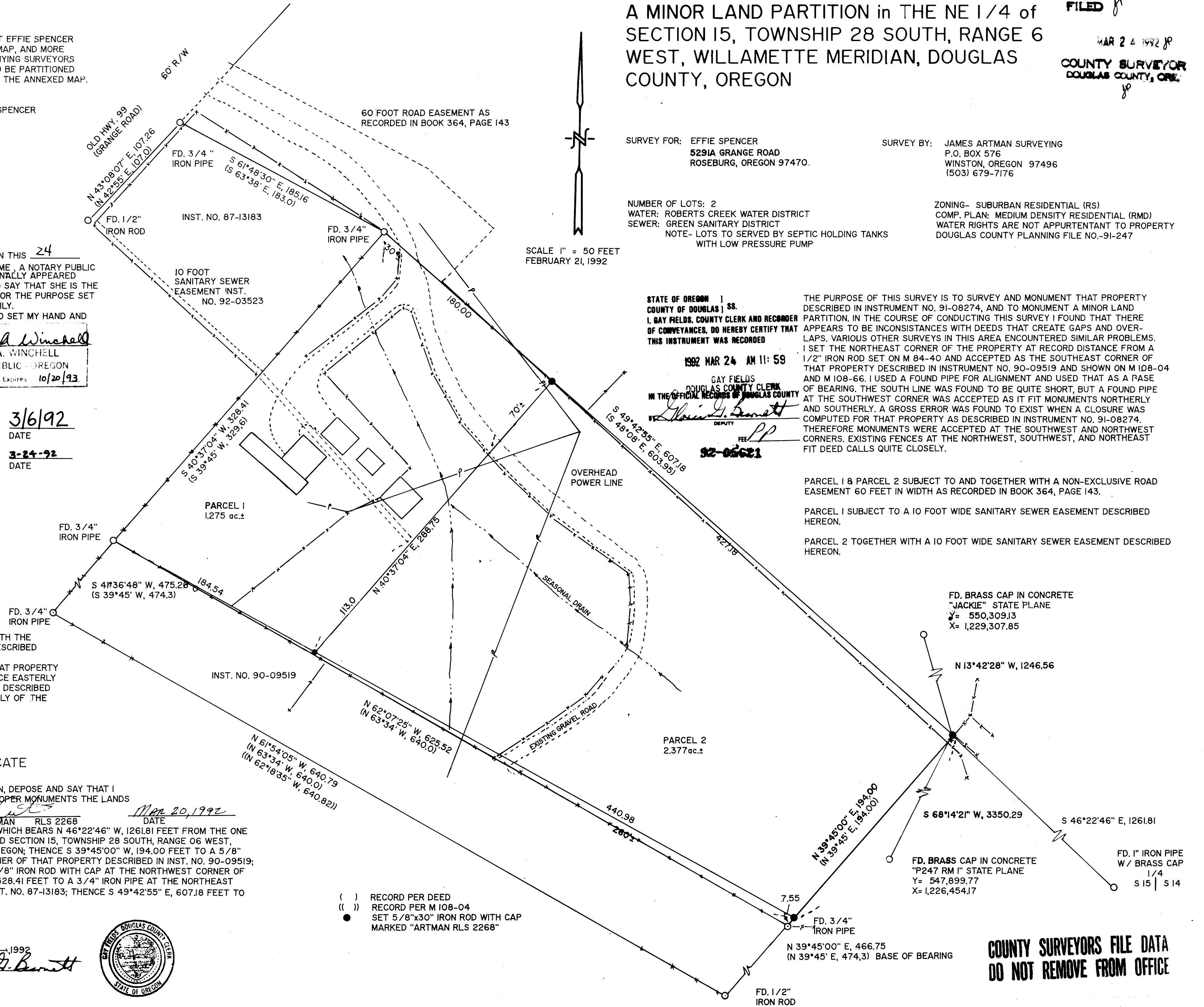
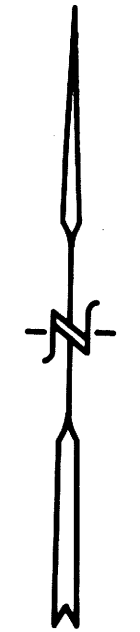
SURVEY FOR: EFFIE SPENCER
5291A GRANGE ROAD
ROSEBURG, OREGON 97470.

SURVEY BY: JAMES ARTMAN SURVEYING
P.O. BOX 576
WINSTON, OREGON 97496
(503) 679-7176

NUMBER OF LOTS: 2
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
NOTE- LOTS TO SERVED BY SEPTIC HOLDING TANKS WITH LOW PRESSURE PUMP

ZONING- SUBURBAN RESIDENTIAL (RS)
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)
WATER RIGHTS ARE NOT APPURTANTANT TO PROPERTY
DOUGLAS COUNTY PLANNING FILE NO.-91-247

SCALE 1" = 50 FEET
FEBRUARY 21, 1992



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

1992 MAR 24 AM 11:59

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Gay Fields
DEPUTY
FEE PP
92-05621

THE PURPOSE OF THIS SURVEY IS TO SURVEY AND MONUMENT THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 91-08274, AND TO MONUMENT A MINOR LAND PARTITION. IN THE COURSE OF CONDUCTING THIS SURVEY I FOUND THAT THERE APPEARS TO BE INCONSISTANCES WITH DEEDS THAT CREATE GAPS AND OVERLAPS. VARIOUS OTHER SURVEYS IN THIS AREA ENCOUNTERED SIMILAR PROBLEMS. I SET THE NORTHEAST CORNER OF THE PROPERTY AT RECORD DISTANCE FROM A 1/2" IRON ROD SET ON M 84-40 AND ACCEPTED AS THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 90-09519 AND SHOWN ON M 108-04 AND M 108-66. I USED A FOUND PIPE FOR ALIGNMENT AND USED THAT AS A BASE OF BEARING. THE SOUTH LINE WAS FOUND TO BE QUITE SHORT, BUT A FOUND PIPE AT THE SOUTHWEST CORNER WAS ACCEPTED AS IT FIT MONUMENTS NORTHERLY AND SOUTHERLY. A GROSS ERROR WAS FOUND TO EXIST WHEN A CLOSURE WAS COMPUTED FOR THAT PROPERTY AS DESCRIBED IN INSTRUMENT NO. 91-08274. THEREFORE MONUMENTS WERE ACCEPTED AT THE SOUTHWEST AND NORTHWEST CORNERS. EXISTING FENCES AT THE NORTHWEST, SOUTHWEST, AND NORTHEAST FIT DEED CALLS QUITE CLOSELY.

PARCEL 1 & PARCEL 2 SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE ROAD EASEMENT 60 FEET IN WIDTH AS RECORDED IN BOOK 364, PAGE 143.

PARCEL 1 SUBJECT TO A 10 FOOT WIDE SANITARY SEWER EASEMENT DESCRIBED HEREON.

PARCEL 2 TOGETHER WITH A 10 FOOT WIDE SANITARY SEWER EASEMENT DESCRIBED HEREON.

FD. BRASS CAP IN CONCRETE
"JACKIE" STATE PLANE
Y= 550,309.13
X= 1,229,307.85

N 13°42'28" W, 1246.56

S 68°14'21" W, 3350.29

S 46°22'46" E, 1261.81

FD. BRASS CAP IN CONCRETE
"P247 RM 1" STATE PLANE
Y= 547,899.77
X= 1,226,454.17

FD. 1" IRON PIPE
W/ BRASS CAP
1/4
S 15 | S 14

- () RECORD PER DEED
- (()) RECORD PER M 108-04
- SET 5/8"x30" IRON ROD WITH CAP MARKED "ARTMAN RLS 2268"

1992 - 0020

0200 - 2661

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**