

LEGEND

- SET 5/8" x 30" I.R. w/CAP MARKED "i.e. ENGINEERING"
- FD 5/8" I.R. UNLESS NOTED OTHERWISE
- FD 3/4" I.R. R/W MON.
- △ COMPUTED POINT

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY



FILED THIS 25 DAY OF February, 1993

GAY FIELDS, County Engineer, Deputy
COUNTY CLERK

NARRATIVE:

USED THE WEST RIGHT-OF-WAY OF ELGAROSE COUNTY ROAD NUMBER 53 BETWEEN THE FOUND MONUMENTS AT THE EAST LINE OF LOT 12 AND LOT 13 FOR THE BASIS OF BEARING PER M20-33, WITHIN THE FIRST ADDITION TO EDEN ORCHARDS, VOLUME 4, PAGE 66. COMPUTED AND SET MONUMENT AT THE SOUTHEAST CORNER OF PARCEL 3 BY INTERSECTING THE PROJECTION OF THE WEST RIGHT-OF-WAY LINE OF ELGAROSE ROAD FROM THE NORTH (PER M20-33) WITH THE PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF DOERNER ROAD FROM THE EAST (PER M53-31) THEN TRAVERSING NORTHERLY ALONG THE WEST RIGHT-OF-WAY OF ELGAROSE ROAD 10.00 FEET. COMPUTED AND SET MONUMENT AT THE NORTHEAST CORNER OF PARCEL 3 BY PROPORTIONING BETWEEN THE NORTHEAST CORNER OF LOT 9 AND THE SOUTHEAST CORNER OF LOT 13. COMPUTED THE SOUTHWEST CORNER OF PARCEL 1 BY INTERSECTING THE NEW NORTH RIGHT-OF-WAY OF DOERNER ROAD FROM THE WEST WITH THE EAST LINE OF PARCEL 2, LOT 8 FROM THE NORTH. COMPUTED THE NORTHWEST CORNER OF PARCEL 3 BY TRAVERSING EAST THE RECORD BEARING AND DISTANCE PER M68-33 FROM THE NORTHWEST CORNER OF D.L.C. NO. 43 TO THE NORTHWEST CORNER OF LOT 9 AND PROPORTIONING TO THE SOUTHWEST CORNER OF PARCEL 1.

FIELD CREW: NEIL HIBBS & ROD McCALLISTER
EQUIPMENT: NIKON TOTAL STATION
OFFICE: WENDELL HARNISS
DRAFTING: BETH MORGAN
MAPS OF REFERENCE: M20-33; M53-31; M68-33 & FIRST ADDITION TO EDEN ORCHARDS, VOL. 4, PG. 66

DESCRIPTION:

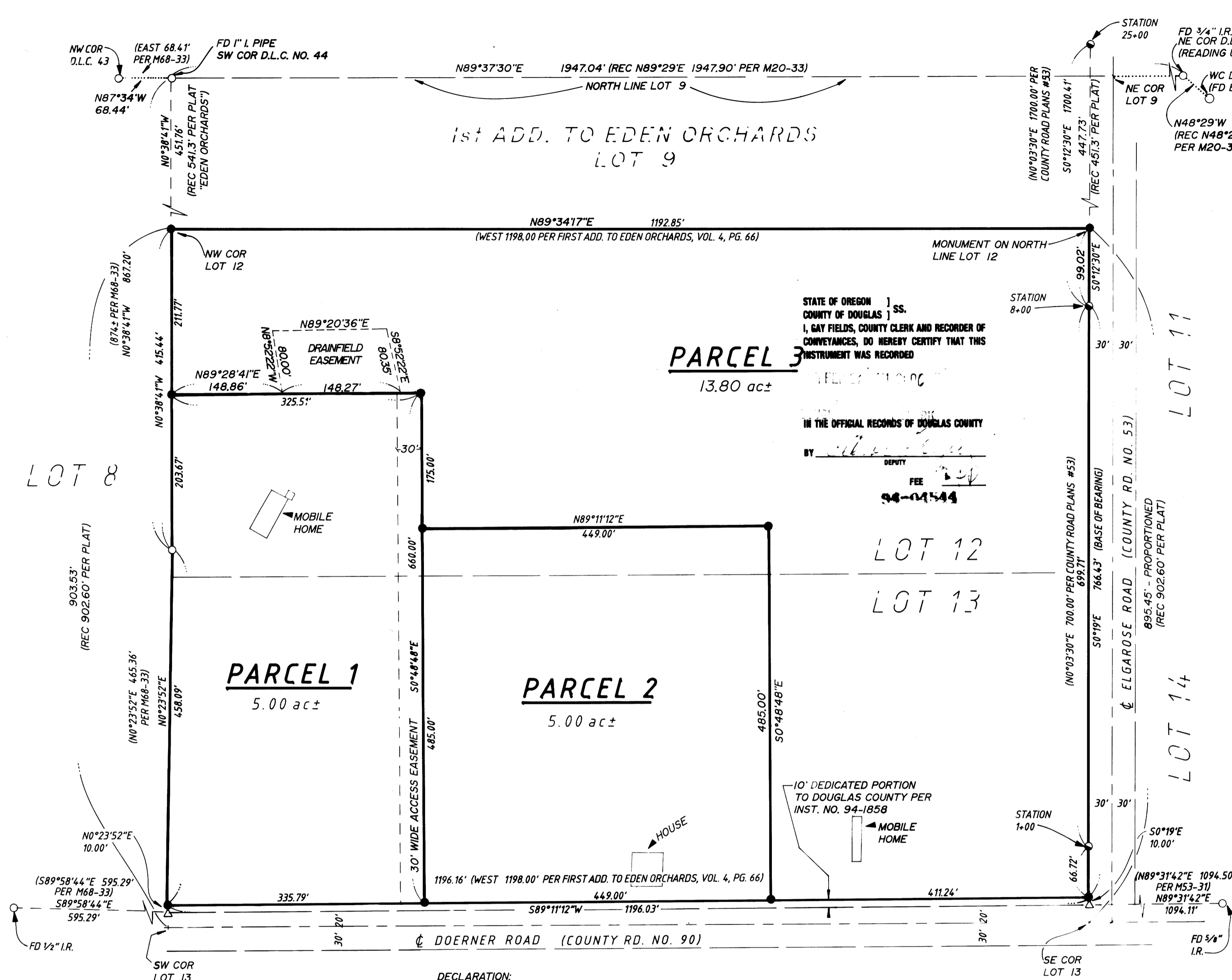
BEGINNING AT THE NORTHWEST CORNER OF LOT 12 IN THE FIRST ADDITION TO EDEN ORCHARDS, VOLUME 4, PAGE 66, SAID POINT ALSO BEING EAST - 68.41 FEET AND S0°38'41"E - 451.76 FEET OF THE NORTHWEST CORNER OF DONATION LAND CLAIM NUMBER 43; THENCE N89°34'17"E - 1192.85 FEET ALONG THE NORTH LINE OF SAID LOT 12 TO THE WEST RIGHT-OF-WAY OF ELGAROSE COUNTY ROAD NUMBER 53; THENCE S0°12'30"E 99.02 FEET ALONG SAID RIGHT-OF-WAY; THENCE S0°19'E - 766.43 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTH RIGHT-OF-WAY OF DOERNER COUNTY ROAD NUMBER 90; THENCE S89°11'12"W - 1196.03 FEET ALONG SAID RIGHT-OF-WAY; THENCE N0°23'52"E - 458.09 FEET; THENCE N0°38'41"W - 415.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.80 ACRES, MORE OR LESS.

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.

DONALD A. BENTZ 839

PLANNING DEPT. FILE NO.: 93-271
ZONING: 5R
COMP. PLAN: RC5
WATER: UMPQUA BASIN WATER ASSOC.
SEWER: ON-SITE SEPTIC DRAINFIELD



STATE OF OREGON } ss.
COUNTY OF DOUGLAS }
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY _____ DEPUTY
FEE 94-01544

DECLARATION:

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

Elena Schroeder
SPL ASSOCIATES

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS
KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 19 DAY OF Jan., 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ELENA SCHROEDER, SPL ASSOCIATES, WHO BEING DULY SWORN, DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Nancy A. Winchell
OFFICIAL SEALED NOTARY PUBLIC - OREGON
COMMISSION NO. 027748
MY COMMISSION EXPIRES OCT 20, 1997

APPROVALS:

Keith L. Cubic 2/22/94
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Larry E. Moman 2-24-94
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Wanda B. Long, deputy 02/24/94
DOUGLAS COUNTY TAX COLLECTOR DATE

REGISTERED OREGON LAND SURVEYOR
DONALD A. BENTZ 839
EXPIRES 12-31-95

LAND PARTITION
IN: SE 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON 97470

SURVEYED FOR: MARLIN LARSEN SPL ASSOCIATES 1813 WEST HARVARD #431 ROSEBURG, OREGON 97470	SURVEYED BY: i.e. ENGINEERING 1205 S.E. Court Street Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: 1" = 100'	DATE: NOV. 1993
201-04	PAGE: 1 OF 1

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE