

APPROVALS:

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

Larry E. Monahan 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.

Anne E. Schroeder 12-12-95
DOUGLAS COUNTY TAX COLLECTOR DATE

95-22963
FILED THIS 12th DAY OF DEC., 1995, 3:03 O'CLOCK PM

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK BY: DEPUTY



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 DEC 12 PH 3:03

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY: Gay Fields, Deputy

FEE 2.00

HWY. NO. 42
SPIRAL DATA
S = 8°
a = 0.250

GRANGE RD.
SPIRAL DATA
S = 5°
a = 0.625

STATE HIGHWAY NO. 42

CO RD NO 349
GRANGE ROAD 60' R/W
N45°21'05"E 454.49'
N45°21'05"E 454.49'
VOL. 1086, PG. 533

UTILITY EASEMENT
TO BENEFIT
PARCEL 3

VACATED

PARCEL 1
1.04 ac.±

SW COR. PARCEL 1
PER P.P. 1990-20

PARCEL 2
1.71 ac.±

SW COR. PARCEL 2
PER P.P. 1990-20

PARCEL 3
1.20 ac.±

FD 3/4" I.R.
PER C.S. 63/42-5

FD OSHD 5/8" I.R.
1292+00 AHD =
1294+63 BK

LEGEND:

- SET 5/8" x 30" I.R. w/CAP MKD "I.E. ENG."
- FD 5/8" I.R. w/CAP MKD "BENTZ" UNLESS OTHERWISE NOTED
- △ CALCULATED POINT
- SEE NARRATIVE

RECORD DATA

- () C.S. 63/42-5
- [] M101-34
- <> P.P. 1992-19

COMP. PLAN: COMMERCIAL LAND ZONE: C-3 (GENERAL COMMERCIAL)
WATER: ROBERTS CREEK WATER DIST.
SEWER: GREEN SANITARY DIST.

PLANNING DEPT. FILE NO.: 95-159

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

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 VOLUME 1086, PAGE 531 (INSTRUMENT NO. 90-00252, LYING IN SECTION 11, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE SAID PROPERTY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 1990-20 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PROPERTY S46°15'50"W 403.60 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PROPERTY N44°27'43"W 279.33 FEET AND N44°27'43"W 20.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GRANGE ROAD (COUNTY ROAD NO. 349); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N45°21'05"E 454.49 FEET, ALONG A SPIRAL CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS N45°08'12"E 63.06 FEET) 63.08 FEET, AND N2°18'17"E 100.23 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 42; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A SPIRAL CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N63°18'59"E 118.86 FEET) 118.90 FEET TO THE NORTHEAST CORNER OF THE ABOVE SAID PROPERTY; THENCE ALONG THE EAST LINE OF SAID PROPERTY AS FOLLOWS: S3°02'19"E 71.10 FEET, S3°13'54"E 79.12 FEET AND S2°48'10"E 302.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.94 ACRES MORE OR LESS.

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CHARLES & SUE CUNNINGHAM ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED, AND PLATTED INTO PARCELS, AS SHOWN ON THIS MAP.

Charles Cunningham SUE CUNNINGHAM

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 31st DAY OF OCT., 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHARLES & SUE CUNNINGHAM WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY 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 PARCEL PER INSTRUMENT NO. 90-00252 INTO THREE PARCELS AS SHOWN. THE FOUND MONUMENTS ALONG THE SOUTHEASTERLY LINE OF THE SUBJECT PROPERTY WERE USED AS THE BASIS OF BEARING PER C.S. 63/42-5. POINT (A) WAS CALCULATED BY EXTENDING THE SOUTHWESTERLY LINE 20.00 FEET PER M101-34. POINT (B) WAS CALCULATED BY TRAVERSING THE RECORD BEARING AND DISTANCE PER C.S. 63/42-5 FROM THE FOUND MONUMENT NEAR POINT (A), THEN RUNNING PERPENDICULAR 20.00 FEET. POINT (C) WAS CALCULATED BY BEARING-DISTANCE INTERSECTION; USED THE RECORD DISTANCE PER C.S. 63/42-5 FROM THE NORTHERLY FOUND MONUMENT AND BEARING BETWEEN THE TWO SOUTHERLY FOUND MONUMENTS. ALL MONUMENTS WERE USED AS FOUND.

FIELD CREW: NEIL HIBBS & DAN SHEPERD
EQUIPMENT: NIKON TOP GUN TOTAL STATION
OFFICE: WENDELL T. HARNESS
DRAFTING: TIM ADAMS

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

95-22963

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1988
DONALD A. BENTZ
839

EXPIRES 12-31-95

LAND PARTITION

IN LOT 17 OF FISK FRUIT FARMS,
IN THE SW1/4 OF SEC. 11, T28S, R6W, W.M.,
DOUGLAS COUNTY, OREGON

SURVEYED FOR:
CHARLES CUNNINGHAM
2249 NW TROOST
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" = 60'

DATE: OCT. 1995

1150-01

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