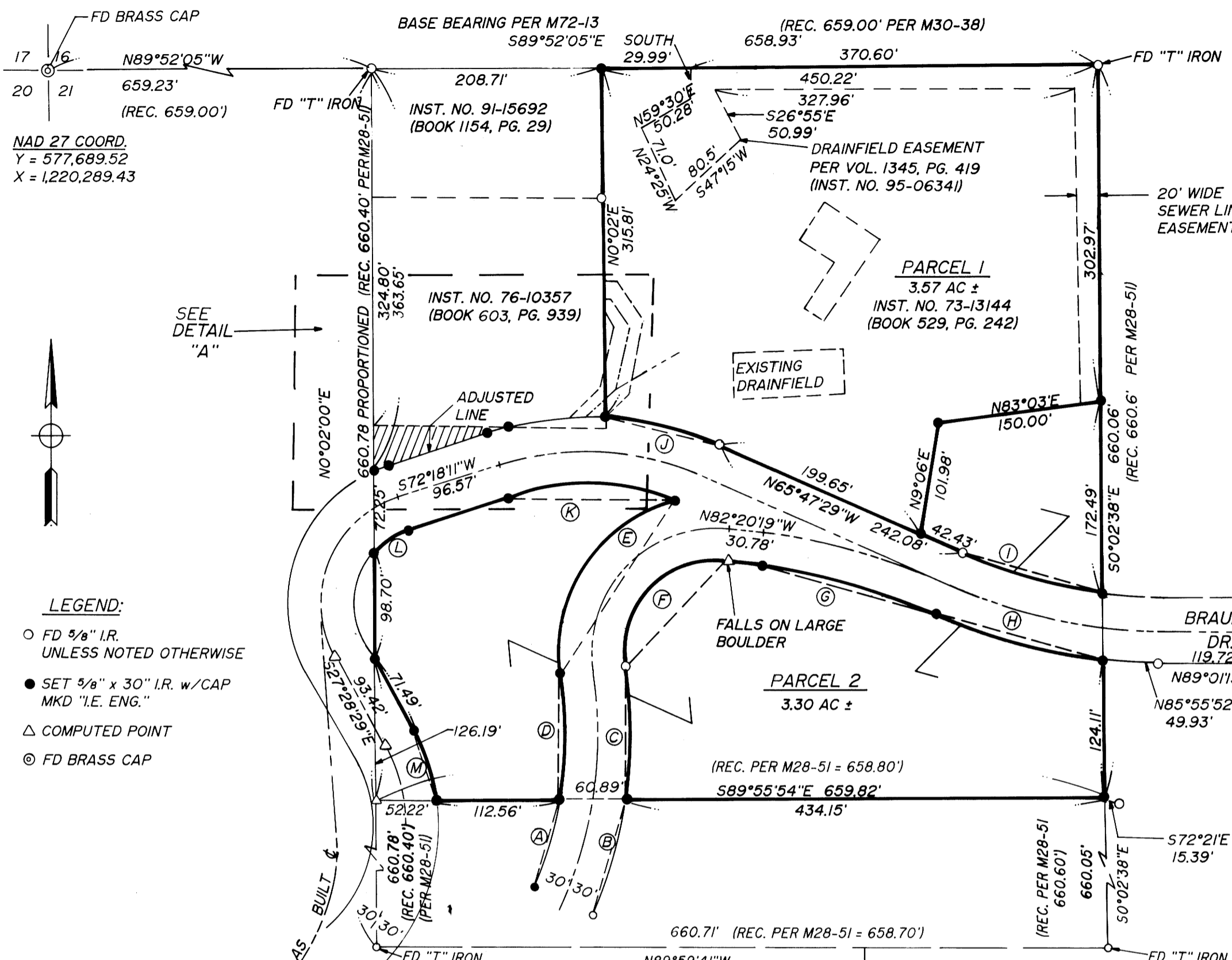
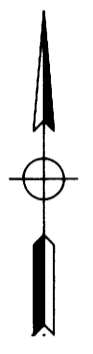


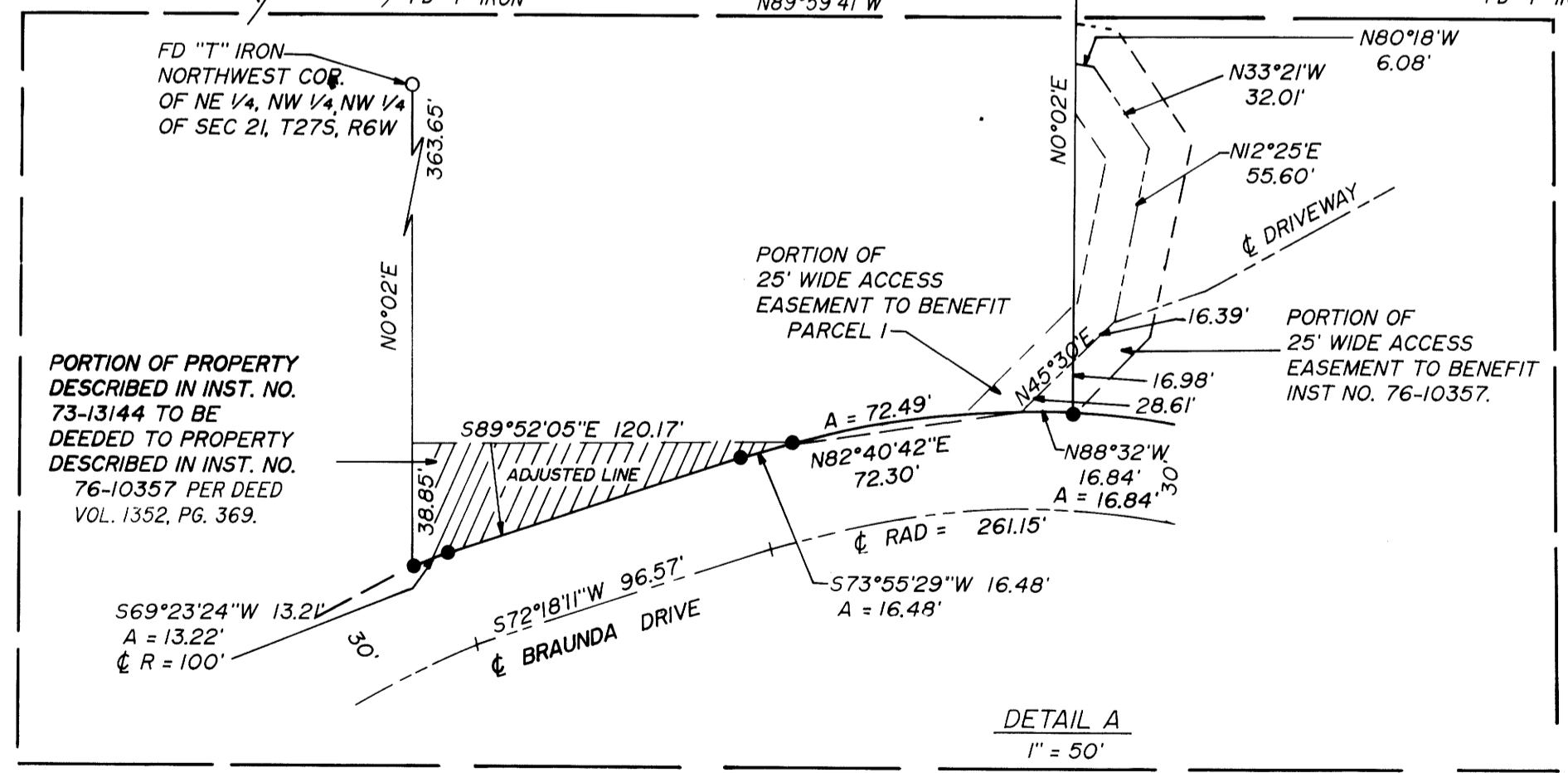
1995 - 0055



NAD 27 COORD.
Y = 577,689.52
X = 1,220,289.43



- LEGEND:**
- FD 5/8" I.R. UNLESS NOTED OTHERWISE
 - SET 5/8" x 30" I.R. w/CAP MKD "I.E. ENG."
 - △ COMPUTED POINT
 - ⊙ FD BRASS CAP



PLANNING DEPT. FILE NO.: 95-006 & 95-050

8:39 A.M. 95-10805
FILED THIS 9th DAY OF JUNE 1995
BY: *Gloria J. Burnett*
DOUGLAS COUNTY CLERK

CURVE DATA

- (A) S17°28'30"W 81.41'
A = 81.60' & R = 374.57'
- (B) N16°40'49"E 106.72'
A = 107.03' & R = 374.57'
- (C) N0°29'54"E 121.03'
A = 121.49' & R = 374.57'
- (D) S17°35'W 112.52'
A = 113.03' & R = 374.57'
- (E) S33°37'31"W 190.31'
A = 208.24' & R = 112.96'
- (F) N44°46'45"E 132.31'
A = 153.15' & R = 112.96'
- (G) S74°02'44"E 164.50'
A = 165.08' & R = 600.22'
- (H) S74°27'39"E 156.88'
A = 157.49' & R = 488.08'
- (I) N74°00'29"W 131.55'
A = 132.01' & R = 488.08'
- (J) N76°20'W 106.54'
A = 107.14' & R = 261.15'
- (K) S88°46'06"E 149.96'
A = 152.72' & R = 261.15'
- (L) N57°12'31"E 36.46'
A = 36.89' & R = 100.00'
- (M) N16°57'42"W 65.69'
A = 66.06' & R = 150.00'

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 THAT PROPERTY DESCRIBED IN BOOK 529, PAGE 242 AS DESCRIBED IN DEED RECORDS OF DOUGLAS COUNTY, OREGON LYING IN SECTION 21, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE ABOVE SAID SECTION 21; THENCE ALONG THE EAST LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN BOOK 529, PAGE 242 50°02'38"E 660.06 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF THE SAID PROPERTY DESCRIBED IN BOOK 529, PAGE 242 N89°55'54"W 659.82 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN BOOK 529, PAGE 242 N0°02'00"E 297.14 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BRAUNDA DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AS FOLLOWS:
ALONG THE ARC OF A 130 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N69°23'24"E 13.22 FEET, N72°18'11"E 96.57 FEET, AND ALONG THE ARC OF A 291.15 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N82°42'50"E 105.22 FEET) 105.80 FEET TO THE EAST LINE OF THAT PROPERTY DESCRIBED IN BOOK 603, PAGE 939 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID EAST LINE, AND THE EXTENTION THEREOF, N0°02'E 315.81 FEET TO THE NORTH LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN BOOK 529, PAGE 242; THENCE ALONG SAID NORTH LINE S89°52'05"E 450.22 FEET TO THE POINT OF BEGINNING, EXCEPTING ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF BRAUNDA DRIVE.

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

NARRATIVE:

SURVEY TO PARTITION AND CREATE A BOUNDARY LINE ADJUSTMENT OF THAT PROPERTY DESCRIBED IN BOOK 529, PAGE 242 (INSTRUMENT NO. 73-13144) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE ORIGINAL "T" IRONS SET PER SURVEY M28-51 WERE FOUND AT THE NE & NW CORNERS OF SUBJECT PROPERTY. THE SW & SE CORNERS OF SUBJECT PARCEL WERE PROPORTIONED FROM FOUND MONUMENTS TO SOUTH, IT SHOULD BE NOTED THAT THE ORIGINAL PROPORTIONING PER SURVEY M28-51 WAS ASSUMED TO BE CORRECT AND NO ATTEMPT WAS MADE BY THIS SURVEYOR TO RE-SUB-DIVIDE THE NW 1/4 OF SECTION 21. THE ALIGNMENT OF BRAUNDA DRIVE WAS ESTABLISHED FROM LOCATING RECORD MONUMENTS PER SURVEY M33-16 AND PROJECTING THE SUBJECT RIGHT-OF-WAY TO FIT FOUND MONUMENTS. OTHER SURVEYS OF RECORD PERTINENT TO THIS SURVEY ARE M30-38 AND M72-13.

SURVEY CREW: NEIL HIBBS & DAN SHEPARD
EQUIPMENT: NIKKON TOTAL STATION
OFFICE COMPUTATIONS: ROMNEY WARE
DRAFTING: TIM ADAMS

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST FOR THIS PROPERTY.

COMP. PLAN: RC2
ZONE: RURAL RESIDENTIAL
WATER: UMPQUA BASIN WATER
SEWER: ON-SIT SEPTIC

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT RONALD E & PENNY C. BYERS ARE THE OWNERS OF THE LAND ON THE REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND EASEMENTS SHOWN HEREON, AND PLATTED INTO PARCELS AS SHOWN ON THIS MAP.

Ronald E Byers
RONALD E BYERS

Penny C Byers
PENNY C BYERS

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT ON THIS 7th DAY OF MARCH 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD E AND PENNY C BYERS, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

Keith L Cubie
APPROVALS: KEITH L. CUBIE
DOUGLAS COUNTY PLANNING DIRECTOR

MAY 30, 1995
DATE

Janet R Sundeen
APPROVALS: JANET R. SUNDEEN
DOUGLAS COUNTY SURVEYOR

6/7/95
DATE

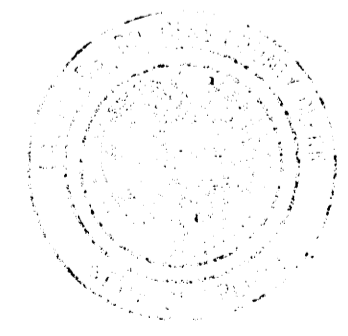
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E Schroeder
DOUGLAS COUNTY TAX COLLECTOR

6/8/95
DATE

95-10805

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 JUN -9 11 08:39
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY: *Gloria J. Burnett*
DEPUTY
FEE: PP



REGISTERED OREGON LAND SURVEYOR

Donald A. Bentz
JULY 12, 1968
DONALD A. BENTZ
839

EXPIRES 12-31-95

LAND PARTITION AND PROPERTY LINE ADJUSTMENT
IN THE NW 1/4 OF SEC 21, T27S, R6W, W.M.
DOUGLAS COUNTY, OREGON

SURVEYED FOR:
RON & PENNY BYERS
861 BRAUNDA DR.
ROSEBURGE, OREGON 97470
PH. (503) 673-4953

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: FEB. 1995 1093-01 PAGE: 1 OF 1

1995 - 0055

COUNTY SUPERVISORS FILE DATA
DO NOT REMOVE FROM OFFICE