

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JACK & ANGEL MORTENSON 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 HEREBY DEDICATE THOSE EASEMENTS SHOWN TO THE PUBLIC USE.

*Jack Mortenson*  
JACK MORTENSON

*Angel Mortenson*  
ANGEL MORTENSON

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 6 DAY OF January, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JACK & ANGEL MORTENSON, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Nancy A. Winchell*



APPROVALS:

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

*Vicki Anderson* DPTY 1-27-95  
DOUGLAS COUNTY TAX COLLECTOR DATE

*Keith L. Cubic* 1/19/95  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Janet R. Lundean* 1/25/95  
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 27th DAY OF January, 1995, 2:52 O'CLOCK PM

**GAY FIELDS, County Clerk** 95-01366

DOUGLAS COUNTY CLERK  
by *Nancy R. Davenport*

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING 2.89 ACRE PARCEL INTO TWO (2) PARCELS. THE BASIS OF BEARING WAS ESTABLISHED USING THE FOUND MONUMENTS ALONG THE EAST LINE OF LOT 38 PER M69-8. THE SOUTHWEST CORNER OF PARCEL 2 WAS DETERMINED BY INTERSECTING THE WEST LINE AND SOUTH LINE USING THE FOUND MONUMENTS. THE NORTHWEST CORNER OF PARCEL 1 WAS CALCULATED BY INTERSECTING THE SOUTH RIGHT-OF-WAY LINE OF HAPPY VALLEY ROAD WITH THE WEST LINE OF PARCEL 1 USING THE FOUND MONUMENTS. ALL OTHER MONUMENTS WERE USED AS FOUND.

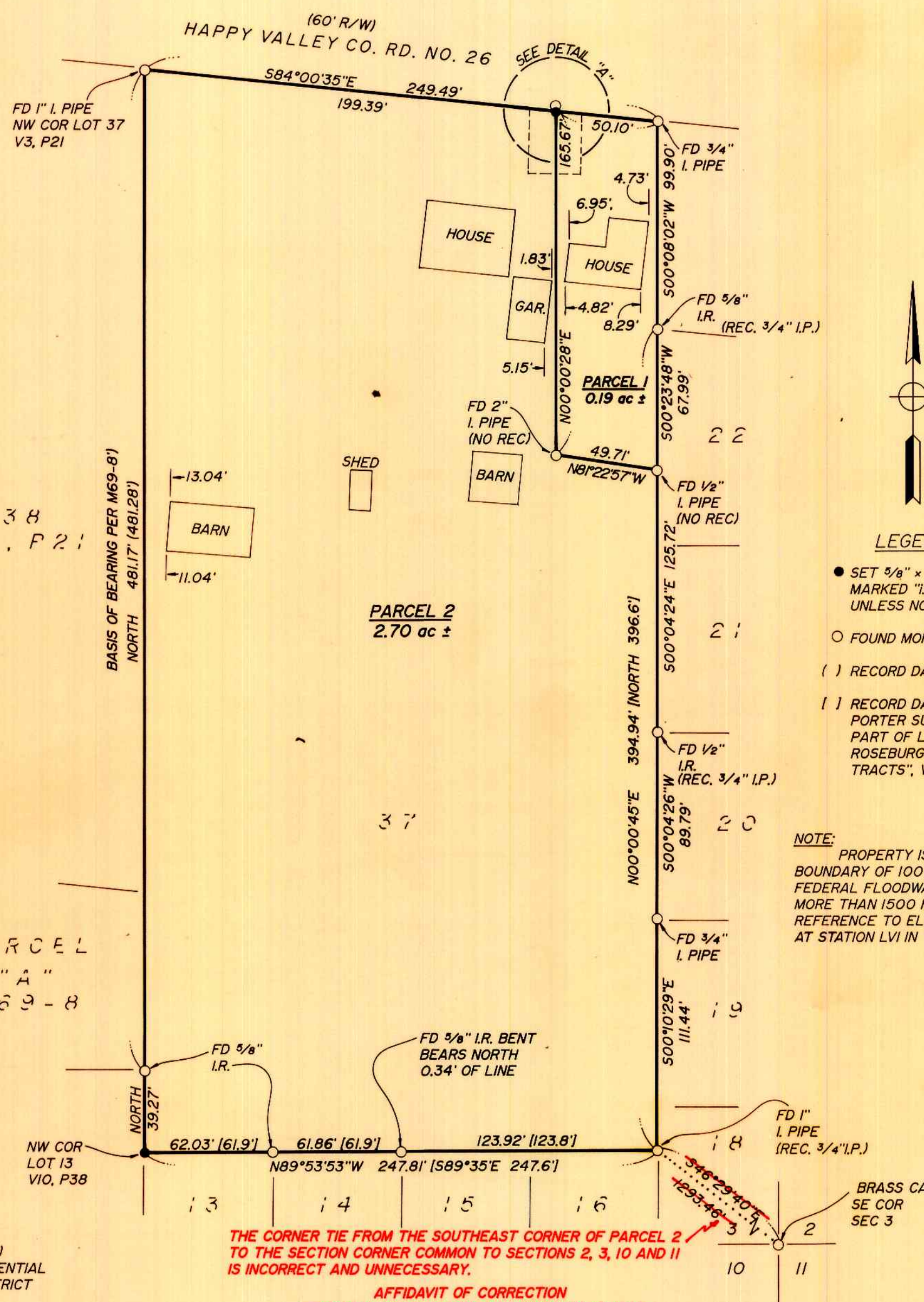
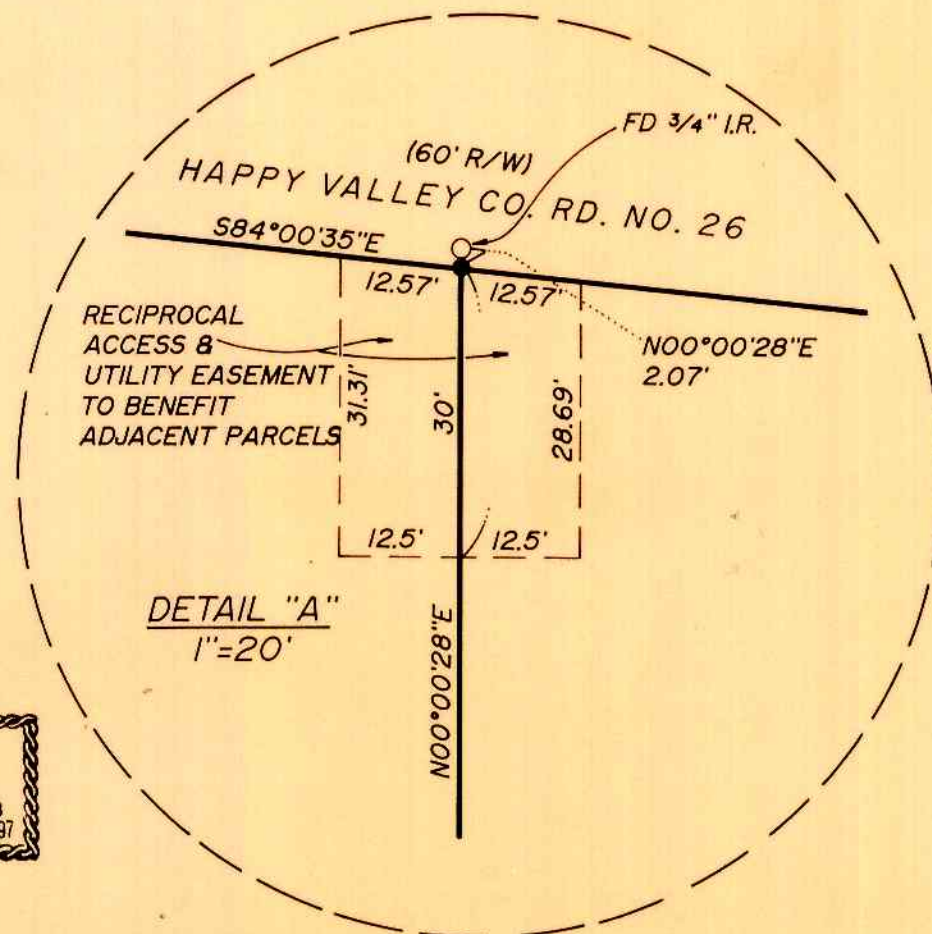
FIELD CREW: NEIL HIBBS, ROD McALLISTER & RICH SCHAFF  
EQUIPMENT: NIKKON TOTAL STATION  
OFFICE: WENDELL T. HARNESS  
DRAFTING: BETH MORGAN  
MAPS OF REFERENCE: M69-8, JOE PORTER SUBDIVISION OF A PART OF LOT 37 OF PLAT "H" ROSEBURG HOME ORCHARD TRACTS, VOLUME 10, PAGE 38, & ROSEBURG HOME ORCHARD TRACTS PLAT "H", VOLUME 3, PAGE 21

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 1157, PAGE 841 (INST. NO. 91-17494) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 3, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16, "JOE PORTER SUBDIVISION OF A PART OF LOT 37 OF PLAT "H" ROSEBURG HOME ORCHARD TRACTS", VOLUME 10, PAGE 38 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH THE SOUTHEAST CORNER OF THE ABOVE SAID SECTION 3 BEARS S52°22'00"E 868.10 FEET; THENCE ALONG THE SOUTH LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN VOLUME 1157, PAGE 841 N89°53'53"W 247.81 FEET TO THE EAST LINE OF LOT 38, "ROSEBURG HOME ORCHARD TRACTS PLAT "H"; THENCE ALONG SAID EAST LINE NORTH 520.44 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HAPPY VALLEY COUNTY ROAD NO. 26; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S84°00'35"E 249.49 FEET TO THE NORTHEAST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN VOLUME 1157, PAGE 841; THENCE ALONG THE EAST LINE OF SAID PROPERTY AS FOLLOWS: 500°08'02"W 99.90 FEET, 500°23'48"W 67.99 FEET, 500°04'24"E 125.72 FEET, 500°04'26"W 89.79 FEET, AND 500°10'29"E 111.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.89 ACRES, MORE OR LESS.

*Donald A. Bentz*  
DONALD A. BENTZ L6 #839



LEGEND  
● SET 5/8" x 30" I.R. w/CAP MARKED "i.e. ENGINEERING" UNLESS NOTED OTHERWISE  
○ FOUND MONUMENT AS NOTED  
( ) RECORD DATA PER M69-8  
[ ] RECORD DATA PER "JOE PORTER SUBDIVISION OF A PART OF LOT 37 OF PLAT "H" ROSEBURG HOME ORCHARD TRACTS", VOL. 10, PG. 38

NOTE: PROPERTY IS ENTIRELY WITHIN BOUNDARY OF 100 YEAR FLOOD PLAN. FEDERAL FLOODWAY BOUNDARY IS MORE THAN 1500 FEET TO THE WEST. REFERENCE TO ELEVATION MONUMENT AT STATION LVI IN T28S, R6W, S3.



STATE OF OREGON )  
COUNTY OF DOUGLAS )  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
95 JAN 27 PM 2:52

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Nancy R. Davenport*  
DEPUTY  
FEE pp  
95-01366

ZONING: SUBURBAN RESIDENTIAL (RS)  
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL  
WATER: ROBERTS CREEK WATER DISTRICT  
SEWER: GREEN SANITARY DISTRICT  
NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY  
PLANNING DEPT. FILE NO.: 94-222

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: SE1/4, SE1/4, SEC 3, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
JACK MORTENSON  
405 HAPPY VALLEY ROAD  
ROSEBURG, OREGON 97470

SURVEYED BY:  
**i.e.**  
ENGINEERING  
548 S.E. Jackson Suite 3  
Roseburg, Oregon 97470  
PHONE (503) 673-0166  
FAX (503) 440-9392

SCALE: 1"=50' DATE: DEC. 1994 1073-01 PAGE: 1 OF 1

1995 - 0012

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