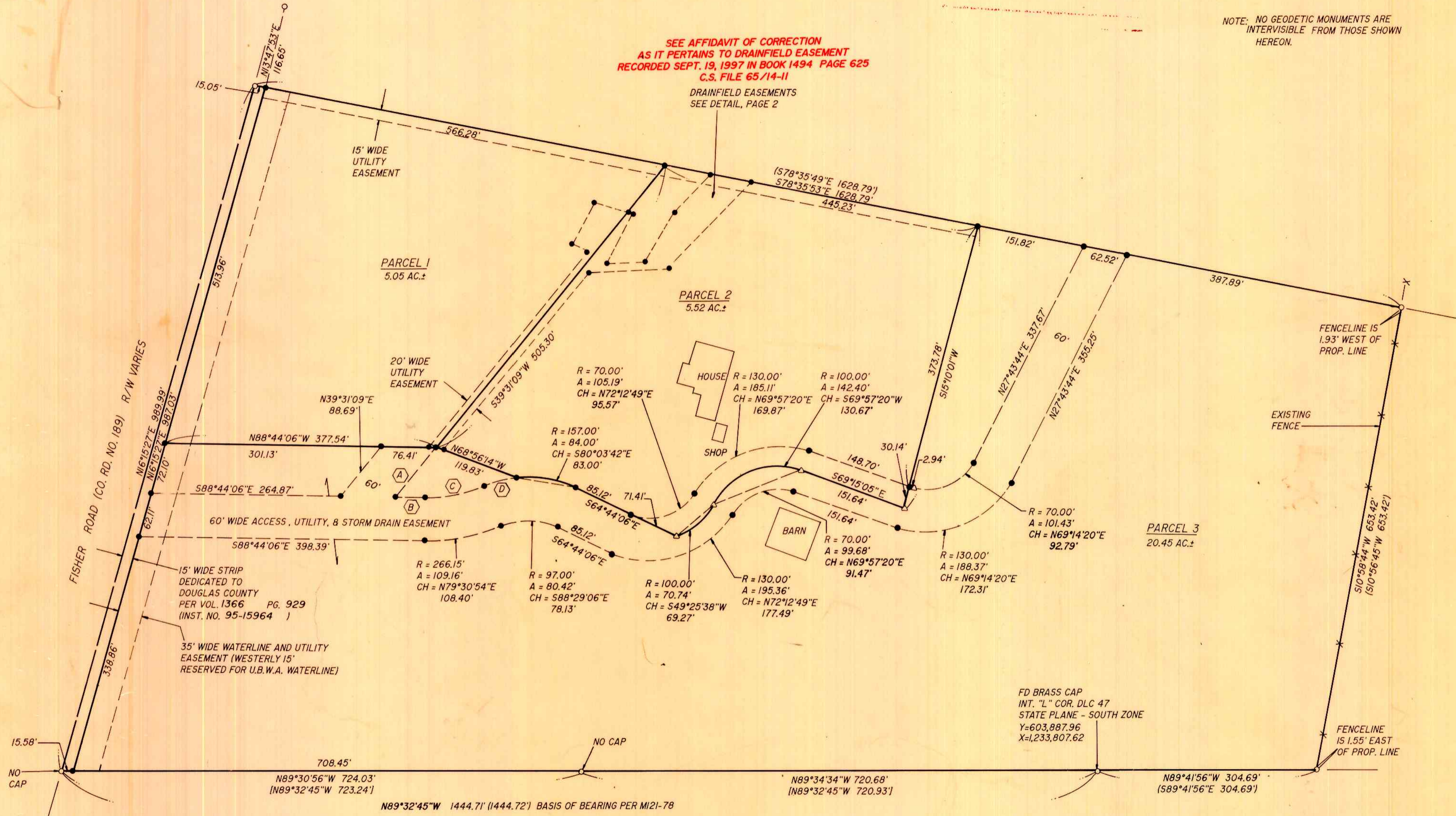


COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

NOTE: NO GEODETIC MONUMENTS ARE  
INTERVISIBLE FROM THOSE SHOWN  
HEREON.

SEE AFFIDAVIT OF CORRECTION  
AS IT PERTAINS TO DRAINFIELD EASEMENT  
RECORDED SEPT. 19, 1997 IN BOOK 1494 PAGE 625  
C.S. FILE 65/14-11

DRAINFIELD EASEMENTS  
SEE DETAIL, PAGE 2



95-18350

CHORD	RADIUS	ARC
A 539°31'09\"W 88.69'	—	—
B 588°44'06\"E 41.04'	—	—
C N79°30'54\"E 83.96'	206.15'	84.55'
D N76°11'18\"E 46.00'	157.00'	46.16'
E 565°24'06\"W 107.03'	70.00'	121.84'

- LEGEND:**
- SET 3/8" x 30" I.R. w/CAP MKD "i.e. ENG."
  - FD 5/8" I.R. w/CAP MKD "AA SURV. INC." UNLESS OTHERWISE NOTED
  - △ COMPUTED POINT

- RECORD DATA:**
- ( ) M12-78
  - [ ] M85-80



<b>REGISTERED OREGON LAND SURVEYOR</b>		<b>LAND PARTITION</b> IN THE SW1/4 OF SEC. 23, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON	
 JULY 12, 1995 DONALD A. BENTZ 839		SURVEYED FOR: R. DUANE DOMINGUEZ 2716 FISHER ROAD ROSEBURG, OREGON 97470	SURVEYED BY:  548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
EXPIRES 12-31-95	SCALE: 1" = 100'	DATE: JULY 1995	1023-02 PAGE: 1 OF 2

1995 - 0094 B

**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 INSTRUMENT NO. 95-8935 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 23, TOWNSHIP 26 SOUTH, RANGE 6 WEST, W. AMETTE MERIDIAN, DOUGLAS COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A BRASS CAP AT THE INTERIOR "L" CORNER OF D.L.C. NO. 47, FROM WHICH THE SOUTH 1/4 COR. OF THE ABOVE SAID SECTION 23 BEARS S83°28'41"E 746.46 FEET; THENCE ALONG THE SOUTH LINE OF THE SAID PROPERTY N89°34'34"W 720.68 FEET AND N89°30'56"W 708.45 FEET TO THE NEW EASTERLY RIGHT-OF-WAY LINE OF FISHER ROAD (COUNTY ROAD NO. 189); THENCE ALONG SAID RIGHT-OF-WAY LINE N16°15'27"E 987.03 FEET TO THE NORTH LINE OF THE ABOVE SAID PROPERTY; THENCE ALONG SAID NORTH LINE S78°35'53"E 1613.74 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID PROPERTY S10°58'44"W 653.42 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY N89°41'56"W 304.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.03 ACRES, MORE OR LESS.

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

**DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT R. DUANE DOMINGUEZ, DOMINGUEZ DEVELOPMENT INC. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED, AND EASEMENTS SHOWN HEREON, AND PLATTED INTO PARCELS AS SHOWN ON THIS MAP.

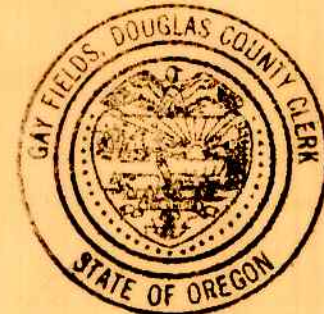
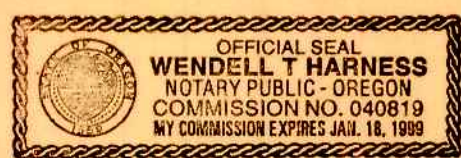
R. DUANE DOMINGUEZ,  
DOMINGUEZ DEVELOPMENT INC.

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9<sup>th</sup> DAY OF AUGUST, 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED R. DUANE DOMINGUEZ, DOMINGUEZ DEVELOPMENT INC. WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING TRACT 2 PER M121-78 INTO THREE PARCELS. THE BASIS OF BEARING WAS DETERMINED USING THE FOUND BRASS CAP AT THE INTERIOR "L" CORNER OF D.L.C. NO. 47 AND THE FOUND 3/8" IRON ROD AT THE SOUTHWEST CORNER AT THE EAST RIGHT-OF-WAY OF FISHER ROAD PER M121-78. ALL PERIMETER MONUMENTS WERE USED AS FOUND.

FIELD CREW: JAY LEMERY & TYSON VERMILLION  
EQUIPMENT: NIKON TOP GUN TOTAL STATION  
OFFICE: WENDELL T. HARNESS  
DRAFTING: TIM ADAMS  
REFERENCES: M121-78 & M85-80

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

**APPROVALS:**

Keith L. Cubie 9/26/95  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Janet R. Sundeen 9/27/95  
DOUGLAS COUNTY SURVEYOR DATE

Anne E. Schroeder 9/28/95  
DOUGLAS COUNTY TAX COLLECTOR DATE

95-18350

FILED THIS 29<sup>th</sup> DAY OF SEPT. 1995, 11:52 O'CLOCK AM

GAY FIELDS, County Clerk  
DOUGLAS COUNTY CLERK BY: Gloria L. Burnett DEPUTY

STATE OF OREGON 1 SS.  
COUNTY OF DOUGLAS 1 SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

95 SEP 29 AM 11:58

GAY FIELDS  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY: Gloria L. Burnett DEPUTY

FEE PP

**DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT SOUTH UMPQUA STATE BANK IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED, AND EASEMENTS SHOWN HEREON, AND PLATTED INTO PARCELS AS SHOWN ON THIS MAP.

David W. Johnson  
SOUTH UMPQUA STATE BANK

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30<sup>th</sup> DAY OF Sept., 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID W. JOHNSON, SOUTH UMPQUA STATE BANK WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Janice K. Light  
MY COMMISSION EXPIRES: 12-19-97

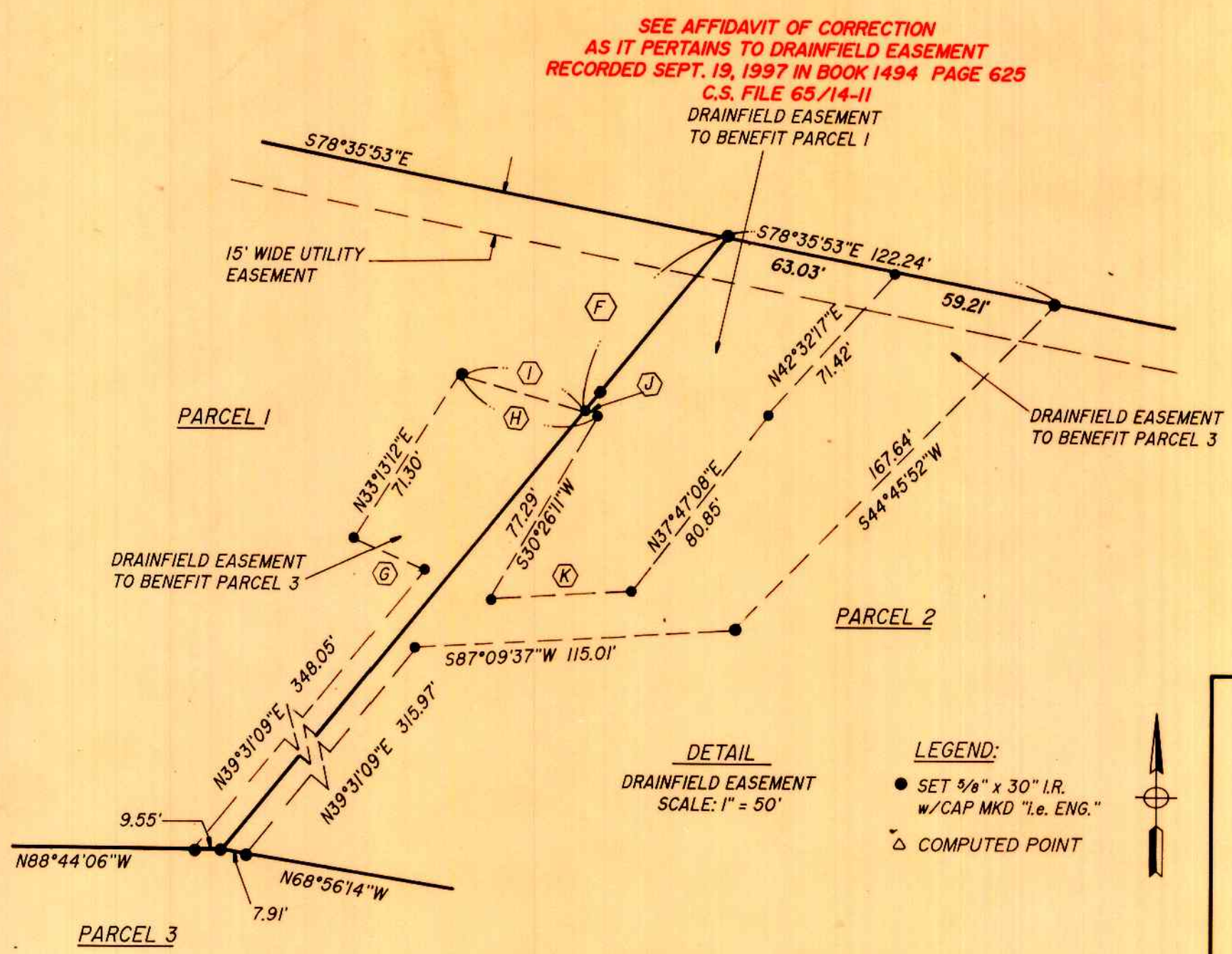


95-18350

COMP. PLAN: RC5  
ZONE: 5R  
WATER: UMPQUA BASIN WATER  
SEWER: ON-SITE SEPTIC  
PLANNING DEPT. FILE NO: 95-157

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

BEARING	DISTANCE
F 539°31'09"W	82.04'
G N66°02'34"W	28.95'
H S73°06'59"E	52.14'
I S73°06'59"E	46.82'
J S73°06'59"E	5.32'
K N87°09'37"E	50.29'



**REGISTERED OREGON LAND SURVEYOR**

JULY 12, 1988  
DONALD A. BENTZ  
839

EXPIRES 12-31-95

**LAND PARTITION**  
IN THE SW1/4 OF SEC. 23, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
R. DUANE DOMINGUEZ  
2716 FISHER ROAD  
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" = 100' DATE: JULY 1995 1023-02 PAGE: 2 OF 2

1995 - 0094 B