

APPROVALS:

Keith L. Cubie 11/23/94
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Jane Morgan 12-8-94
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Suzanne Cates 12-8-94
DOUGLAS COUNTY TAX COLLECTOR 84-25496

FILED THIS 8th DAY OF DECEMBER, 1994, 2:49 O'CLOCK PM

Deanna Odair
DOUGLAS COUNTY CLERK BY DEPUTY



DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT Y. M. & JANE COMPOZ 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 AND DO HEREBY DEDICATE THAT PORTION AS SHOWN TO DOUGLAS COUNTY

Y.M. Compoz Jane Compoz
Y.M. COMPOZ JANE COMPOZ

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 12th DAY OF OCTOBER, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED Y.M. & JANE COMPOZ WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Beth Morgan



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

RECORDED - 12-8-94
GAY FIELDS, COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Deanna Odair DEPUTY
FEE \$2.00

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING 0.82 ACRE PARCEL INTO THREE PARCELS. THE EAST LINE OF PARCEL 1 PER M66-27 WAS USED AS THE BASIS OF BEARING. ALL MONUMENTS WERE USED AS FOUND.

FIELD CREW: NEIL HIBBS & ROD McALLISTER
EQUIPMENT: NIKON TOTAL STATION
OFFICE: WENDELL HARNESS
DRAFTING: BETH MORGAN
MAPS OF REFERENCE: M66-27, M108-68, A8K ESTATES (V16, P39), FIRST ADDITION TO VALLEY VIEW MOBILE HOME ESTATES (V15, P38)

SURVEYOR'S CERTIFICATE:

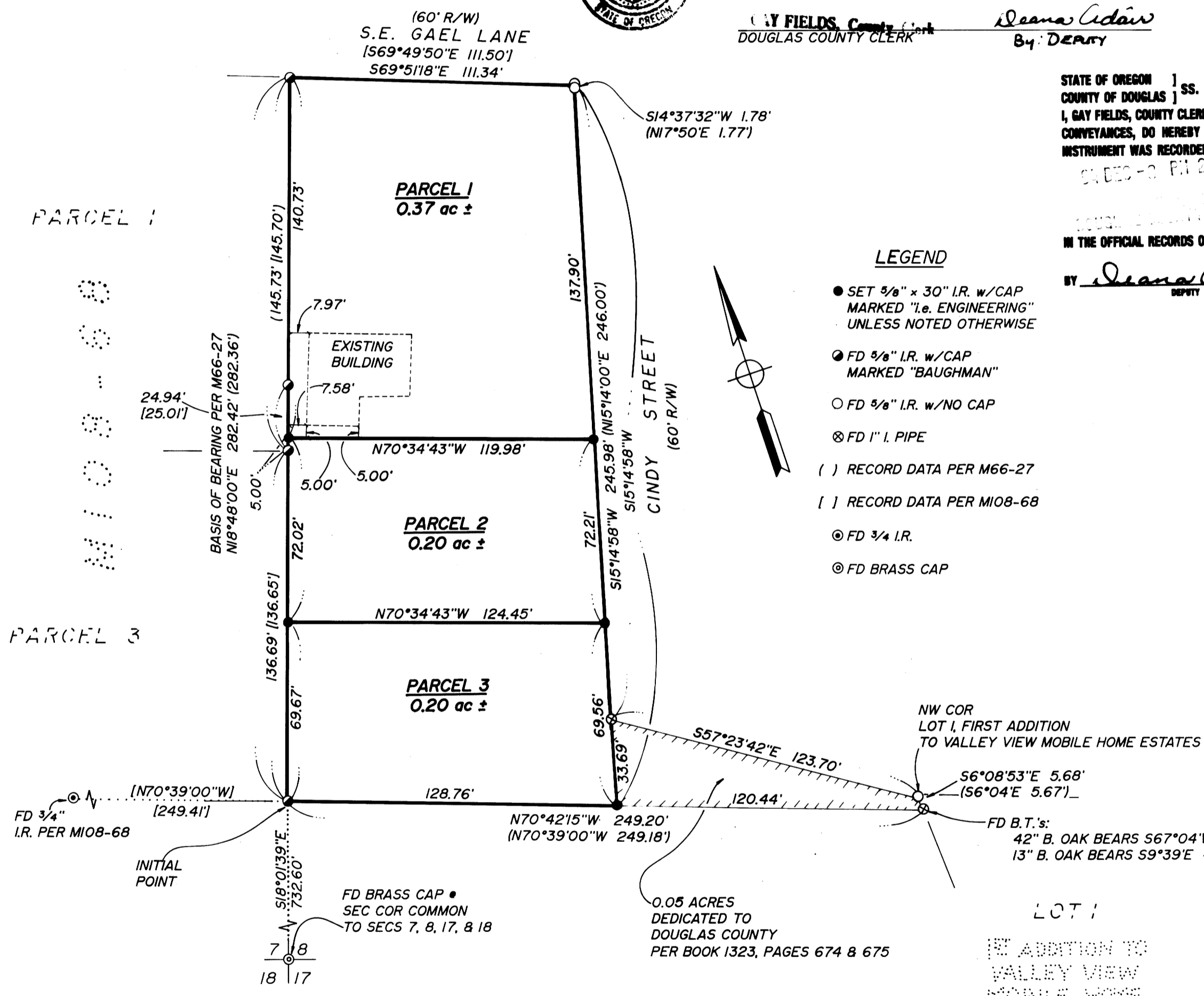
I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
A PARCEL OF LAND BEING THAT PROPERTY DESCRIBED IN VOLUME 1262, PAGE 303 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE SAID PROPERTY, FROM WHICH THE SOUTHEAST CORNER OF LOT 6, A8K ESTATES SUBDIVISION, VOLUME 16, PAGE 39 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON BEARS N70°39'00"W 249.41 FEET; THENCE ALONG THE WESTERLY LINE OF THE ABOVE SAID PROPERTY N18°48'00"E 282.42 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GAE LANE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S69°51'18"E 111.34 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CINDY STREET; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: S14°37'32"W 1.78 FEET, S15°14'58"W 245.98 FEET, AND S57°23'42"E 123.70 FEET TO THE NORTHWEST CORNER OF LOT 1, FIRST ADDITION TO VALLEY VIEW MOBILE HOME ESTATES, VOLUME 15, PAGE 38; THENCE ALONG THE WEST LINE OF SAID LOT 1 S6°08'53"E 5.68 FEET TO THE MOST SOUTHERLY CORNER OF THE ABOVE SAID PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY N70°42'15"W 249.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.82 ACRES, MORE OR LESS.

Donald A. Bentz
DONALD A. BENTZ LS 839

T30, R5, S7DD TL 100
ZONING: RI
COMP. PLAN: RMD
WATER: TRI-CITY WATER DISTRICT
SEWER: TRI-CITY SEWER DISTRICT

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY
PLANNING DEPT. FILE NO.: 94-232

94-25496



- LEGEND
- SET 5/8" x 30" I.R. w/CAP MARKED "i.e. ENGINEERING" UNLESS NOTED OTHERWISE
 - FD 5/8" I.R. w/CAP MARKED "BAUGHMAN"
 - FD 5/8" I.R. w/NO CAP
 - ⊗ FD 1" I PIPE
 - () RECORD DATA PER M66-27
 - [] RECORD DATA PER M108-68
 - ⊙ FD 3/4 I.R.
 - ⊙ FD BRASS CAP

NW COR LOT 1, FIRST ADDITION TO VALLEY VIEW MOBILE HOME ESTATES
S6°08'53"E 5.68' (S6°04'E 5.67')
FD B.T.'s:
42" B. OAK BEARS S67°04'W 39.4' w/HEALED FACE VISIBLE
13" B. OAK BEARS S9°39'E 47.2' w/HEALED FACE VISIBLE

LOT 1
FIRST ADDITION TO VALLEY VIEW MOBILE HOME ESTATES
0.05 ACRES DEDICATED TO DOUGLAS COUNTY PER BOOK 1323, PAGES 674 & 675

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

	LAND PARTITION	
	IN: SE1/4 SEC 7, T30S, R5W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: NASH COMPOZ 370 GAE LANE MRYTLE CREEK, OR 97457	SURVEYED BY: <u>i.e.</u> ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392	
SCALE: 1"=40'	DATE: OCT. 1994	PAGE: 1 OF 1