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, WILLAMETTE 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°34'30"W 720.68 FEET AND N89°30'56"W 708.45 FEET TO THENEW 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, pres.
DOMINGUEZ DEVELOPMENT INC.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th 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.

MY COMMISSION EXPIRES: 1-18-99

OFFICIAL SEAL
WENDELL T HARNESS
NOTARY PUBLIC - OREGON
COMMISSION NO. 040819
MY COMMISSION EXPIRES JAN. 18, 1999

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 5/8" 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. Cubic 9/26/95
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

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

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

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

95-18350

FILED THIS 29th DAY OF SEPT, 1995, 11:58 O'CLOCK AM
GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK BY: DEPUTY Gloria G. Burnett

GAY FIELDS DOUGLAS COUNTY CLERK STATE OF OREGON

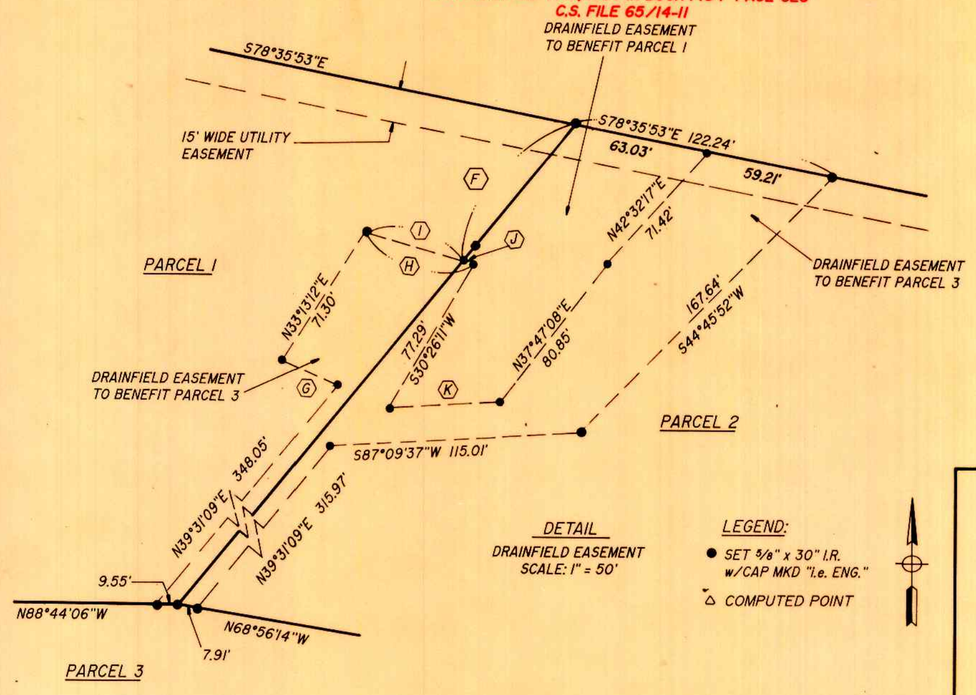
STATE OF OREGON]
COUNTY OF DOUGLAS] SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
95 SEP 29 AM 11:58
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Gloria G. Burnett DEPUTY
FEE PP

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

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	S39°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'

DETAIL
DRAINFIELD EASEMENT
SCALE: 1" = 50'

LEGEND:
● SET 5/8" x 30" I.R. w/CAP MKD "i.e. ENG."
△ COMPUTED POINT

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 20th 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

OFFICIAL SEAL
JANICE K LIGHT
NOTARY PUBLIC - OREGON
COMMISSION NO. 030283
MY COMMISSION EXPIRES DEC. 19, 1997

95-18350

REGISTERED OREGON LAND SURVEYOR
JULY 12, 1968
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

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