

**NARRATIVE:**  
 USING FOUND MONUMENTS ON THE NORTH SIDE OF LANDERS LANE I ESTABLISHED  $\frac{1}{8}$ " OF LANDERS SURVEYS M106-43, M104-62, M59-32, & M109-25 HELPED IN DETERMINING THE LOT LINE, EAST WEST SPACING. THE NORTHEAST CORNER OF LOT 13 WAS LOCATED 15 FEET SOUTH OF CENTERLINE OF LANDERS AT RECORD DISTANCE EAST OF THE WEST LINE OF LOT 6 (44.10 FEET). MONUMENTS ALONG THE EAST LINE LEAVE SOME QUESTION AS TO VALIDITY. I USED TWO MONUMENTS ON SOUTH END (FOUND ON M70-3-1978) OF EAST LINE AND PROJECTED SOUTHERLY TO INTERSECT RIGHT-OF-WAY. I USED THE NORTHERLY CORNER OF THESE TWO AND COMPUTED THE NORTHEAST CORNER OF LOT TO ESTABLISH EAST LINE - CONSIDERABLY WEST OF ARTMANS LINE (1991-0037). I ESTABLISHED SOUTHWEST AND NORTH - EAST CORNER OF PARCEL IN NORTHWEST CORNER AND USED DISTANCE-DISTANCE INTERSECTION TO LOCATE SOUTHEAST CORNER. EXTREME SOUTH LINE SET AT RECORD DISTANCE SOUTH AND PARALLEL TO CENTERLINE OF LANDERS. THE WEST LINE OF PARCEL WAS ESTABLISHED USING EXISTING MONUMENTS AND PROJECTION NORTH TO INTERSECTION OF RIGHT-OF-WAY 15 FEET SOUTH OF SAID CENTERLINE OF LANDERS. FROM THIS POINT A 208' x 208' PARCEL WAS EXCLUDED.

SEWER: GREEN SANITARY  
 WATER: ROBERTS CREEK WATER DISTRICT  
 ZONING: R-1  
 COMP. PLAN: RMD  
 PLANNING DEPT. FILE NO.: 92-098  
 NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY  
 WARRANTY DEED NO. FOR DEDICATION: 94-7015

FIELD CREW: NEIL HIBBS & ROD McALLISTER  
 EQUIPMENT: LEITZ SET-4  
 OFFICE: DON BENTZ  
 DRAFTING: BETH MORGAN

STATE OF OREGON ] ss.  
 COUNTY OF DOUGLAS ] ss.  
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
 94 APR 11 PM 3:32  
 GAY FIELDS  
 DOUGLAS COUNTY CLERK  
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
 BY *Glenn A. Bennett*  
 DEPUTY  
 FEE PP  
 94-08734

**PERIMETER DESCRIPTION:**  
 BEGINNING AT A  $\frac{1}{8}$ " IRON ROD ON THE EAST LINE OF LOT 13, TRACT I, FISK FRUIT FARM IN T28S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON SAID ROD BEING 50°47'16"W 25.00 FEET FROM THE CENTERLINE OF LANDER LANE AND 50°47'16"W 10.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 13; THENCE 50°47'16"W 454.49 FEET ALONG SAID EAST LINE TO A  $\frac{1}{8}$ " IRON ROD; THENCE S12°46'W 218.40 FEET TO A  $\frac{1}{8}$ " IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY OF COOS BAY-ROSEBURG HIGHWAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S44°32'52"W 92.70 FEET, S52°54'38"W 202.32 FEET, AND S37°01'13"W 141.31 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE LEAVING SAID RIGHT-OF-WAY N89°45'52"W 117.25 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 13; THENCE N0°10'14"E 777.00 FEET TO A  $\frac{1}{8}$ " IRON ROD; THENCE LEAVING SAID WEST LINE 589°45'52"E 208.00 FEET TO A  $\frac{1}{8}$ " IRON ROD; THENCE N0°10'14"E 198.00 FEET TO A POINT 25.00 FEET SOUTHERLY OF THE RIGHT-OF-WAY OF LANDERS LANE; THENCE 589°45'52"E 229.62 FEET ALONG A LINE PARALLEL TO AND 25.00 FEET SOUTHERLY OF THE CENTERLINE OF LANDERS LANE TO THE POINT OF BEGINNING AND CONTAINING 7.56 ACRES, MORE OR LESS.

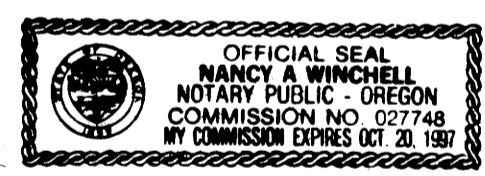
**APPROVALS:**  
*Keith L. Cubic* 3/31/94  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE  
*Sandy E. Moman* 4-11-94  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE  
 I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*Margaret Cannaday* deputy 4-11-94  
 DOUGLAS COUNTY TAX COLLECTOR DATE  
 FILED THIS 11<sup>th</sup> DAY OF APRIL 1994  
 GAY FIELDS, County Clerk *Glenn A. Bennett*  
 DOUGLAS COUNTY CLERK BY DEPUTY



**SURVEYORS 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* LS 839

**DECLARATION:**  
 KNOW ALL PEOPLE BY THESE PRESENTS THAT JOEL & FRANCES ROSENBERG ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THIS MAP.  
*Joel Rosenberg* 3/25/94  
 JOEL ROSENBERG DATE  
*Frances Rosenberg* 3/25/94  
 FRANCES ROSENBERG DATE

**ACKNOWLEDGEMENT:**  
 STATE OF OREGON  
 COUNTY OF DOUGLAS  
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25 DAY OF MARCH 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOEL & FRANCES ROSENBERG, WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FORGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.  
*Nancy A. Winchell*



**NOTE:**  
 ROBERTS CREEK WATER DISTRICT HAS ASSURED THE PARTITIONER THAT WATER WILL BE AVAILABLE TO THE PARCELS OF THIS PARTITION ON OR BEFORE JULY 1, 1994. DOUGLAS COUNTY MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE CURRENT OR FUTURE AVAILABILITY OR LACK THEREOF OF A DOMESTIC WATER SOURCE TO THE PARCELS IN THIS PARTITION.

- SET  $\frac{1}{8}$ " x 30" I.R. w/CAP MARKED "E. ENGINEERING"
- ⊗ FD  $\frac{1}{8}$ " I.R. w/CAP MARKED "BENTZ"
- ⊗ FD  $\frac{1}{8}$ " I.R. w/CAP MARKED "ARTMAN"
- FD  $\frac{1}{8}$ " I.R. UNLESS NOTED OTHERWISE
- FD MONUMENT PER LAND PARTITION 1991-0037
- ( ) REC PER LAND PARTITION 1991-0037
- [ ] REC AS NOTED
- SET P.K. NAIL IN CONCRETE
- △ FD  $\frac{1}{8}$ " I.R. w/CAP MARKED "SHR/W"
- ⊙ FD D.C.S.O. DISK
- △ COMPUTED POINT

**PARTITION PLAT CONCENT AFFIDAVIT**  
 SUPPLEMENTAL AFFIDAVIT SIGNED BY ANN M. RAFTERY FOR ARCS MORTGAGE CAUSING SAID LAND TO BE PARTITIONED AS FILED IN DOUGLAS COUNTY DEED RECORDS VOL. 291, PG. 287

<b>REGISTERED OREGON LAND SURVEYOR</b>  JULY 12, 1968 DONALD A. BENTZ 839 EXPIRES 12-31-95	<b>LAND PARTITION</b> IN: SE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SEC 10 & NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SEC 15, T28S, R6W, W.M., DOUGLAS CO., OREGON	
	SURVEYED FOR: JOEL & FRANCES ROSENBERG 1654 NW EVANS ROSEBURG, OREGON 97470	SURVEYED BY: <b>i.e.</b> ENGINEERING 1205 S.E. Court Street Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: 1" = 100'	DATE: FEB 1994	446-01 PAGE: 1 OF 1

COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE