

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

LEGEND:

- SET 5/8" x 30" I.R. w/CAP MKD "I.e. ENG."
- FD 5/8" I.R. w/CAP MKD "I.e. ENG." UNLESS OTHERWISE NOTED
- ⊗ FD 5/8" I.R. w/CAP MKD "SHANER"
- FD 1" IRON PIPE
- ( ) REC. DATA PER 1993-26

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING PARCEL 1 PER P.P. 1993-26 INTO 3 PARCELS. THE BASIS OF BEARING WAS DETERMINED USING THE FOUND MONUMENTS AT THE NORTHWEST AND NORTHEAST CORNERS OF THE SUBJECT PROPERTY PER P.P. 1993-26. ALL MONUMENTS WERE USED AS FOUND. ACCESS TO PARCEL 1 IS VIA CIVIL BEND AVENUE AND ACCESS TO PARCELS 2 & 3 IS VIA THE 25' ROADWAY EASEMENT ALONG THE NORTH LINE OF THE SUBJECT PROPERTY.

FIELD CREW: JAY LEMERY & TYSON VERMILLION  
EQUIPMENT: NIKON TOP GUN TOTAL STATION  
OFFICE: WENDELL T. HARNES  
DRAFTING: TIM ADAMS  
REFERENCES: P.P. 1993-26

APPROVALS:

CITY ADMINISTRATOR [Signature] 9/27/95  
DATE  
PLANNING COMMISSION CHAIRPERSON [Signature] 9/27/95  
DATE  
DOUGLAS COUNTY SURVEYOR [Signature] 10-25-95  
DEPUTY DATE

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

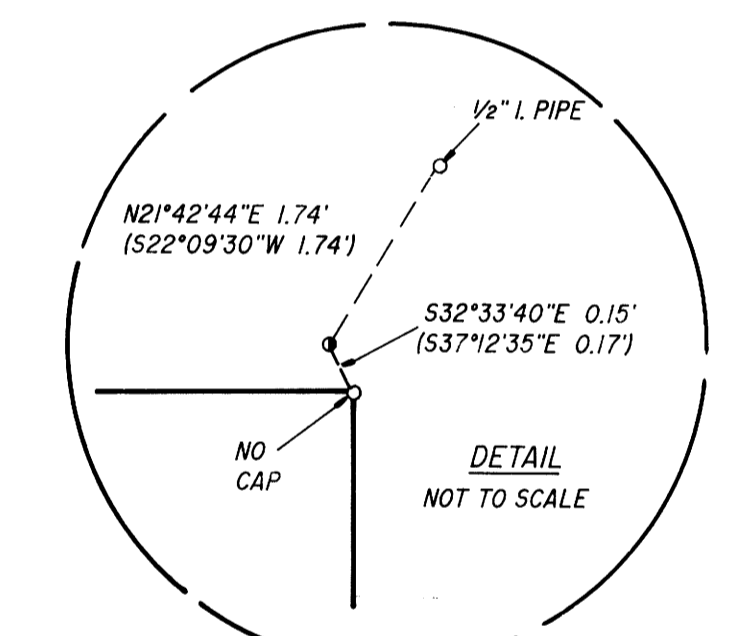
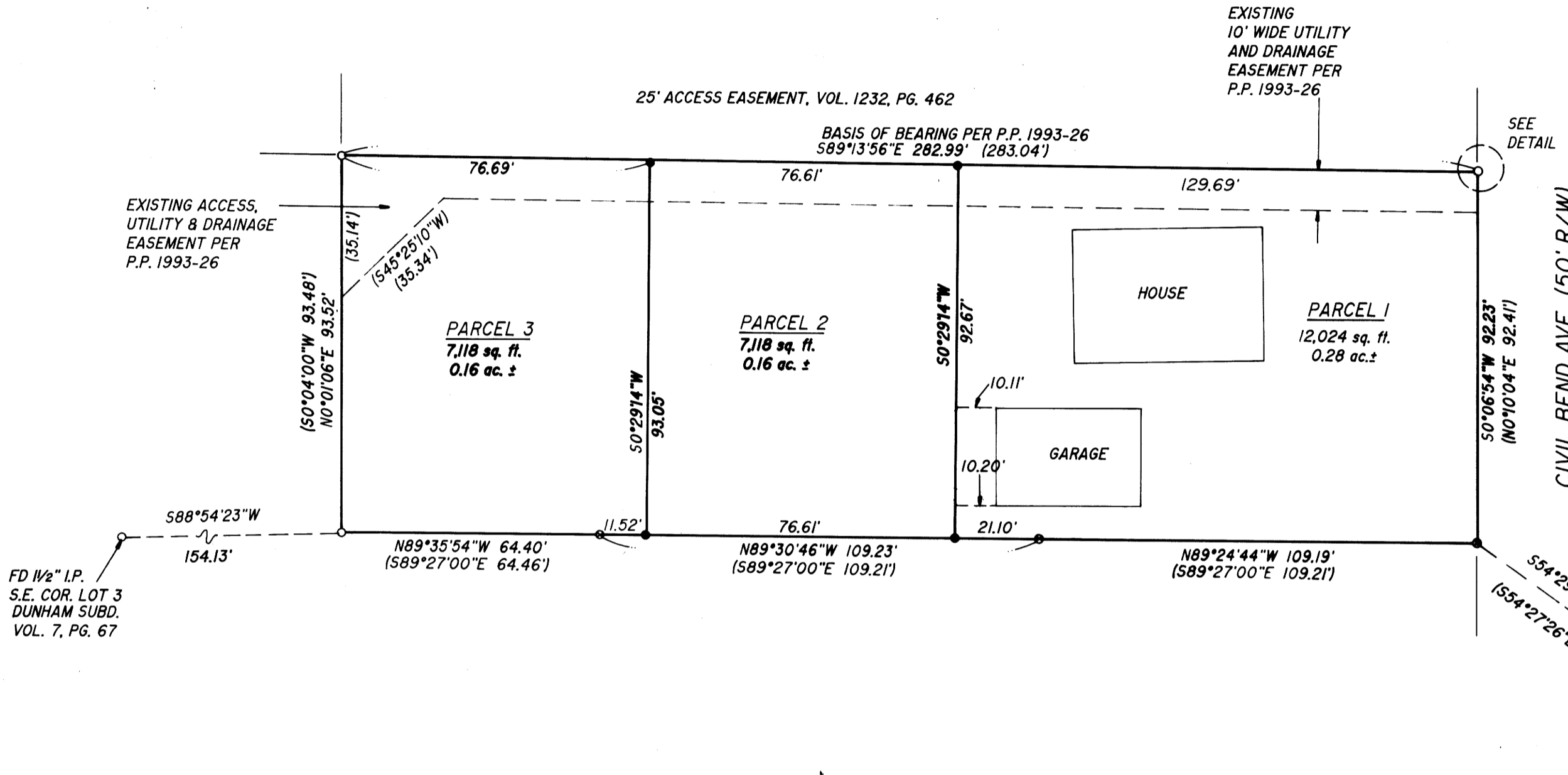
DOUGLAS COUNTY TAX COLLECTOR [Signature] 10-25-95  
DATE

FILED THIS 26<sup>th</sup> DAY OF OCT., 1995, 8:45 O'CLOCK AM  
95-20016

GAY FIELDS, County Clerk

DOUGLAS COUNTY CLERK

by Nancy R. Davenport, Deputy



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 PARCEL 1 OF PARTITION PLAT NO. 1993-0026 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE SAID PARCEL 1 FROM WHICH THE SOUTHEAST CORNER OF LOT 3, DUNHAM SUBDIVISION, VOLUME 7, PAGE 67 BEARS S88°54'23"W 154.13 FEET; THENCE ALONG THE WEST LINE OF SAID PARCEL 1 N0°01'06"E 93.52 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S89°13'56"E 282.99 FEET TO THE WEST RIGHT-OF-WAY LINE OF CIVIL BEND AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE 50°06'54"W 92.23 FEET TO THE SOUTHEAST CORNER OF THE ABOVE SAID PARCEL 1; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 AS FOLLOWS: N89°24'44"W 109.19 FEET; N89°30'46"W 109.23 FEET AND N89°35'54"W 64.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.60 ACRES, MORE OR LESS.

[Signature]  
DONALD A. BENTZ P.L.S. #839

DECLARATION:

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

[Signature]  
CHRISTINE HILL

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26<sup>th</sup> DAY OF OCTOBER 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHRISTINE HILL WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]  
MY COMMISSION EXPIRES: 1/18/99

COMP. PLAN: 4.5 DU/AC.  
ZONE: RLA  
WATER: WINSTON-DILLARD WATER DIST.  
SEWER: CITY OF WINSTON

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

REGISTERED OREGON LAND SURVEYOR <u>[Signature]</u> JULY 12, 1968 DONALD A. BENTZ 839 EXPIRES 12-31-95	<b>LAND PARTITION</b> IN THE NE 1/4 OF THE NW 1/4 OF SEC. 21, T28S, R6W, W.M. DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: RON McBRIDE 1022 NE STEPHENS ROSEBURG, OREGON 97470	SURVEYED BY: <b>i.e.</b> ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: 1" = 30'	DATE: AUG. 1995	PAGE: 1 OF 1