

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 DESCRIBED IN BOOK 1307, PAGE 369 (INSTRUMENT NO. 94-15794) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE SAID PROPERTY, FROM WHICH THE SOUTHWEST CORNER OF D.L.C. NO. 39 BEARS N89°47'49"E 54.90 FEET; THENCE ALONG THE EAST LINE OF SAID PROPERTY S5°02'17"W 290.92 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY S89°45'13"W 321.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF AIRPORT ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE N5°10'E 145.96 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 1993-0003 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 N89°20'37"E 220.74 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID PARCEL 1 N5°20'43"E 143.55 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EXCHANGE STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N89°47'49"E 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.41 ACRES, MORE OR LESS.

DONALD A BENTZ P.L.S. #839

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING PARCEL 2 PER PARTITION PLAT 1993-0003 INTO THREE PARCELS. THE SOUTH LINE OF PARCEL 2 WAS USED AS THE BASIS OF BEARING PER P.P. 1993-0003. ALL PERIMETER MONUMENTS WERE USED AS FOUND.

SURVEY CREW: NEIL HIBBS & DAN SHEPARD
EQUIPMENT: NIKKON TOTAL STATION
CALCULATIONS: WENDELL HARNESS
DRAFTING: TIM ADAMS
REFERENCES: PP 1993-0003, DEED VOL 1307, PG 369 (INST #94-15794)

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES M. AND MARY J. KUNERT ARE THE OWNERS 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.

JAMES M. KUNERT

MARY J. KUNERT

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE PRESENT, ON THIS 24th DAY OF APRIL, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES M. KUNERT AND MARY J. KUNERT WHO DID SAY THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: 1/18/99



APPROVALS:

[Signature] 4-26-95
ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 4/27/95
PUBLIC WORKS DIRECTOR DATE

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

Anne E. Schroeder 5/25/95
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5th DAY OF June 1995 12:48 P.M. 95-10513
by Carol Engels, Deputy
DOUGLAS COUNTY CLERK

Janet R. Sundeen 5/25/95
DOUGLAS COUNTY SURVEYOR DATE

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

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]*
DEPUTY

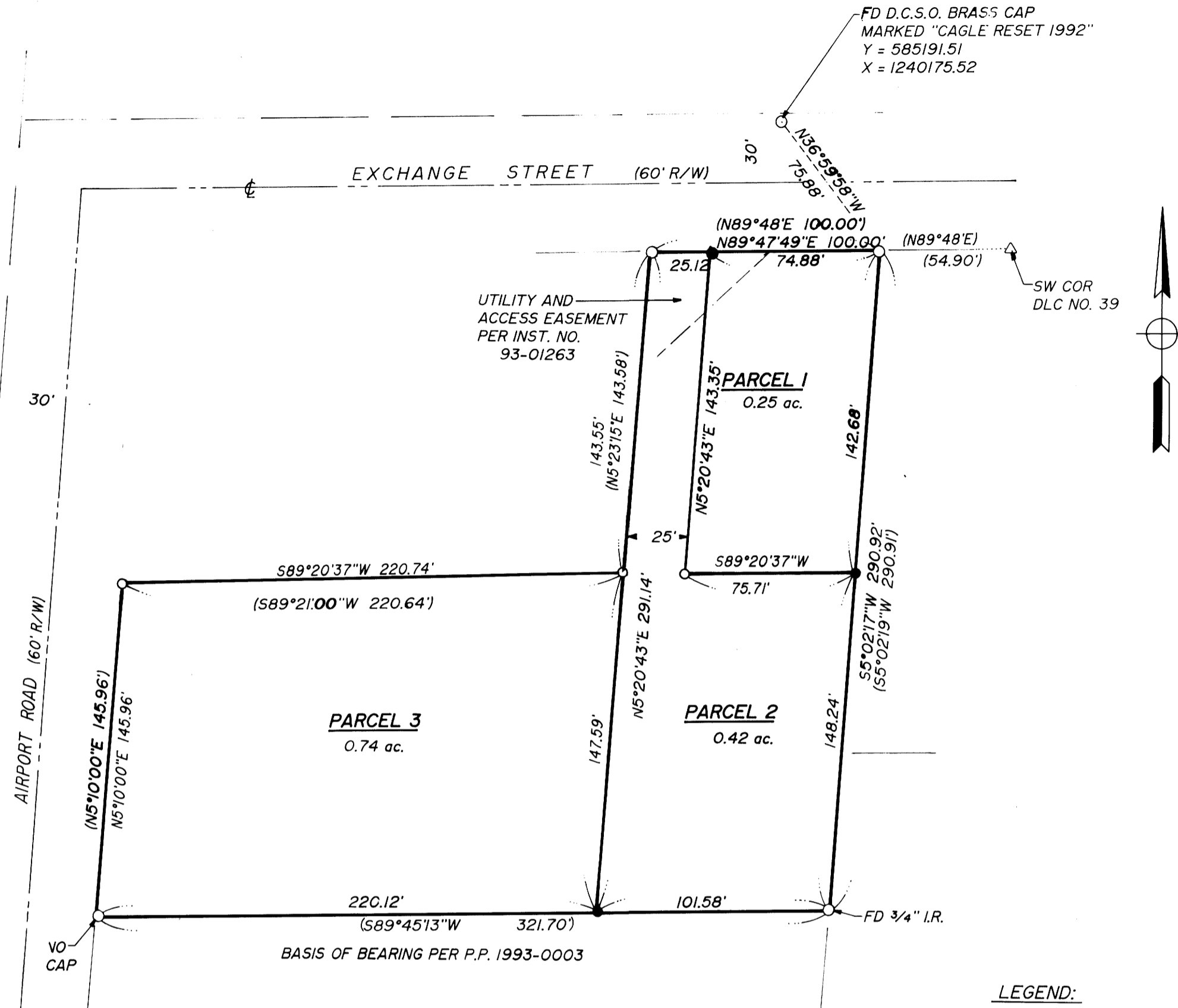
JUN 10 1995 FEE 15-

T27, R06, S12AC TL 1401

ZONE: M-1
COMP. PLAN: INDUSTRIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

NO APPURTENANT WATER RIGHTS ARE
KNOWN TO EXIST ON THIS PROPERTY

PLANNING DEPT. FILE NO: P-95-1



LEGEND:
○ FOUND 3/8" I.R. w/CAP MARKED "I.E. ENG." UNLESS OTHERWISE NOTED
● SET 3/8" x 30" I.R. w/CAP MARKED "I.E. ENG."
△ CALCULATED POINT
() RECORD DATA PER P.P. 1993-0003

NOTE: A STORM DRAINAGE PLAN MUST BE SUBMITTED TO THE CITY OF ROSEBURG FOR REVIEW AND APPROVAL PRIOR TO SITE DEVELOPMENT.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

REGISTERED OREGON LAND SURVEYOR EXPIRES 12-31-95		LAND PARTITION IN: NEV4 SEC 12, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON	
		SURVEYED FOR: KUNERT, JAMES & MARY P.O. BOX 1729 ROSEBURG, OREGON 97470	SURVEYED BY: 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: 1"=50'	DATE: MARCH 1995	1085-01	PAGE: 1 OF 1