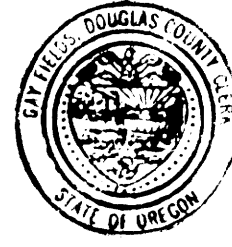


APPROVALS:  
Kath L. Cubie 1/27/93  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Greg T. Moman DEPUTY 1-29-93  
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 29<sup>th</sup> DAY OF JANUARY 1993

COUNTY CLERK



DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MICHAEL AND CAROL McGEEHON 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 THIS MAP.

Michael J. McGeehon MICHAEL J. McGEEHON  
Carol L. McGeehon CAROL L. McGEEHON

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 28<sup>th</sup> DAY OF Dec., 1992 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL J. AND CAROL L. McGEEHON 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.

Donya Starr

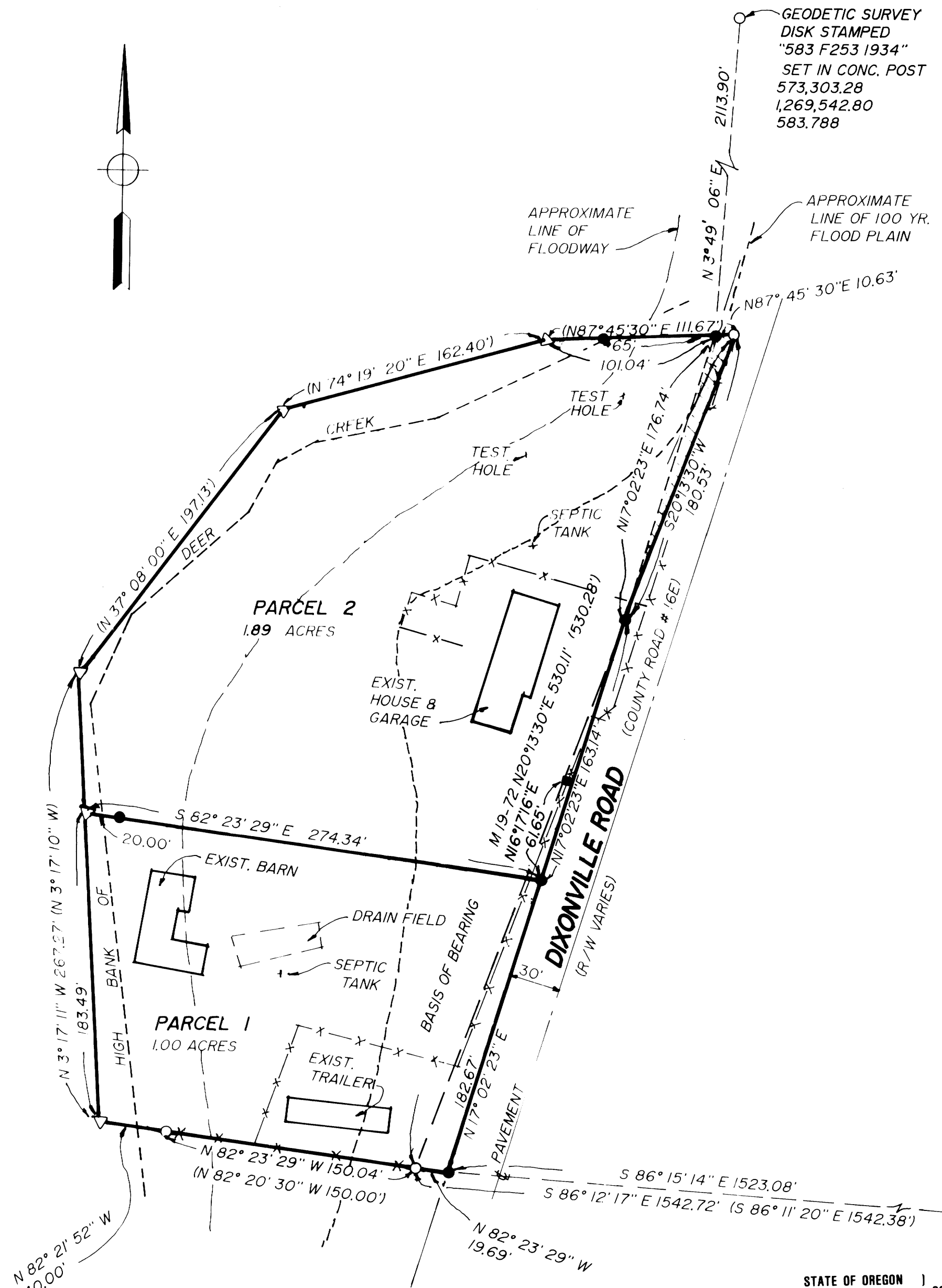
NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO SHOW THE PARTITION OF A 1.00 ACRE PARCEL FROM A 2.87 ACRE PARCEL. BASIS OF BEARING PER FOUND PINS ON THE EASTERLY SIDE OF PROPERTY USING LEGAL DESCRIPTION, INSTRUMENT # 92-12474, AND M19-72. SOUTHERLY PROPERTY LINE BASED ON FOUND PINS, WESTERLY PROPERTY LINE BASED ON RECORD BEARING AND DISTANCE. THE SOUTHWEST CORNER WAS DETERMINED BY A DISTANCE/DISTANCE INTERSECT USING RECORD DISTANCE FROM THE MOST WESTERLY FOUND PIN ON THE SOUTHERLY PROPERTY LINE, AND THE MOST WESTERLY COMPUTED POINT ON THE WESTERLY PROPERTY LINE. THE NEW ADJUSTED EASTERLY PROPERTY LINE IS BASED ON THE CENTERLINE OF EXISTING COUNTY ROAD NUMBER 16E AND OFFSETTING 30.00 FEET THEREFROM, AS PER INSTRUCTIONS OF DOUGLAS COUNTY PUBLIC WORKS ENGINEERING DEPARTMENT. FIELD CREW: M. HOLT, E. ZIMMERMAN USING A SOKKIA SET 4A TOTAL STATION OFFICE COMPS: M. CHAMPLAIN DRAFTING: K. VANGORDON

SURVEYORS 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: BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF DOUGLAS COUNTY ROAD NUMBER 16E, SAID POINT BEARS N 86° 15' 14" W 1523.08 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 24 AND 25, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THENCE N 82° 23' 29" W 19.69 FEET TO A 3/4" IRON ROD, SAID POINT BEING DESCRIBED IN INSTRUMENT NUMBER 92-12474 OF THE DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON; THENCE N 82° 23' 29" W 150.04 FEET TO A 3/4" IRON ROD, BEING ON THE SOUTHERLY LINE OF SAID INSTRUMENT NUMBER 92-12474; THENCE N 82° 21' 52" W 40.00 FEET; THENCE N 3° 17' 11" W 267.27 FEET; THENCE N 37° 08' 00" E 197.13 FEET; THENCE N 74° 19' 20" E 162.40 FEET; THENCE N 87° 45' 30" E 111.67 FEET TO A 3/4" IRON ROD ON SAID WESTERLY RIGHT-OF-WAY LINE OF SAID DOUGLAS COUNTY ROAD NUMBER 16E; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING: S 20° 13' 30" W 180.53 FEET TO A 5/8" IRON ROD, S 17° 02' 23" W 345.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.89 ACRES.

Donald A. Bentz  
DONALD A. BENTZ LS 839



ZONE: RR  
COMP. PLAN: RC2  
WATER: DIXONVILLE WATER ASSOCIATION  
SEWER: SEPTIC  
PLANNING FILE #: 92-211  
WATER RIGHTS: CERTIFICATE # 34226

LEGEND:

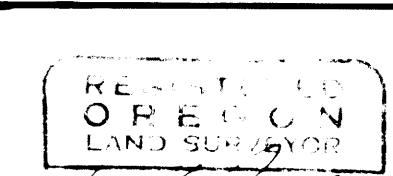
- SET 5/8" X 30" IRON ROD WITH CAP MARKED "i. e. ENGINEERING"
- FD. 3/4" IRON ROD UNLESS NOTED OTHERWISE
- △ COMPUTED POINT
- ( ) RECORD PER M19-72 & INST. NO. 92-12474
- FLOOD PLAIN MONUMENT-BRASS CAP SET IN CONC. IN 6" PLASTIC CYLINDER ELEV. 577.22'
- //// PROPERTY TO BE DEDICATED TO THE COUNTY FOR PUBLIC RIGHT-OF-WAY AND CONTAINS 0.02 ACRES

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED  
93 JAN 29 1993

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Gay Fields  
DEPUTY  
FEE PP

93 02777

FD. BRASS CAP  
DCSO 1/4 COR  
FD. ACCESSORIES  
PER RECORD



Donald A. Bentz  
DONALD A. BENTZ  
839

EXPIRES 6-30-94

LAND PARTITION			
LYING IN THE SOUTHWEST 1/4, SECTION 24, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON			
SURVEYED FOR: MICHAEL AND CAROL McGEEHON 4194 DEL RIO ROAD ROSEBURG, OREGON 97470		SURVEYED BY: i.e. ENGINEERING 1205 SE COURT ROSEBURG, OREGON 97470	
SCALE: 1"=60'	DATE: DEC. 1992	359-01	PAGE 1 OF 1

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE