

1995 - 0037

FILED THIS 21<sup>ST</sup> DAY OF APRIL 1995, 10:23 O'CLOCK AM 95-08011

GAY FIELDS, County Clerk *Shirley J. Burnett*  
DOUGLAS COUNTY CLERK BY: DEPUTY

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN AND BEING THAT PROPERTY DESCRIBED IN VOLUME 1143, PAGE 219 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND A PORTION OF THAT PROPERTY DESCRIBED IN VOLUME 621, PAGE 261 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THAT PROPERTY DESCRIBED IN VOLUME 123, PAGE 149 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH POINT THE WEST 1/4 CORNER OF THE ABOVE SAID SECTION 1 BEARS N19°27'18"W 4122.56 FEET; THENCE N79°51'07"W 612.66 FEET; THENCE N57°49'49"W 1608.83 FEET; THENCE N9°47'50"E 1357.58 FEET; THENCE N67°05'02"W 197.54 FEET; THENCE N68°30'44"W 431.10 FEET; THENCE N56°26'20"W 430.00 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE ABOVE SAID SECTION 2; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 TO THE ABOVE SAID WEST 1/4 CORNER OF SECTION 1; THENCE CONTINUING EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 23; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE NORTH LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN VOLUME 123, PAGE 149; THENCE WEST ALONG SAID NORTH LINE OF SAID PROPERTY DESCRIBED IN VOLUME 123, PAGE 149 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE ABOVE SAID WEST LINE OF THAT PROPERTY DESCRIBED IN VOLUME 123, PAGE 149 TO THE POINT OF BEGINNING AND CONTAINING 210.6 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT THE LAND SHOWN ON THE ANNEXED PLAT IS DESCRIBED IN THE ABOVE INSTRUMENT BUT HAS NOT BEEN SURVEYED. FROM THE DEED IT IS DETERMINED THAT EACH PARCEL IS IN EXCESS OF TEN (10) ACRES.

*Donald A. Bentz*  
DONALD A. BENTZ LS 839

NARRATIVE:

THIS MAP FOR THE PURPOSE OF PARTITIONING A PORTION OF THAT PROPERTY DESCRIBED IN VOLUME 621, PAGE 261 (INST. NO. 77-0203), DEED RECORDS, INTO TWO PARCELS AS SHOWN. THE PERIMETER OF SUBJECT PROPERTY WAS NOT SURVEYED BY THIS SURVEYOR. DESCRIPTIONS DESCRIBED IN SAID VOLUME 621, PAGE 261 AND VOLUME 1143, PAGE 219 (INST. NO. 91-10286), DEED RECORDS, ALONG WITH SURVEYS OF RECORD M101-17 & M102-72, WERE USED TO DETERMINE THE PERIMETER OF SUBJECT PARCEL.

COMPUTATIONS: R. WARE  
DRAFTING: DEREK FEIGEL

DECLARATION:

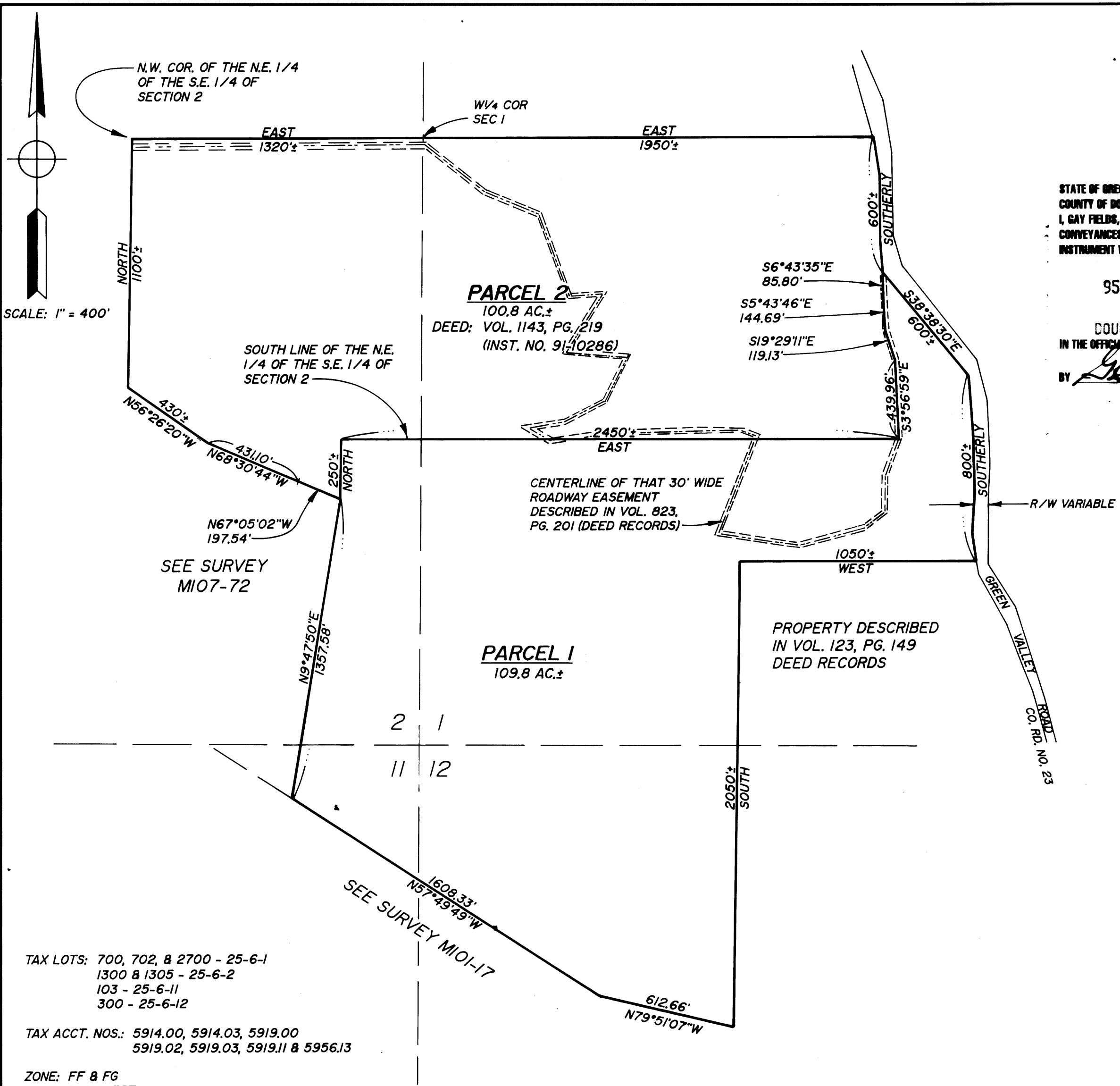
KNOW ALL PEOPLE BY THESE PRESENTS THAT CYNTHIA A. MANDERO (FKA: CYNTHIA A. SPEEDY) & MARY C. BAYARD ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THIS MAP.

*Cynthia A. Madero*  
CYNTHIA A. MANDERO  
(FKA: CYNTHIA A. SPEEDY)

*Mary C. Bayard*  
MARY C. BAYARD

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

95-08011



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

95 APR 21 AM 10:23

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Shirley J. Burnett*  
FEE PP

APPROVALS:  
*Keith L. Cubic* 11/2/94  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
*Janet R. Sundeen* 12/6/94  
DOUGLAS COUNTY SURVEYOR DATE  
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*Suzanne E. Cates, Dep* 4-20-95  
DOUGLAS COUNTY TAX COLLECTOR DATE

ACKNOWLEDGEMENT:  
STATE OF OREGON  
COUNTY OF DOUGLAS  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25<sup>TH</sup> DAY OF OCTOBER, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CYNTHIA A. MANDERO (FKA: CYNTHIA A. SPEEDY) & MARY C. BAYARD WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FORGOING INSTRUMENT AND THAT THEY HAVE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.  
*Beth Morgan*



<b>REGISTERED OREGON LAND SURVEYOR</b>  JULY 12, 1968 DONALD A. BENTZ 839 EXPIRES 12-31-95		<b>LAND PARTITION</b> S.W. 1/4 OF SECTION 1, S.E. 1/4 OF SECTION 2, N.E. 1/4 OF SECTION 11 AND THE N.W. 1/4 OF SECTION 12, T25S, R6W, W.M. DOUGLAS COUNTY, OREGON	
SURVEYED FOR: CYNTHIA A. MANDERO 3954 GREEN VALLEY ROAD OAKLAND, OR. 97462		SURVEYED BY:  548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392	
SCALE: 1" = 400'	DATE: OCT. 1994	J.N.: 1058-01	PAGE: 1 OF 1

1995 - 0037