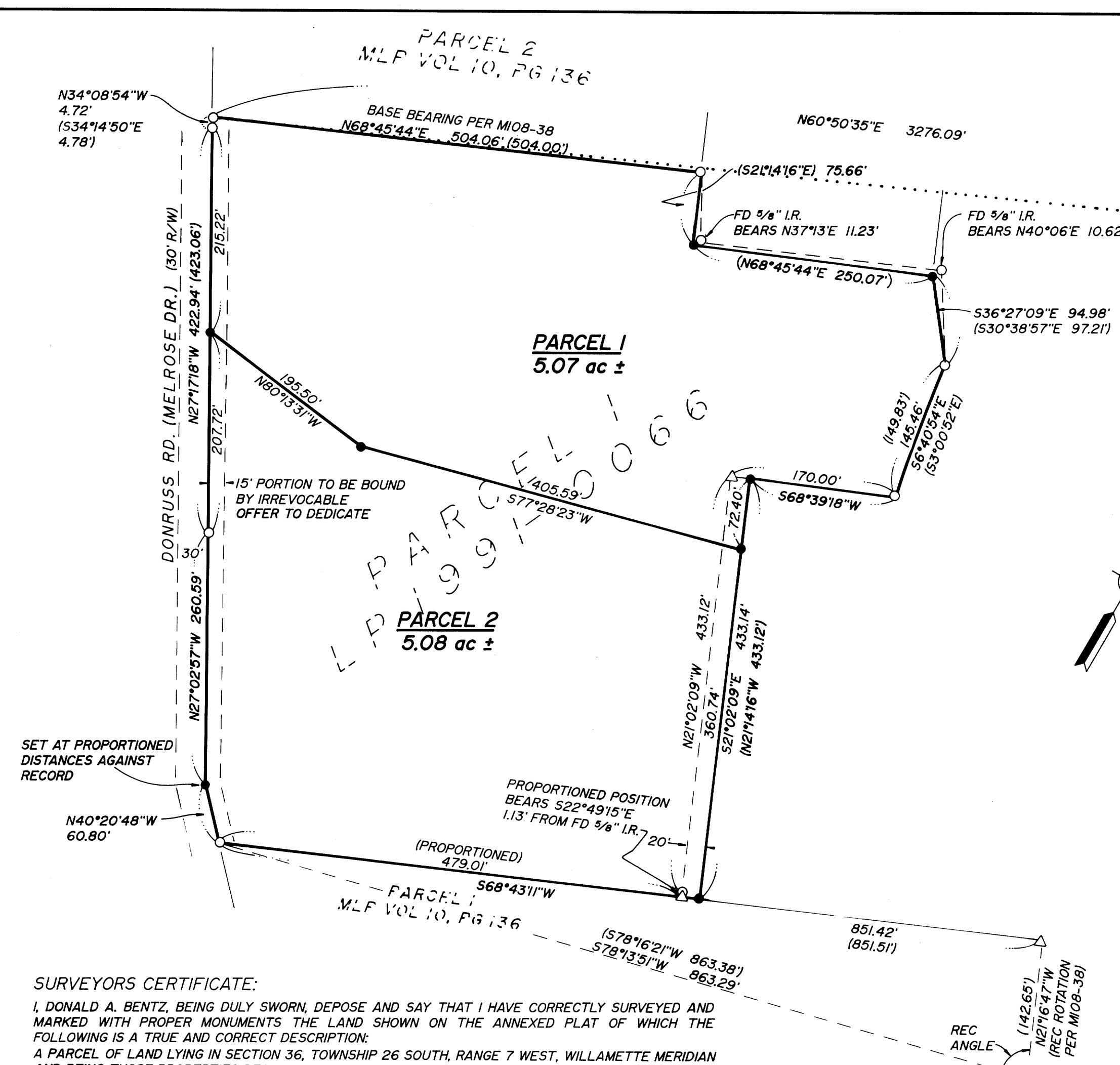


1994 - 0078

1994 - 0078



ZONING: R-5
 COMP. PLAN: RC-5
 WATER: UMPQUA BASIN
 SEWER: SEPTIC

PLANNING DEPT. FILE NO.: 94-171

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

T26S, R7W, S36A
 TAX LOT 803; ACCT. NO. 43772.06
 TAX LOT 808; ACCT. NO. 43772.18

DECLARATION:
 KNOW ALL PEOPLE BY THESE PRESENTS THAT JACK C. HENDRICKS, LANCE S. & BONITA R. SETER 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.

Lance S. Seter
 LANCE S. SETER

Bonita R. Seter
 BONITA R. SETER

Jack C. Hendricks
 JACK C. HENDRICKS

ACKNOWLEDGEMENT:
 STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 13th DAY OF SEPT. 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JACK C. HENDRICKS, LANCE S. & BONITA R. SETER WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.



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:
 A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN AND BEING THOSE PROPERTIES DESCRIBED IN VOLUME 1296, PAGE 2 AND VOLUME 1297, PAGE 339 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2 AS DESCRIBED IN THAT LAND PARTITION RECORDED IN BOOK 10, PAGE 136 IN THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH POINT THE NORTHEAST CORNER OF THE ABOVE SAID SECTION 36 BEARS N60°50'35"E 3276.09 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 N68°45'44"E 504.06 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S21°14'16"E 75.66 FEET; THENCE N68°45'44"E 250.07 FEET; THENCE S36°27'09"E 94.98 FEET TO A 5/8" IRON ROD; THENCE S6°40'54"E 145.46 FEET TO A 5/8" IRON ROD; THENCE S68°39'18"W 150.00 FEET TO THE NORTHEAST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN VOLUME 1297, PAGE 339 (INSTRUMENT NO. 94-11354) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EASTERLY LINE OF SAID PROPERTY DESCRIBED IN VOLUME 1297, PAGE 339 S21°02'09"E 433.14 FEET TO THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED AS PARCEL 1 IN THE ABOVE SAID LAND PARTITION RECORDED IN BOOK 10, PAGE 136; THENCE ALONG SAID NORTHERLY LINE S68°43'11"W 499.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DONRUSS ROAD (MELROSE DRIVE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS FOLLOWS: N40°20'48"W 60.80 FEET, N27°02'57"W 260.59 FEET, N27°17'18"W 422.94 FEET, AND N34°08'54"W 4.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.15 ACRES, MORE OR LESS.

Donald A. Bentz
 DONALD A. BENTZ LS #829



APPROVALS:
Keith L. Cubic 8/17/94
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Jerry E. Monahan 9-9-94
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Vicki Anderson 9-9-94
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF September, 1994.
 3:11 O'CLOCK AM 94-19945
 GAY FIELDS, County Clerk
 DOUGLAS COUNTY CLERK
 by Nancy R. Davenport, Deputy

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 SEP -9 PM 3:11
 GAY FIELDS
 DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 BY *Nancy R. Davenport*
 DEPUTY
 FEE *op*

NARRATIVE:
 SURVEY TO PARTITION INTO TWO PARCELS THAT PROPERTY DESCRIBED IN INST. NOS. 94-10776 AND 94-11354 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE RECORD SURVEY OF SAID PROPERTY DESCRIBED IN INST. NO. 94-10776 IS PARCEL 1 OF LAND PARTITION NO. 1991-0066. CERTAIN MONUMENTS SHOWN ON THIS PLAT WERE FOUND TO BE SET IN ERROR (PARTICULARLY THOSE SET ADJACENT WITH PARCEL 2 OF SAID LAND PARTITION 1991-0066). WE RESET THOSE ADJACENT WITH SAID PARCEL 2 AT RECORD BEARINGS AND DISTANCES. THE REMAINING MONUMENTS ALONG THE EASTERLY LINE WERE HELD AT POSITION AS FOUND. THE MONUMENT SET ON THE EASTERLY RIGHT-OF-WAY LINE OF DONRUSS ROAD WAS ESTABLISHED AT PROPORTIONED DISTANCES BY INVERTING THE NEXT FOUND MONUMENT NORTH WITH THE SOUTHWEST CORNER OF SUBJECT PARCEL, COMPARING WITH RECORD DISTANCE, AND USING PROPORTIONED DISTANCES WITH A DISTANCE-DISTANCE INTERSECT. THE SOUTHERLY LINE OF SUBJECT PARCEL WAS ESTABLISHED BY TIEING THE FOUND MONUMENT SET AT THE NORTHWEST CORNER OF PARCEL 3 PER LAND PARTITION 1992-0064 AND TURNING RECORD ANGLE AND RECORD DISTANCE TO ESTABLISH THE NORTHEAST CORNER OF PARCEL 1 PER SURVEY M108-38.

FIELD CREW: DAVE WILLIAMS & KHALIL WILSON
 EQUIPMENT: LEITZ SET-4 TOTAL STATION
 OFFICE: ROMEY WARE
 DRAFTING: BETH MORGAN
 MAPS OF REFERENCE: LP 1991-0066, LP 1992-0064, MLP VOL. 10, PG. 136, & M108-38

94-19945

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

REGISTERED OREGON LAND SURVEYOR JULY 12, 1968 DONALD A. BENTZ 839 EXPIRES 12-31-95	LAND PARTITION IN: NE 1/4 SEC 36, T26S, R7W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: LARRY PHELAN 1768 N.E. TODD ROSEBURG, OREGON 97470 (503) 672-8545	SURVEYED BY: 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: 1" = 100' DATE: AUGUST 1994	1012-01	PAGE: 1 OF 1