

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 VOLUME 1202, PAGE 771 (INSTRUMENT NO. 92-18391) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON LYING IN SECTION 6 OF TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN VOLUME 1202, PAGE 771, FROM WHICH THE SOUTHWEST CORNER OF THE ABOVE SAID SECTION 6 BEARS 58°18'25"W 1613.73 FEET; THENCE ALONG THE WEST LINE OF SAID PROPERTY N0°50'21"W 315.45 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHLINE OF SAID PROPERTY S82°22'45"E 370.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HUGHES STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S11°17'45"W 87.47 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE S88°19'01"W 134.65 FEET TO A 3/8" IRON ROD; THENCE S11°31'07"W 174.93 FEET TO THE SOUTH LINE OF THE ABOVE SAID PROPERTY; THENCE ALONG SAID SOUTH LINE S88°18'13"W 175.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.71 ACRES, MORE OR LESS.

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING PROPERTY PER DEED (VOLUME 1202, PAGE 771) INTO TWO LEGAL PARCELS AS SHOWN. THE FOUND MONUMENTS AT THE SOUTHWEST CORNER OF PARCEL 1 PER MAP AND THE NORTHWEST CORNER OF PARCEL 2 PER M77-34 WERE USED AS THE BASIS OF BEARING PER M77-34. ALL FOUND MONUMENTS WERE USED AS THEY EXIST, AND OTHER CORNERS WERE ESTABLISHED AS REFERENCED BY O AND EXPLAINED AS FOLLOWS:

- ① AS SHOWN IN THE DETAIL, THE FENCE CORNER APPEARS TO BE THE INTENDED LOCATION OF THE PROPERTY CORNER. THE TRUE LOCATION WAS DETERMINED BY INTERSECTING THE BASIS OF BEARINGS LINE WITH A LINE CREATED USING FOUND MONUMENTS AT THE NORTHEAST CORNER AND THE FENCE CORNER AT THE NORTHWEST CORNER.
- ② AN INTERSECTION OF THE LINES CREATED BY EXTENDING THE FOUND MONUMENTS TO THE SOUTH AND THE EAST.

FIELD CREW: MARC HOLT & DAVE WILLIAMS
EQUIPMENT: NIKON TOP GUN TOTAL STATION
CALCULATIONS: WENDELL T. HARNISS
DRAFTING: TIM ADAMS
REFERENCES: M77-34 & DEED PER VOLUME 1202, PAGE 771 (INSTRUMENT NO. 92-18391)

DECLARATION:

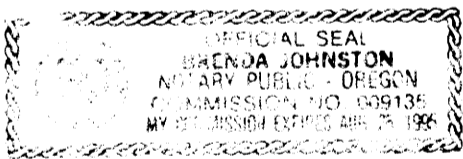
KNOW ALL PEOPLE BY THESE PRESENT THAT ROCKY AND GINNA WATSON ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THIS MAP.

Rocky Watson *GINNA WATSON*
ROCKY WATSON GINNA WATSON

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF June 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROCKY AND GINNA WATSON WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Brenda Johnston
MY COMMISSION EXPIRES: 8-26-95



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

APPROVAL:
Keith L. Cubic 8/22/95
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Larry C. Moman August 23, 1995
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

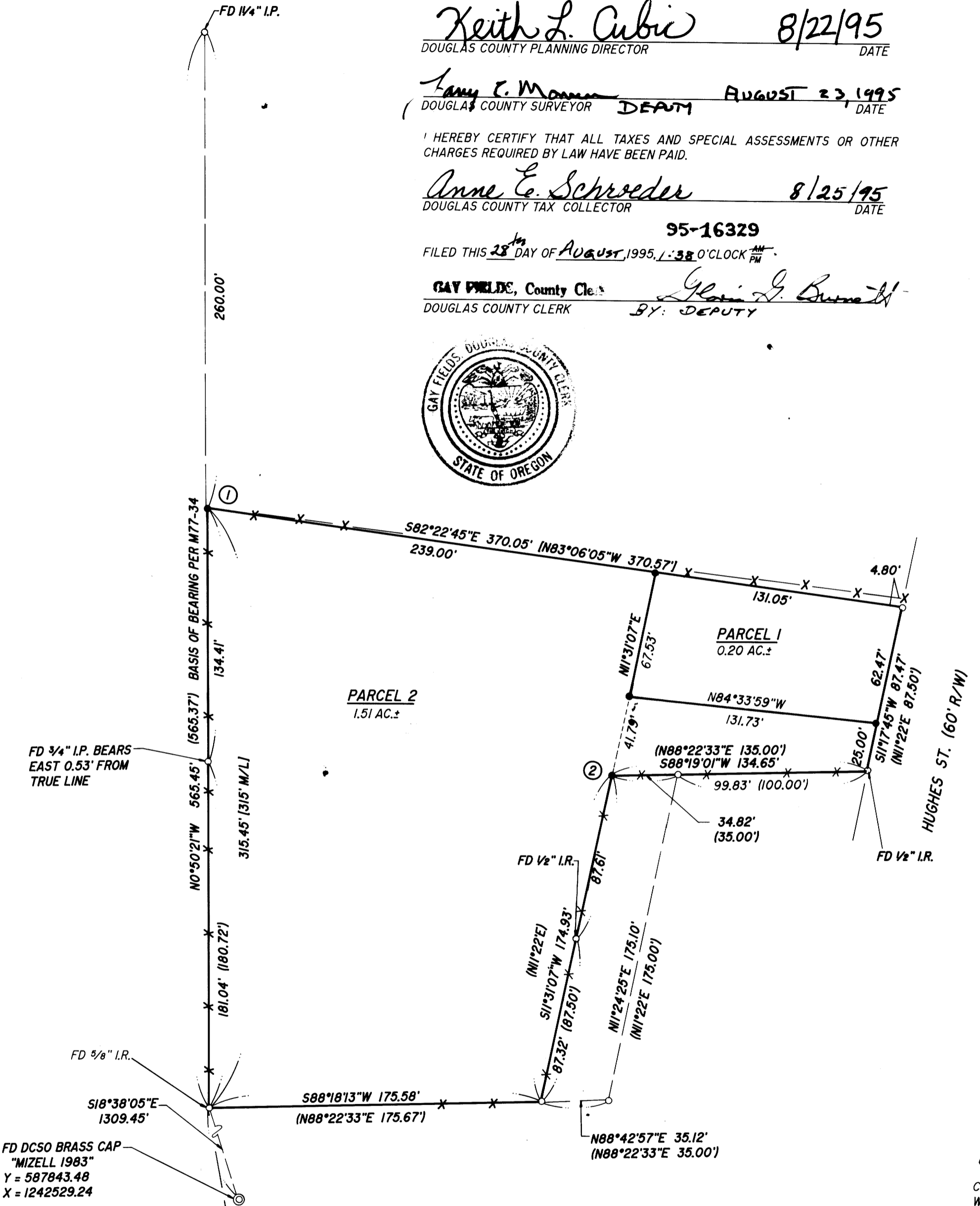
Anne E. Schroeder 8/25/95
DOUGLAS COUNTY TAX COLLECTOR DATE

95-16329
FILED THIS 28th DAY OF August, 1995, 1:38 O'CLOCK PM

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK BY: *Gavin G. Burnett* 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
AUG 29 PM 1:38
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY: *Gavin G. Burnett* DEPUTY FEE *PP*



LEGEND:
• SET 3/8" x 30" I.R. w/CAP MKD "L.e. ENG."
○ FD 1/2" I.R. UNLESS OTHERWISE NOTED
M/L MORE OR LESS
○ SEE NARRATIVE

RECORD DATA:
(1) RECORD DATA PER M77-34
(1) RECORD DATA PER DEED, VOL. 1202, PG. 771 INST. NO. 92-18391

COMP. PLAN: RESIDENTIAL MEDIUM DENSITY
WATER: CITY OF ROSEBURG
SEWER: CITY OF ROSEBURG
ZONE: (R-1) SINGLE FAMILY RESIDENTIAL
NO APPURTANANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY
PLANNING DEPT. FILE NO: 94-262

REGISTERED OREGON LAND SURVEYOR
Donald A. Bentz
JULY 12, 1965
DONALD A. BENTZ
839
EXPIRES 12-31-95

LAND PARTITION IN LOTS 30 & 31 TRACT 1, PLAT 1 ROSEBURG ORCHARD CO. IN THE SW1/4 OF SEC. 6, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: ROCKY AND GINNA WATSON 3270 HUGHES ST. ROSEBURG, OREGON 97470	SURVEYED BY: i.e. ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: 1" = 50'	DATE: JUNE 1995
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95-16329