1995 - 0050

APPROVALS:

Richard DeLorenzo 11-23-94
CITY MANAGER Community Development Spec. DATE
CITY OF SUTHERLIN

Larry E. Monnegan 5-25-95
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Vickey Inferrari deputy 5-25-95
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 25th DAY OF May, 1995 3:59 P.M
GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK
by Nancy R. Davenport, Deputy
95-09994

ZONING: RH (RESIDENTIAL HILLSIDE)
WATER: CITY OF SUTHERLIN
SEWER: PARCEL 1 - SEPTIC
PARCEL 2- WILL NOT HAVE SEWER SERVICE

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

SEE SALES RESTRICTIONS FILED AS BK. 1353 PG. 716

GAY FIELDS, DOUGLAS COUNTY CLERK — STATE OF OREGON

STATE OF OREGON } ss.
COUNTY OF DOUGLAS }
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
95 MAY 25 PM 3:59
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Nancy R. Davenport DEPUTY
FEE 15.00
95-09994

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 THAT PROPERTY DESCRIBED IN INST. NO. 92-01440 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN INST. NO. 92-01440, SAID POINT BEARS N87°30'11"W 628.20 FEET FROM THE EAST 1/4 CORNER OF THE ABOVE SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN INST. NO. 92-01440 AS FOLLOWS: S87°47'52"W 167.82 FEET, NO°07'20"W 55.43 FEET AND S89°39'47"W 523.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COMSTOCK ROAD, SAID POINT ALSO BEING THE SOUTH-WEST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN INST. NO. 92-01440; THENCE ALONG SAID RIGHT-OF-WAY LINE NO°19'26"W 261.60 FEET AND NO°00'18"E 9.93 FEET TO THE NORTHWEST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN INST. NO. 92-01440; THENCE ALONG THE NORTH LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN INST. NO. 92-01440 AS FOLLOWS: S88°39'36"E 316.03 FEET, S3°44'37"E 4.49 FEET, S89°33'50"E 269.68 FEET AND S89°30'39"E 66.72 FEET TO THE NORTH-EAST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN INST. NO. 92-01440; THENCE ALONG THE EAST LINE OF THE PROPERTY DESCRIBED IN INST. NO. 92-01440 S7°27'40"E 305.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.20 ACRES, MORE OR LESS.

DONALD A. BENTZ LS 839

NARRATIVE:

USED THE NORTH LINE OF PARCEL 1 AT THE RIGHT-OF-WAY OF COMSTOCK ROAD AS THE BASIS OF BEARING PER M114-20. MONUMENTS WERE USED AS FOUND. COMPUTED THE INSIDE CORNER OF THE SOUTH LINE OF PARCEL 2 BY BEARING-BEARING INTERSECT FROM THE SOUTHWEST CORNER OF PARCEL 1 AT RIGHT-OF-WAY AND THE MOST SOUTHERLY CORNER OF THE SOUTH LINE OF PARCEL 2.

FIELD CREW: ROD McALLISTER & MARK TIMMONS
EQUIPMENT: NIKKON TOTAL STATION
OFFICE: WENDELL HARNESS
DRAFTING: BETH MORGAN
MAP OF REFERENCE: M114-20

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT EVA C. HARVEY, SECRETARY VICE-PRESIDENT FOR LCV INVESTMENT CORPORATION, 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.

Eva C. Harvey
EVA C. HARVEY
SECRETARY VICE-PRESIDENT, LCV INVESTMENT CORP.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

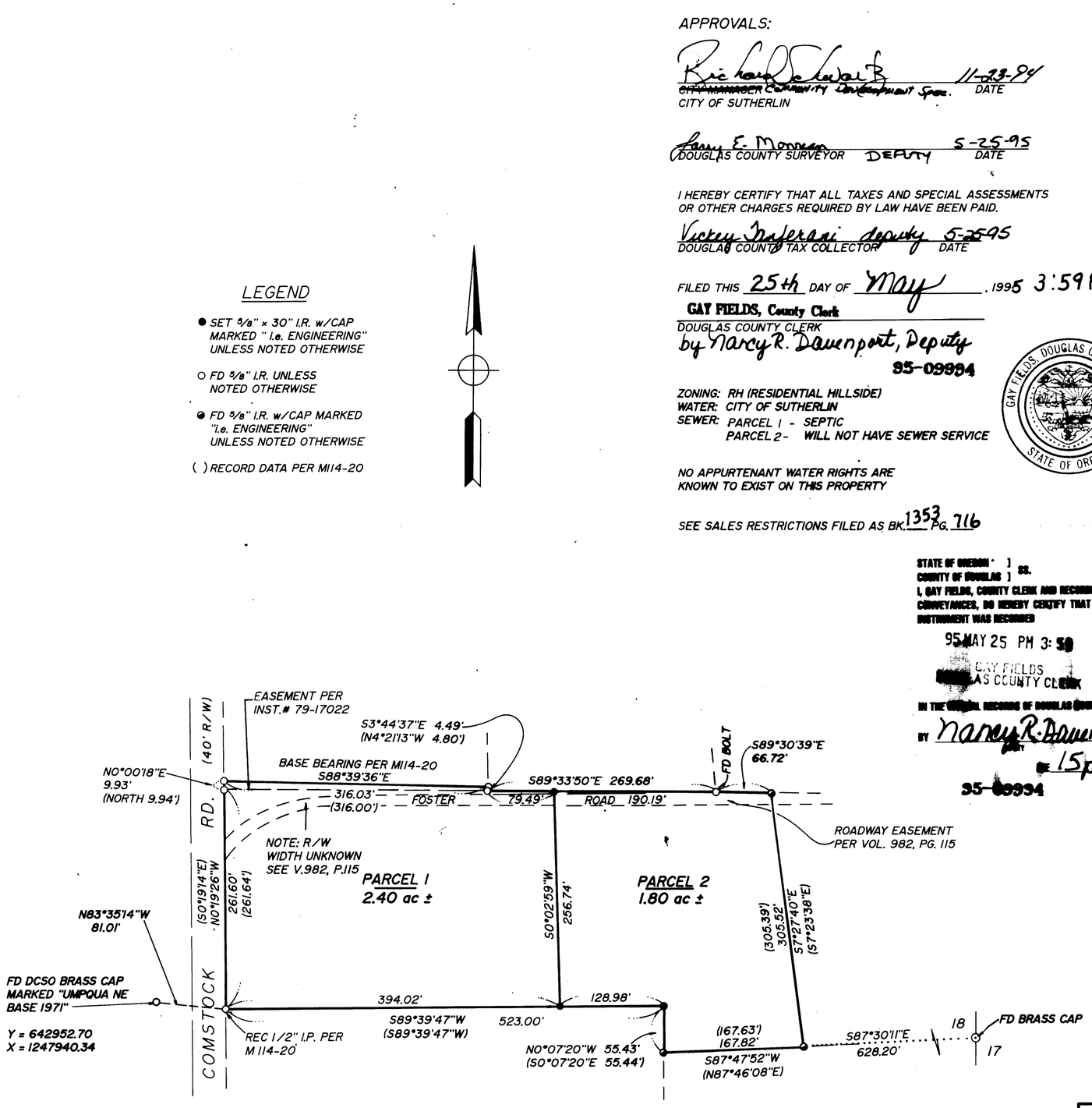
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF APRIL, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED EVA C. HARVEY, SECRETARY VICE-PRESIDENT FOR LCV INVESTMENT CORPORATION, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell T Harness

OFFICIAL SEAL
WENDELL T HARNESS
NOTARY PUBLIC - OREGON
COMMISSION NO. 040819
MY COMMISSION EXPIRES JAN. 18, 1999

LEGEND

- ● SET 5/8" x 30" I.R. w/CAP MARKED "i.e. ENGINEERING" UNLESS NOTED OTHERWISE
- ○ FD 5/8" I.R. UNLESS NOTED OTHERWISE
- ◒ FD 5/8" I.R. w/CAP MARKED "i.e. ENGINEERING" UNLESS NOTED OTHERWISE
- ( ) RECORD DATA PER M114-20



NARROWS

REGISTERED OREGON LAND SURVEYOR
JULY 12, 1968
DONALD A. BENTZ
839
EXPIRES 12-31-95

LAND PARTITION

IN: NE1/4 SEC 18, T25S, R5W, W.M.,
DOUGLAS COUNTY, OREGON

SURVEYED FOR:
LCV INVESTMENT CORP.
3690 KNOB HILL LANE
EUGENE, OR 97405

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

SCALE: 1" = 100' | DATE: APRIL 1995 | 291-02 | PAGE: 1 OF 1

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

95-09994

1995 - 0050