

1995 - 0101

COUNTY SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE

APPROVALS:

Keith L. Cubic July 3, 1995
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Janet R. Sundeen 10/24/95
DOUGLAS COUNTY SURVEYOR DATE

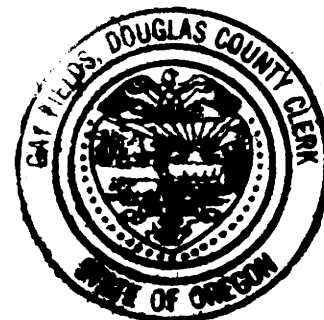
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES
REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 10/25/95
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 26th DAY OF OCT., 1995 9:00 A.M. 95-20018

GAY FIELDS, County Clerk by Nancy R. Davenport, Deputy
DOUGLAS COUNTY CLERK

- LEGEND:
- SET 5/8" x 30" I.R. w/CAP MKD "I.E. ENG."
 - FD 5/8" I.R. UNLESS OTHERWISE NOTED
 - △ CALCULATED POINT
 - ⊙ FD BRASS CAP
 - ⊙ FD 5/8" I.R. w/CAP MKD "I.E. ENG."



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 OCT 26 AM 9:00

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Nancy R. Davenport
DEPUTY

FFP

95-20018

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 BOOK 1087, PAGE 514 (INSTRUMENT NO. 90-00669) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 21, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A "T" IRON AT THE SOUTHWEST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN BOOK 1087, PAGE 514 FROM WHICH POINT THE NORTHWEST CORNER OF THE ABOVE SAID SECTION 21 BEARS N0°02'E 1321.56 FEET AND N89°52'05"W 659.23 FEET; THENCE ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN BOOK 1087, PAGE 514 N0°02'E 660.78 FEET; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN BOOK 1087, PAGE 514 S89°55'54"E 659.82 FEET; THENCE ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN BOOK 1087, PAGE 514 S0°02'38"E 660.05 FEET; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN BOOK 1087, PAGE 514 N89°59'41"W 660.71 FEET TO THE POINT OF BEGINNING, EXCEPTING ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF BRAUNDA DRIVE.

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

NARRATIVE:

SURVEY TO PARTITION THAT PROPERTY DESCRIBED IN BOOK 1087, PAGE 514 (INSTRUMENT NO. 90-00669) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE ORIGINAL "T" IRON SET PER SURVEY M28-51 WERE FOUND AT THE SE & SW CORNERS OF SUBJECT PARCEL AND THE ORIGINAL "T" IRONS SHOWN ON THE NORTH LINE OF SECTION 21 WERE FOUND. THE NW AND NE CORNERS OF SUBJECT PARCEL WERE PROPORTIONED IN FROM THESE FOUND MONUMENTS. IT SHOULD BE NOTED THAT THE ORIGINAL PROPORTIONING PER SURVEY M28-51 WAS ASSUMED TO BE CORRECT AND NO ATTEMPT WAS MADE BY THIS SURVEYOR TO RE-SUB-DIVIDE THE NW 1/4 OF SECTION 21. THE ALIGNMENT OF BRAUNDA DR. WAS ESTABLISHED FROM LOCATING RECORD MONUMENTS PER SURVEY M33-16 AND PROJECTING THE SUBJECT RIGHT-OF-WAY TO FIT FOUND MONUMENTS. OTHER SURVEYS OF RECORD PURTENANT TO THIS SURVEY ARE M30-38 AND M72-13.

SURVEY CREW: NEIL HIBBS & DAN SHEPARD
EQUIPMENT: NIKKON TOTAL STATION
OFFICE COMPUTATIONS: ROMEY WARE
DRAFTING: TIM ADAMS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT BRAD C. SWADER, MICHAEL J. WEIKER ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED, AND EASEMENTS SHOWN HEREON, AND PLATTED INTO PARCELS AS SHOWN ON THIS MAP.

Brad C. Swader
BRAD C SWADER

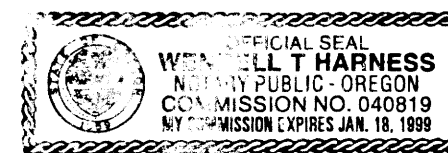
Michael J. Weiker
MICHAEL J WEIKER

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT ON THIS 3RD DAY OF March, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRAD C SWADER AND MICHAEL J WEIKER, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell Davenport



MY COMMISSION EXPIRES: 1/18/1999

ZONE: RR (RURAL RESIDENTIAL)
COMP. PLAN: RC2
WATER: UMPQUA BASIN WATER ASSOC.
SEWER: ON-SITE DRAINFIELD

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST FOR THIS PROPERTY

PLANNING DEPT. FILE NO.: 94-236

LAND PARTITION

IN THE NW 1/4 OF SEC 21, T27S, R6W, W.M.
DOUGLAS COUNTY, OREGON



JULY 12 1968
DONALD A. BENTZ
839

EXPIRES 12-31-95

SURVEYED FOR:
BRAD & LOLA SWADER
2020 BRAUDA DR.
ROSEBURG, OR. 97470
(503) 673-4302

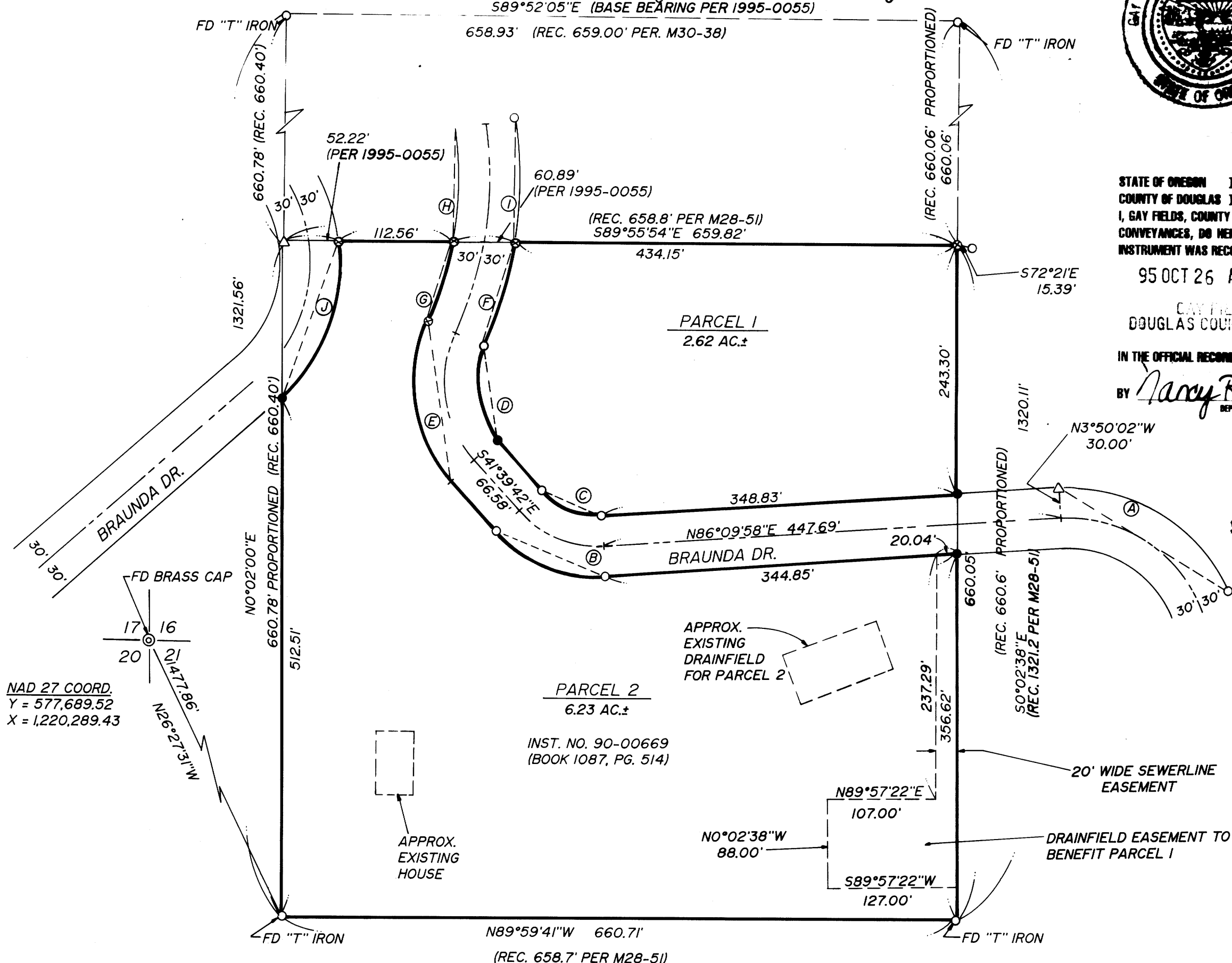
SURVEYED BY:
i.e.
ENGINEERING
548 S.E. Jackson Suite 3
Roseburg, Oregon 97470
PHONE (503) 673-0166
FAX (503) 440-9392

SCALE: 1" = 100'

DATE: FEB. 1995

1098-01

PAGE: 1 OF 1



NAD 27 COORD.
Y = 577,689.52
X = 1,220,289.43

DECLARATION:

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

David R. Wood
DAVID R. WOOD

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF October, 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID R. WOOD WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Judy A. Grant
MY COMMISSION EXPIRES: 3-1-96

- (A) 558°54'10"E 194.93'
A=215.53' R=170.22'
- (B) 567°44'52"E 116.21'
A=120.32' R=132.14'
- (C) N67°44'52"W 63.44'
A=65.69' R=132.14'
- (D) N8°42'04"W 92.21'
A=97.50' R=84.74'
- (E) S8°42'04"E 157.50'
A=166.54' R=144.74'
- (F) N16°40'49"E 106.72'
A=107.03' R=404.57'
- (G) S17°28'30"W 81.41'
A=81.60' R=344.57'
- (H) S1°17'35"W 112.52'
A=113.03' R=344.57'
- (I) N0°29'54"E 121.03'
A=121.49' R=404.57'
- (J) N19°26'17"E 157.17'
A=162.65' R=180.00'

95-20018

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