

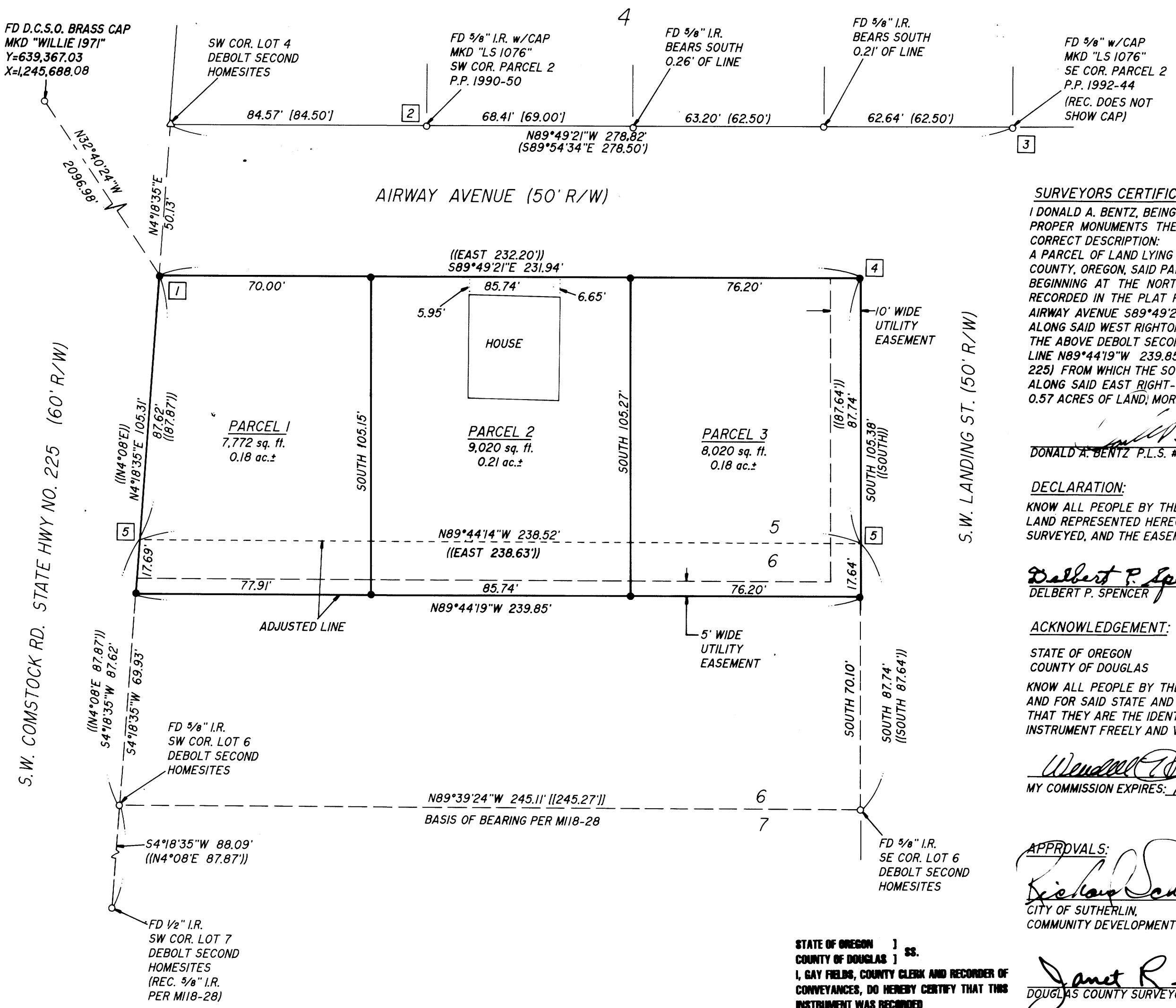
1995 - 0093

1995 - 0093

- LEGEND:**
- SET 3/8" x 30" I.R. w/CAP MKD "i.e. ENG."
 - FOUND MONUMENT AS NOTED
 - △ CALCULATED POINT
 - # REFER TO NARRATIVE

RECORD DATA:

- () P.P. 1992-44
- () P.P. 1990-50
- (() DEBOLT SECOND HOMESITES VOL. 8, PG. 28
- (() M118-28



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 LYING IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, DEBOLT SECOND HOMESITES, VOLUME 8, PAGE 28 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF AIRWAY AVENUE S89°49'21"E 231.94 FEET TO THE WEST RIGHT-OF-WAY LINE OF LANDING STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 105.38 FEET FROM WHICH THE SOUTHEAST CORNER OF LOT 6 OF THE ABOVE DEBOLT SECOND HOMESITES BEARS SOUTH 70.10 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N89°44'19"W 239.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF COMSTOCK ROAD (STATE HIGHWAY NO. 225) FROM WHICH THE SOUTHWEST CORNER OF THE ABOVE SAID LOT 6 BEARS S4°18'35"W 69.93 FEET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N4°18'35"E 105.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.57 ACRES OF LAND, MORE OR LESS.

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DELBERT P. & MARJORIE M. SPENCER ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED, AND THE EASEMENTS AND PLATTED INTO PARCELS AS SHOWN ON THIS MAP.

Delbert P. Spencer
 DELBERT P. SPENCER

Marjorie M. Spencer
 MARJORIE M. SPENCER

ACKNOWLEDGEMENT:

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7th DAY OF SEPT., 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DELBERT P. & MARJORIE M. SPENCER WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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



APPROVALS:
Richard S. Sander
 CITY OF SUTHERLIN,
 COMMUNITY DEVELOPMENT DIRECTOR

9-7-95 DATE

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

Janet R. Sundeen
 DOUGLAS COUNTY SURVEYOR

9-26-95 DATE

95 SEP 26 PM 1:50

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

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

Victoria J. Jantzerani, dep.
 DOUGLAS COUNTY TAX COLLECTOR

9-26-95

FILED THIS 26th DAY OF SEPT., 1995, 1:580'CLOCK PM
 GAY FIELDS, County Clerk
 DOUGLAS COUNTY CLERK BY: DEPUTY



95-18080

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE SOUTH BOUNDARY LINE OF LOT 5 OF DEBOLT SECOND HOMESITES AND PARTITION THE ADJUSTED PROPERTY INTO THREE PARCELS AS SHOWN. THE BASIS OF BEARING WAS DETERMINED USING THE TWO FOUND MONUMENTS ON EITHER END OF THE SOUTH LINE OF LOT 6 PER DEBOLT SECOND HOMESITES. ALL MONUMENTS WERE USED AS FOUND EXCEPT AS NOTED. PERIMETER LOCATIONS WERE DETERMINED AS FOLLOWS:

- 1 AN INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF COMSTOCK ROAD (EXTENDED NORTHERLY FROM THE FOUND MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 7 DEBOLT SECOND HOMESITES) AND THE SOUTHERLY RIGHT-OF-WAY OF AIRWAY AVENUE (CALCULATED BY HOLDING PARALLEL WITH THE NORTH RIGHT-OF-WAY USING FOUND MONUMENTS [2] AND [3]).
- 4 A INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF AIRWAY AVENUE (CALCULATED PREVIOUSLY) AND THE WEST RIGHT-OF-WAY OF LANDING STREET (RUNNING RECORD NORTH PER DEBOLT SECOND HOMESITES FROM THE FOUND MONUMENTS AT THE SOUTHEAST CORNER OF LOT 6).
- 5 PROPORTIONED EACH END OF THIS LINE BASED ON THE FOUND MONUMENTS TO THE SOUTH AND THE PREVIOUSLY CREATED POINTS [1] AND [4].

COMP. PLAN: MED. DENSITY RESIDENTIAL
 ZONE: MED. DEN. RES. (R-2)
 WATER: CITY OF SUTHERLIN
 SEWER: CITY OF SUTHERLIN

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

COUNTY SURVEYORS FILE DATA
 NOT REMOVE FROM OFFICE

FIELD CREW: DAVE WILLIAMS, ROD McALLISTER, & KHALIL WILSON
 EQUIPMENT: NIKON TOP GUN TOTAL STATION
 OFFICE: WENDELL T. HARNESS
 DRAFTING: TIM ADAMS

REGISTERED OREGON LAND SURVEYOR

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

EXPIRES 12-31-95

LAND PARTITION & BOUNDARY LINE ADJUSTMENT

IN THE NW1/4 OF THE SE1/4 OF SEC. 19, T25S, R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
 DELBERT & MARJORIE SPENCER
 229 GROVE LN.
 SUTHERLIN, OREGON 97479

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

SCALE: 1" = 30'

DATE: AUG. 1995

1187-01

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