

EASEMENT:
IN FAVOR OF : CALIFORNIA OREGON POWER COMPANY
FOR : UTILITIES
BOOK 198, PAGE 101 - INST. NO. 127931
BOOK 201, PAGE 399 - INST. NO. 132361
BOOK 219, PAGE 84 - INST. NO. 156111
BOOK 224, PAGE 154 - INST. NO. 163004

EASEMENT:
IN FAVOR OF : DOUGLAS COUNTY
FOR : SEWER SYSTEM
BOOK 626, PAGE 183 - INST. NO. 77-3332
BOOK 805, PAGE 940 - INST. NO. 81-15165

WATER SYSTEM AGREEMENT:
BY AND BETWEEN: NOBLE J. ELLIOTT, SHIRLEY ELLIOTT
AND ISLA MILLS
BOOK 658, PAGE 472 - INST. NO. 77-23394

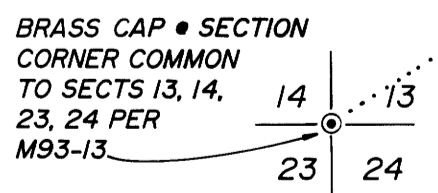
EASEMENT:
IN FAVOR OF : FRANCIS J. McCONNELL AND
DOLLY ANN McCONNELL
BOOK 999, PAGE 290 - INST. NO. 87-14064

- LEGEND**
- SET 5/8" x 30" I.R. w/CAP MARKED "L.e. ENGINEERING" UNLESS NOTED OTHERWISE
 - FD 5/8" I.R. UNLESS NOTED OTHERWISE
 - ⊙ FD BRASS CAP AS NOTED
 - () REC DATA PER M93-13
 - [] REC DATA PER PP 1991-0033
 - △ CALCULATED POINT

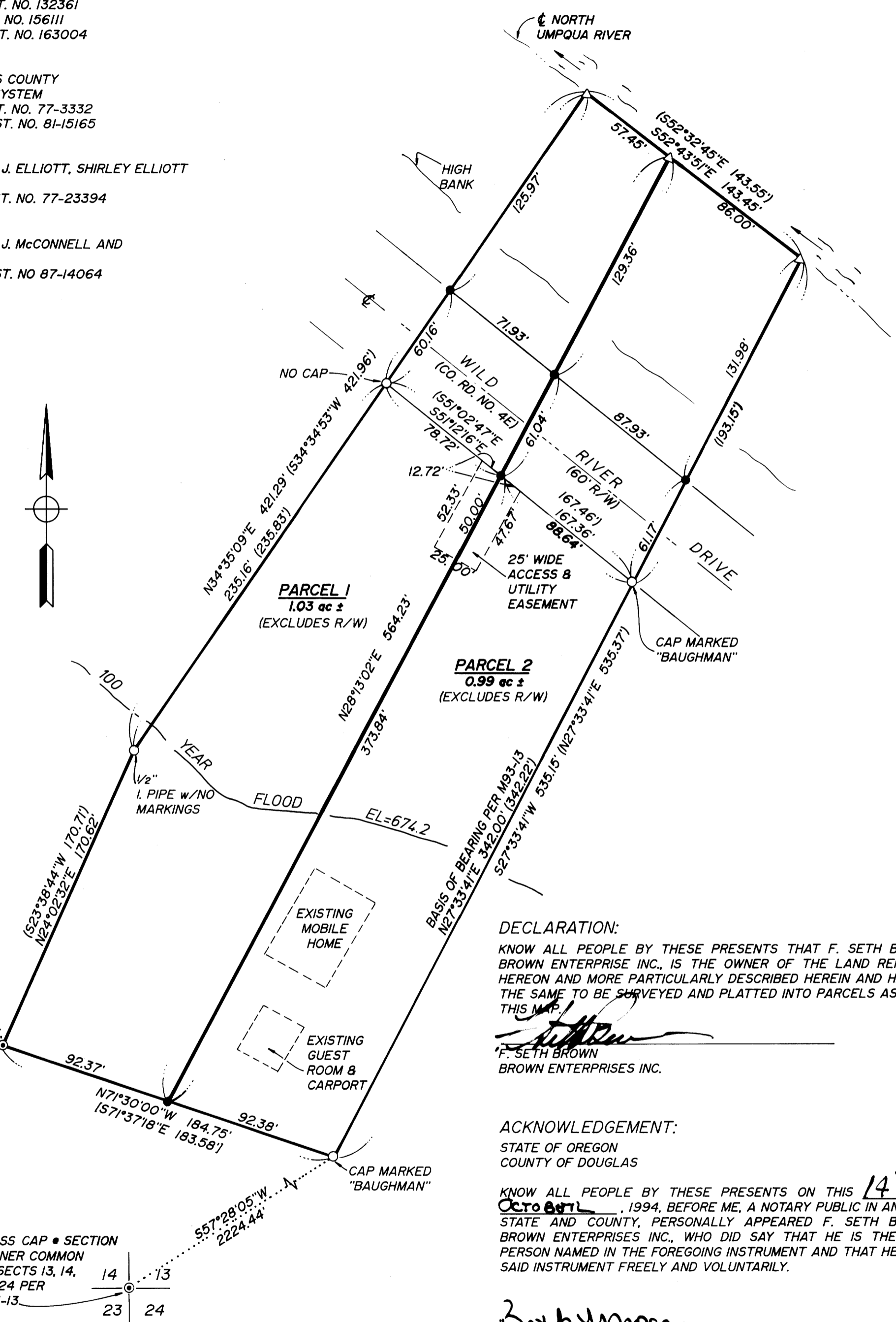


FD BRASS CAP SET IN CONC. - D.C.S.O. MON. NU-24

FD BRASS CAP SET IN CONC. MARKED "FRAN" LS 397, EL=679.57 (BENCHMARK)



COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE



DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT F. SETH BROWN, FOR BROWN ENTERPRISE INC., 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.
[Signature]
F. SETH BROWN
BROWN ENTERPRISES INC.

ACKNOWLEDGEMENT:
STATE OF OREGON
COUNTY OF DOUGLAS
KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 14th DAY OF OCTOBER, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED F. SETH BROWN, FOR BROWN ENTERPRISES INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.
[Signature]



APPROVALS:
Keith J. Curbic 11/2/94
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Janet R. Sundeen 12/2/94
DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Anne E. Schroeder 12/15/94
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 5th DAY OF December, 1994, 3:40 O'CLOCK AM
GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK
by *Nancy R. Pauerport*, 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 DEC -5 P.M. 3:40
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Nancy R. Pauerport*
DEPUTY
FEE *Pp*

94-25230

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING 2-ACRE PARCEL INTO TWO 1-ACRE PARCELS. THE FOUND MONUMENTS ALONG THE EAST LINE OF THE SUBJECT PROPERTY WERE USED TO ESTABLISH THE BASIS OF BEARING PER M93-13. THE TWO NORTHERLY CORNERS WERE ESTABLISHED BY PROJECTING THE EXISTING LINES (USING FOUND MONUMENTS) THE RECORD DISTANCES PER M93-13. THE CORNERS ALONG THE NORTHERLY RIGHT-OF-WAY OF WILD RIVER DRIVE WERE CALCULATED BY HOLDING THE RECORD 60 FOOT RIGHT-OF-WAY WIDTH FROM THE FOUND MONUMENTS ALONG THE SOUTHERLY RIGHT-OF-WAY AND INTERSECTING IT WITH THE EAST AND WEST BOUNDARY LINES PREVIOUSLY CREATED.

FIELD CREW: NEIL HIBBS & ROD McALLISTER
EQUIPMENT: NIKON TOTAL STATION
OFFICE: WENDELL T. HARNES
DRAFTING: BETH MORGAN
MAPS OF REFERENCE: M93-13, PP 1991-0033, DEED (V1311, P307)

SURVEYOR'S 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 BEING A PORTION OF THAT PROPERTY DESCRIBED IN VOLUME 1311, PAGE 307 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN VOLUME 1311, PAGE 307, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 13 BEARS S57°28'05"W 2224.44 FEET; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY N71°30'00"W 184.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID PROPERTY N24°02'32"E 170.62 FEET AND N34°35'09"E 421.29 FEET TO THE CENTERLINE OF THE NORTH UMPQUA RIVER; THENCE ALONG SAID CENTERLINE S52°43'51"E 143.45 FEET TO THE NORTHEAST CORNER OF THE ABOVE SAID PROPERTY; THENCE ALONG THE EAST LINE OF SAID PROPERTY S27°33'41"W 535.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.24 ACRES, MORE OR LESS.
- EXCEPTING THEREFROM THAT PART LYING WITHIN WILD RIVER DRIVE (CO. RD. NO. 4E) -

[Signature]
DONALD A. BENTZ 18 #839

PLANNING DEPT. FILE NO.: 94-227

T26, R4, S13C TL 800
ZONING: IR
COMP. PLAN: RC1
WATER: GLIDE WATER ASSOC.
SEWER: GLIDE SEWER DISTRICT

WATER RIGHTS:
OREGON WATER RESOURCES
PERMIT NO 50263
CERT. NO. 64708

		LAND PARTITION IN: SW1/4 SEC 13, T26S, R4W, W.M., DOUGLAS COUNTY, OREGON	
		SURVEYED FOR: SETH BROWN 2783 WILDRIVER DRIVE GLIDE, OREGON 97443	SURVEYED BY: 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: 1"=50' DATE: OCT. 1994	PAGE: 1 OF 1		