

1995 - 0117

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

SURVEYOR'S 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:  
BEGINNING AT A POINT WHICH BEARS 50°13'00"W 110.00 FEET FROM THE SOUTHWEST CORNER OF THE LAND PARTITION RECORDED IN COUNTY CLERK BOOK 8, PAGE 110 IN TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE 50°13'00"W 166.50 FEET; THENCE N88°01'00"E 437.65 FEET; THENCE N88°01'00"E 2.14 FEET TO LINE OF VACATION FILED IN BOOK 13, PAGE 257 COUNTY CLERK; THENCE ALONG SAID VACATION N59°43'48"W 3.07 FEET TO THE WEST RIGHT-OF-WAY OF PHEASANT COURT; THENCE ALONG SAID RIGHT-OF-WAY N17°28'48"W 159.23 FEET; THENCE S89°41'00"W 388.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.521 ACRES, MORE OR LESS.

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

KNOW ALL PEOPLE BY THESE PRESENTS THAT KENNETH E. DEBELL AND JOANNE DEBELL, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AND EASEMENTS AS SHOWN HEREON.

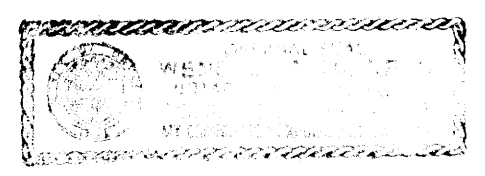
Kenneth E. DeBell      Joanne DeBell  
KENNETH E. DEBELL      JOANNE DEBELL

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16<sup>th</sup> DAY OF NOVEMBER, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KENNETH E. AND JOANNE DEBELL, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Donald A. Bentz  
MY COMMISSION EXPIRES: 1/18/99



APPROVALS:

Keith L. Cubic      12/12/95  
DOUGLAS COUNTY PLANNING DIRECTOR      DATE

Larry E. Morrison      12-12-95  
DOUGLAS COUNTY SURVEYOR      DEPUTY      DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
John J. Schneider      12-12-95  
DOUGLAS COUNTY TAX COLLECTOR      95-22952      DATE

FILED THIS 12 DAY OF DECEMBER 1995, 2:26 O'CLOCK PM

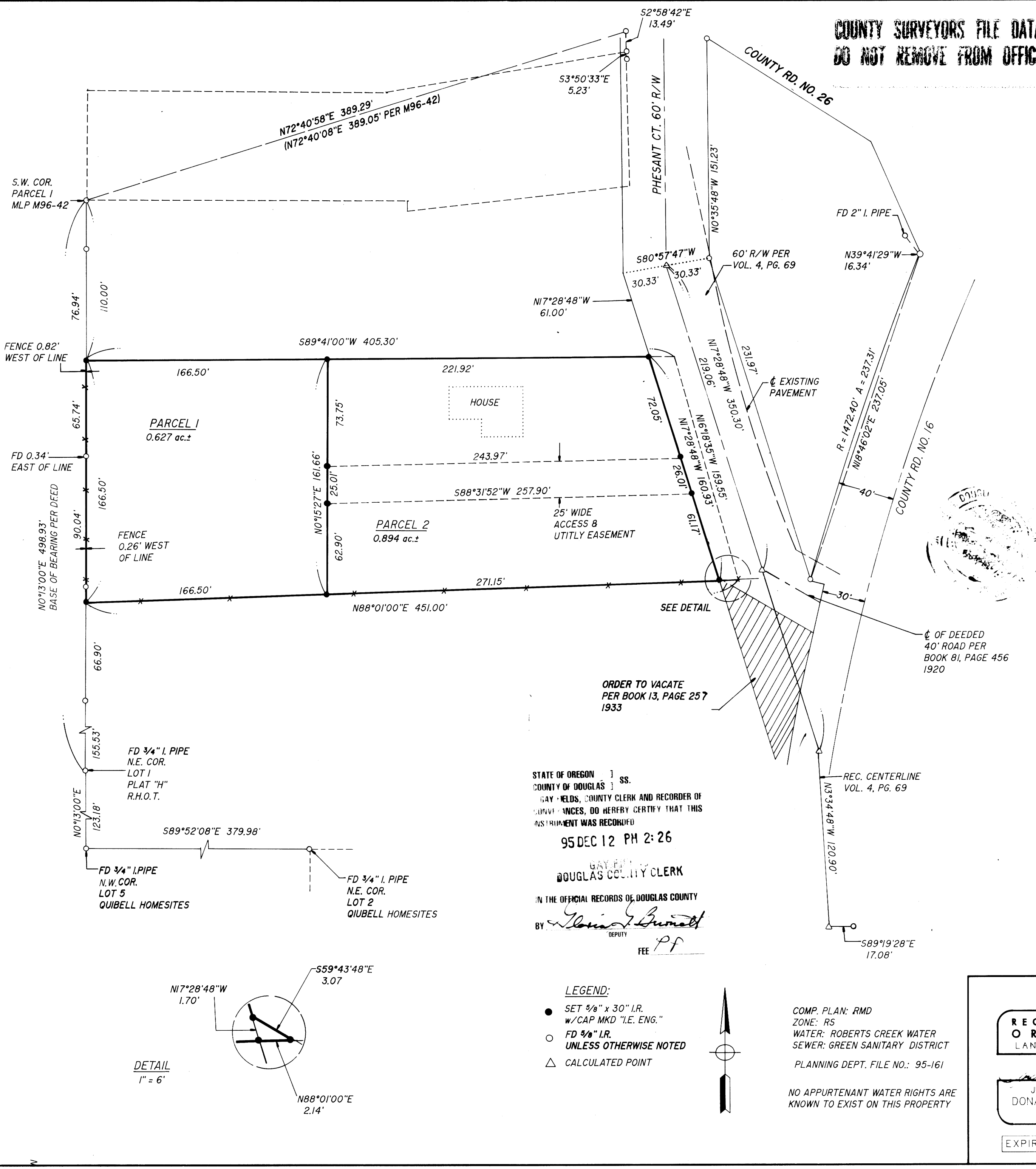
GAY FIELDS, County Clerk  
DOUGLAS COUNTY CLERK      BY: DEPUTY

NARRATIVE:

I ESTABLISHED THE WEST LINE BY USING NORTHEAST CORNER OF LOT 1 PLAT "H" R.H.O.T. AND THE SOUTHWEST CORNER OF M.L.P. FILED IN COUNTY CLERKS BOOK 8, PAGE 110, USING THE ALIGNMENT FOR MY BASE OF BEARING PER DEED. THE NORTH LINE WAS CONTROLLED BY RECORD DISTANCE ALONG THE WEST LINE FROM THE SOUTHWEST CORNER OF M.L.P., COUNTY CLERKS BOOK 8, PAGE 110, AND RECORD ANGLE FROM THE DEEDS OF CORRECTION FOR BOTH THIS PARCEL AND THE PROPERTY TO THE NORTH, FILED IN COUNTY CLERKS VOLUME 193, PAGES 428 AND 429. THE SOUTH LINE WAS ALSO CONTROLLED BY RECORD DISTANCE ALONG THE WEST LINE AND RECORD ANGLE AS THIS PROPERTY HAS SENIOR RIGHTS OVER THE PROPERTY TO THE SOUTH. THE EAST LINE WAS CONTROLLED BY THE WEST RIGHT-OF-WAY OF PHEASANT COURT WHICH WAS ORIGINALLY DEDICATED ON "GREEN VALLEY ORCHARD TRACTS" VOLUME 4, PAGE 69, IN 1912, WAS ALTERED IN 1920 BY QUIT CLAIM DEED BOOK 81, PAGE 456, TO THE COUNTY OF A 40' ROADWAY AND IN 1933 BY A ORDER VACATING, BOOK 13, PAGE 257, A PART OF THE ORIGINAL ROAD AND ALSO IN 1950 BY ORDER VACATING, VOLUME 18, PAGE 13, A PART OF THE ORIGINAL ROAD IN THE SAME AREA AS THE 1933 ORDER. I DID NOT USE THE 1950 ORDER, IT HAS SAME LATENT AMBIGUITY CONFUSING THE INTENT OF THIS DOCUMENT. THE 1920 DEED AND 1933 ORDER WERE CONSISTANT WITH EACH OTHER AND A MAP, C-26, IN COUNTY SURVEYORS ROAD FILES. I USED THE 1920 DEED CONTROLLING IT EASTERLY TO THE CENTERLINE OF THE ORIGINAL ROAD AND THEN CONTROLLED THE 1933 ORDER 20 FEET PARALLEL TO THE 1920 DEED CENTERLINE. ALL OF THIS RECORD RIGHT-OF-WAY I CONTROLLED BY FOUND PINS FROM SURVEY M83-11. ADJACENT SURVEYS USED: M78-4; M96-42; VOL. 4, PG. 69; VOL. 3, PG. 21; C-26; M58-75; VOL. 8 PG. 37; AND VOL. 8, PG. 21.

FIELD CREW: MARK HOLT & JAY LYMARY  
EQUIPMENT: TC 500  
OFFICE: TOM BIXBY  
DRAFTING: TIM ADAMS

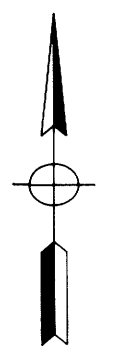
95-22952



STATE OF OREGON    )  
COUNTY OF DOUGLAS    )  
GAY FIELDS, COUNTY CLERK AND RECORDER OF  
DEEDS, DO HEREBY CERTIFY THAT THIS  
INSTRUMENT WAS RECORDED  
95 DEC 12 PM 2:26  
GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY John J. Schneider  
DEPUTY  
FEE pp

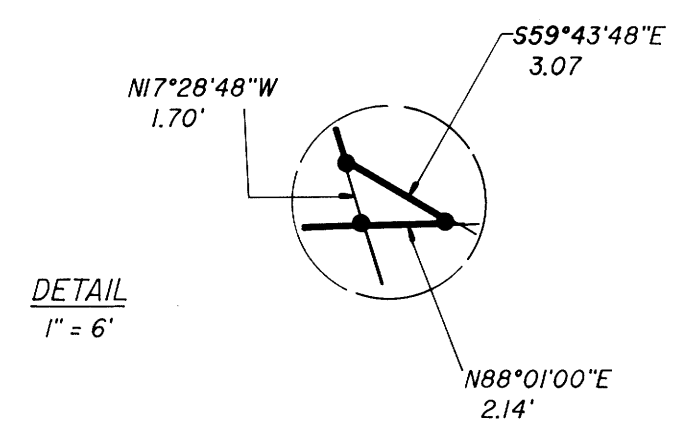
LEGEND:

- SET 3/8" x 30" I.R. w/CAP MKD "I.E. ENG."
- FD 3/8" I.R. UNLESS OTHERWISE NOTED
- △ CALCULATED POINT



COMP. PLAN: RMD  
ZONE: RS  
WATER: ROBERTS CREEK WATER  
SEWER: GREEN SANITARY DISTRICT  
PLANNING DEPT. FILE NO.: 95-161

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY



REGISTERED  
OREGON  
LAND SURVEYOR

JULY 12, 1968  
DONALD A. BENTZ  
839

EXPIRES 12-31-95

LAND PARTITION

IN THE SW1/4 OF SEC. 2, T28S, R6W, W.M.,  
DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
KENNETH DEBELL  
317 ANELOPE  
ROSEBURG, OREGON 97470

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

SCALE: 1" = 50'      DATE: NOV. 1995      990-02      PAGE: 1 OF 1

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