

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 20<sup>th</sup> DAY OF JULY 1992, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GILBERT & ROSALIND RUBIN WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Donna Starr*



DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GILBERT & ROSALIND RUBIN ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP

GILBERT RUBIN

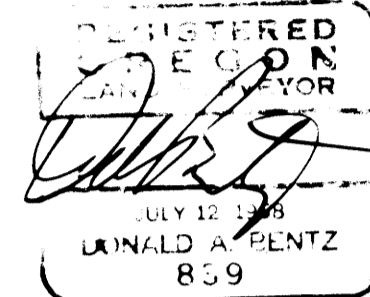
ROSALIND RUBIN

*Gilbert Rubin*  
*Rosalind Rubin*

FILED 8

July 28 1992

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE



FD. BRASS CAP  
SET ELEV. 557.132'  
(ADMINISTRATION BUILDING  
U.C.C.)

UMPQUA COLLEGE RD. #284

NORTHEAST CORNER OF  
"HANNA SUBDIVISION"

ACCESS & UTILITY  
54' EASEMENT  
FOR PARCEL 2

(100' R/W)  
BASE BEARING PER MLP1990-0069  
N86°36'43"W 193.12'

NW COR. LOT 1  
BLK. 1 "OAK KNOLLS  
ESTATES"

SURVEYOR'S CERTIFICATE:

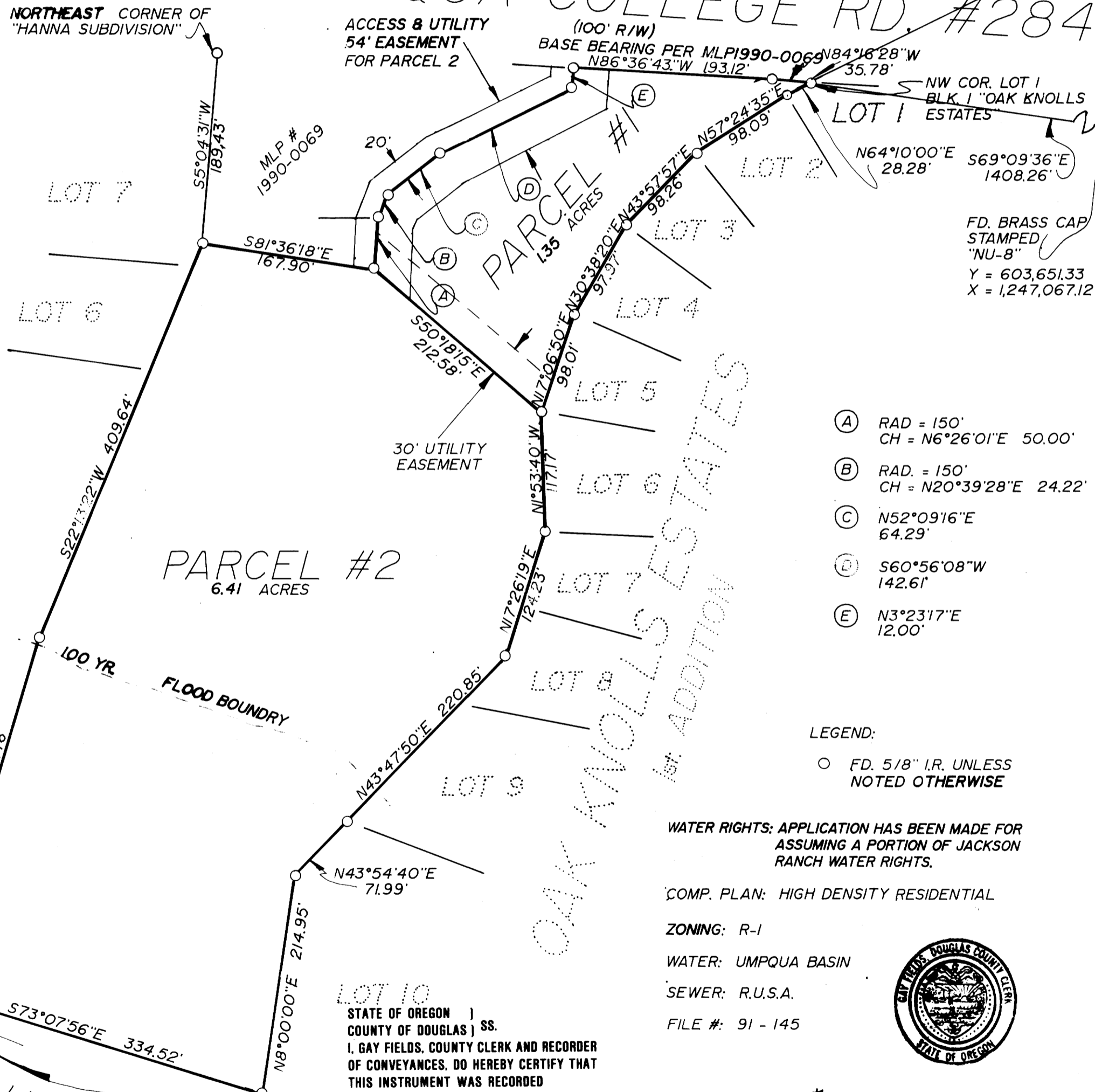
I, DONALD A. BENTZ, BEING DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON;

FD. BRASS CAP  
STAMPED  
"NU-8"  
Y = 603,651.33  
X = 1,247,067.12

DONALD A. BENTZ LS839

NARRATIVE:

SURVEY TO DEVELOP ONE ADDITIONAL LOT FRONTING ON UMPQUA COMMUNITY COLLEGE ROAD, MONUMENTS PER MLP. 90-0069  
FIELD CREW: M. HOLT, N. HIBBS  
OFFICE: D. BENTZ  
DRAFTING: M. RADCLIFFE  
EQUIP: LEITZ SET 4 TOTAL STATION



- (A) RAD = 150'  
CH = N6°26'01"E 50.00'
- (B) RAD = 150'  
CH = N20°39'28"E 24.22'
- (C) N52°09'16"E  
64.29'
- (D) S60°56'08"W  
142.61'
- (E) N3°23'17"E  
12.00'

PERIMETER DESCRIPTION:

BEGINNING AT A 5/8" I.R. ON THE EAST LINE OF HANNA SUBDIVISION IN SEC. 19, T26S, R5W, W.M., DOUGLAS COUNTY, OREGON, SAID POINT BEING S5°04'31"W 189.43' FEET FROM THE NORTHEAST CORNER OF SAID HANNA SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID HANNA SUBDIVISION S22°13'22"W 409.64' FEET AND S16°27'42"W 358.46' FEET TO A POINT ON THE HIGH BANK OF THE NORTH UMPQUA RIVER; THENCE S73°07'56"E 334.52' FEET ALONG SAID HIGH BANK TO A POINT ON THE WEST LINE OF OAK KNOLLS ESTATES 1st. ADDITION; THENCE N8°00'00"E 214.95' FEET ALONG SAID WEST LINE; THENCE CONTINUING ALONG SAID WEST LINE THE FOLLOWING:  
N43°54'40"E 71.99' FEET TO A 5/8" I.R.  
N43°47'50"E 220.85' FEET TO A 5/8" I.R.  
N17°26'19"E 124.23' FEET TO A 5/8" I.R.  
N1°53'40"W 117.17' FEET TO A 5/8" I.R.  
N17°06'50"E 98.01' FEET TO A 5/8" I.R.  
N3C°38'20"E 97.97' FEET TO A 5/8" I.R.  
N43°57'57"E 98.26' FEET TO A 5/8" I.R.  
N57°24'35"E 98.09' FEET TO A 5/8" I.R.  
N64°10'00"E 28.28' FEET TO THE SOUTH RIGHT-OF-WAY OF DOUGLAS COUNTY ROAD #284; THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING:  
N84°16'28"W 35.78' FEET TO A 5/8" I.R.  
N86°36'43"W 193.12' FEET TO A 5/8" I.R.

APPROVALS:

*Frank Nielsen* 6/30/92  
DO. CO. PLANNING DATE  
*Larry E. Morrison* 7-28-92  
DO. CO. SURVEYOR DEPUTY DATE

LEGEND:

○ FD. 5/8" I.R. UNLESS NOTED OTHERWISE

WATER RIGHTS: APPLICATION HAS BEEN MADE FOR ASSUMING A PORTION OF JACKSON RANCH WATER RIGHTS.

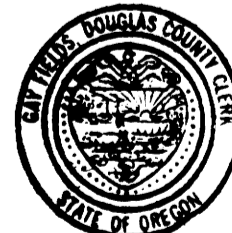
COMP. PLAN: HIGH DENSITY RESIDENTIAL

ZONING: R-1

WATER: UMPQUA BASIN

SEWER: R.U.S.A.

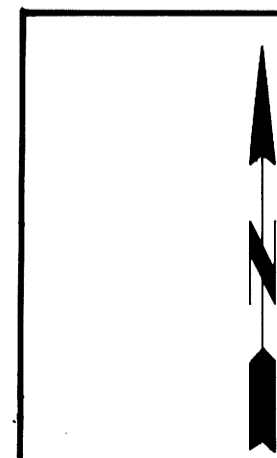
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FILED THIS 29<sup>th</sup> DAY OF JULY 1992

GAY FIELDS, County Clerk  
Glenn G. Bennett DEPUTY

92 13689



MAJOR LAND PARTITION

S. 1/2 OF SEC. 19  
AND N.W. 1/4 OF SEC. 30, T26S, R5W, W.M.,  
DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
GILBERT & ROSALIND RUBIN  
P.O. BOX 612  
WINCHESTER, OR. 97495

SURVEYED BY:  
DONALD A. BENTZ INC.  
1205 SE COURT  
ROSEBURG OR. 97470  
(503) 673-0166

SCALE: 1"=100'

DATE: MAY 1992

PAGE: 1 OF 1

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

1992 - 0049

1992 - 0049