



APPROVALS:
 Keith L. Cubic 5/23/94
 DOUGLAS COUNTY PLANNING DIRECTOR DATE
 Amy E. Morgan DEPUTY 5-20-94
 DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
 Donna Mitchell Deputy 5-23-94
 DOUGLAS COUNTY TAX COLLECTOR DATE
 FILED THIS 23rd DAY OF May, 1994
 County Clerk Carol Lunge, Deputy
 DOUGLAS COUNTY CLERK

ZONING: M3
 COMP. PLAN: INDUSTRIAL - U.G.B.
 WATER: ROBERTS CREEK WATER DISTRICT
 SEWER: GREEN SANITARY DISTRICT
 NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY
 PLANNING DEPT. FILE NO.: 94-090
 TAX LOT: 200
 REF. NO.: 94-07546

NARRATIVE:
 SURVEY TO PARTITION INTO THREE PARCELS THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 94-07546, BOOK 1288, PAGE 759, DEED RECORDS OF DOUGLAS COUNTY, OREGON. SURVEY WAS BASED ON SHANER SURVEY M70-17 AND UNRECORDED SURVEY DATA ON INGRAM DRIVE AND THE PERIMETER OF SUBJECT PARCEL FURNISHED BY THE DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT.
 FIELD CREW: DAVE WILLIAMS & ROD McALLISTER
 OFFICE: ROMEY WARE
 DRAFTING: BETH MORGAN

DECLARATION:
 KNOW ALL PEOPLE BY THESE PRESENTS THAT RON DOAN, PRESIDENT OF DOUGLAS COUNTY INDUSTRIAL BOARD, FOR DOUGLAS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, 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.

Ron Doan
 RON DOAN, PRESIDENT
 DOUGLAS COUNTY INDUSTRIAL BOARD

ACKNOWLEDGEMENT:
 STATE OF OREGON
 COUNTY OF DOUGLAS
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF May 1994, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RON DOAN, PRESIDENT OF DOUGLAS COUNTY INDUSTRIAL BOARD, FOR DOUGLAS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine D. Rose
 ELAINE D. ROSE
 NOTARY PUBLIC OREGON
 COMMISSION NO. 008573
 MY COMMISSION EXPIRES SEPT. 23, 1995

SURVEYORS CERTIFICATE:
 I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
 THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 94-07546, BOOK 1288, PAGE 759, DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON.

Donald A. Bentz LS 839

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CAUSED TO BE MADE UNDER MY SUPERVISION A MORGAGE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THE IMPROVEMENTS THEREON, AND THE BUILDINGS UPON THE SAID REAL PROPERTY DO NOT ENCR OACH UPON THE ADJOINING PROPERTIES; AND THAT BUILDINGS UPON THE ADJOINING PROPERTIES DO NOT ENCR OACH UPON SAID PROPERTY, UNLESS OTHERWISE SHOWN HEREON.

Donald A. Bentz LS 839

TITLE REPORT PER COMMERCIAL TITLE CO.
 ORDER NO. 76919VH (SEE ITEM NO.)

LIST OF EASEMENTS & RESTRICTIONS:	ITEM NO.:	LIST OF EASEMENTS & RESTRICTIONS:	ITEM NO.:
A) RESERVATION OF RIGHT-OF-WAY - BOOK 50, PG. 491 NON-LOCATABLE	5	E) ACCESS RESTRICTIONS - STATE OF OREGON	8
B) EASEMENT - PACIFIC TELEPHONE & TELEGRAPH CO. a) BOOK 136, PG. 183 - INST. NO. 61738 NON-DESCRIPTIVE b) INST. NO. 61739 - NON-DESCRIPTIVE	6	a) INST. NO. 174017	9
C) EASEMENT - CALIFORNIA-OREGON POWER CO. a) INST. NO. 179997 - NON-DESCRIPTIVE b) INST. NO. 216621 - NON-DESCRIPTIVE c) INST. NO. 292883 - NON-DESCRIPTIVE	7	b) INST. NO. 177454	12
D) EASEMENT - PACIFIC NORTHWEST BELL TELEPHONE CO. INST. NO. 90-01838 - NONDESCRIPTIVE	17	c) INST. NO. 239103	13
		d) INST. NO. 245646	15
		F) EASEMENT - 60 FOOT EASEMENT ALONG SOUTH LINE OF PARCEL 1 - INST. NO. 88-07601	19
		G) EASEMENT - DOUGLAS COUNTY INST. NO. 92-19573	

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

94 MAY 23 PM 3:03
 GAY FIELDS
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 BY Carol Lunge DEPUTY
 94-1205 FEE NC

REGISTERED OREGON LAND SURVEYOR
 JULY 12, 1968
 DONALD A. BENTZ
 839
 EXPIRES 12-31-95

A.L.T.A.
LAND PARTITION
 IN: W1/2 SEC 12 & C.W. SMITH D.L.C. NO. 43,
 T28S, R6W, W.M., DOUGLAS COUNTY, OR
 SURVEYED FOR:
 OFFICE OF COMMISSIONERS
 DOUGLAS COUNTY, OREGON
 JUSTICE HALL
 ROSEBURG, OR 97470
 SURVEYED BY:
 i.e. ENGINEERING
 1205 S.E. Court Street
 Roseburg, Oregon 97470
 PHONE (503) 673-0166
 FAX (503) 440-9392
 SCALE: 1"=200' DATE: MAY 1994 125-05 PAGE: 1 OF 1

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE