

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 BEING A PORTION OF LOT 2, BLOCK 2, SUTHERLIN LAND & WATER COMPANY PLAT "A" AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME 1306, PAGE 662 (INSTRUMENT NO. 94-15440) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, FROM WHICH THE SOUTHWEST CORNER OF THE ABOVE SAID LOT 2 BEARS N87°06'46"W 20.79 FEET; THENCE ALONG THE WESTERLY LINE OF SAID PROPERTY AS FOLLOWS: N21°35'23"W 137.65 FEET, N20°26'00"W 175.00 FEET, N69°34'00"E 30.00 FEET, N20°26'00"W 50.00 FEET, S69°34'00"W 30.00 FEET, N20°26'00"W 675.00 FEET, S69°34'00"W 3.00 FEET AND N20°26'00"W 150.91 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE (COUNTY ROAD NO. 19); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N76°50'07"E 166.24 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE S19°20'00"E 132.24 FEET; THENCE N76°52'15"E 1.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BEECROFT LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE N19°20'00"W 132.24 FEET TO THE ABOVE SAID SOUTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N76°50'38"E 60.35 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE ABOVE SAID BEECROFT LANE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE S19°20'00"E 332.45 FEET; THENCE ALONG THE NORTH LINE OF THE ABOVE SAID PROPERTY N77°04'44"E 147.52 FEET TO THE EASTERLY LINE THEREOF; THENCE ALONG SAID EASTERLY LINE S17°30'42"E 342.82 FEET AND S17°37'21"E 581.34 FEET TO THE SOUTHERLY LINE OF THE ABOVE SAID PROPERTY; THENCE ALONG SAID SOUTHERLY LINE S63°20'19"W 32.95 FEET, N88°00'01"W 157.45 FEET AND N87°06'46"W 147.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.68 ACRES MORE OR LESS.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN BEECROFT LANE.

Donald A. Bentz
DONALD A. BENTZ P.L.S.#839

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARION J. TABOR 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.

Marion J. Tabor
MARION J. TABOR

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT ON THIS 20th DAY OF APRIL 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARION J. TABOR, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell T. Harness
MY COMMISSION EXPIRES: 1-18-99



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT PROPERTY AND ADJUST SOME BOUNDARY LINES AS SHOWN THE BASIS OF BEARING WAS DETERMINED USING THE FOUND PINS NEAR THE WESTERLY RIGHT-OF-WAY LINE OF BEECROFT LANE PER M75-63. THE RIGHT-OF-WAY LINES OF BEECROFT LANE WERE DETERMINED PER INSTRUMENT NO. 79-13540 USING THE FOUND PINS ON THE BASIS OF BEARING LINE. ALL OF THE POINTS ALONG THE WEST LINE OF THE SUBJECT PROPERTY WERE CALCULATED BY TRAVERSING RECORD PER M75-63 FROM THE FOUND MONUMENT NEAR THE NORTHWEST CORNER OF BEECROFT LANE. TO ITS INTERSECTION WITH THE FOUND MONUMENTS AT THE SOUTH LINE. OTHER POINTS REFERENCED HEREON BY ○ WERE CALCULATED AS DESCRIBED AS BELOW:

- ① AN INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BEECROFT LANE AND THE LINE CREATED BY THE FOUND MONUMENTS EASTERLY OF THIS POINT.
- ② AN INTERSECTION OF THE SOUTHWESTERLY LINE (CREATED BY THE PREVIOUSLY CALCULATED SOUTHWEST CORNER AND THE FOUND MONUMENT NEAR SOUTHWEST CORNER OF BEECROFT LANE) AND THE LINE FROM THE FOUND MONUMENTS TO THE EAST.

FIELD CREW: NEIL HIBBS & DAN SHEPHERD
EQUIPMENT: NIKON TOTAL STATION
CALCULATIONS: WENDELL T. HARNESS
DRAFTING: TIM ADAMS
REFERENCES: M3-52; M75-63; INSTRUMENT NO. 79-13540 (STREET DEED, VOLUME 728, PAGE 256)

APPROVALS:

Richard Schubert 4-20-95
CITY OF SUTHERLIN
COMMUNITY DEVELOPMENT DIRECTOR DATE

Janet R. Sundeen 5-10-95
DOUGLAS COUNTY SURVEYOR DATE

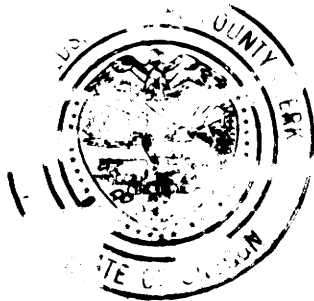
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 5-10-95
DOUGLAS COUNTY TAX COLLECTOR DATE

95-09082

FILED THIS 10th DAY OF MAY 1995, 2:52 O'CLOCK PM

Alan J. Burnett
GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK BY: 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

95 MAY 10 PM 2:52

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Alan J. Burnett
DEPUTY

30-12

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

95-09082

REGISTERED
OREGON
LAND SURVEYOR

Donald A. Bentz
JULY 12, 1988
DONALD A. BENTZ
839

EXPIRES 12-31-95

LAND PARTITION & PROPERTY LINE ADJUSTMENT

IN LOT 2, BLOCK 2, PLAT "A" S.L. & W CO.
IN THE SW¼ OF SEC 16, T25S, R5W, W.M.,
DOUGLAS COUNTY, OREGON

SURVEYED FOR:
MARION TABOR
760 E. CENTRAL
SUTHERLIN, OREGON 97479

SURVEYED BY:
i.e.
ENGINEERING
548 S.E. Jackson Suite 3
Roseburg, Oregon 97470
PHONE (503) 473-0166
FAX (503) 440-9392

SCALE:

DATE: APRIL 1995

1129-01

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