

1996 - 0005

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LEGEND:

- SET 5/8" x 30" I.R. w/CAP MKD "i.e. ENG."
- FD 5/8" I.R. UNLESS OTHERWISE NOTED
- △ CALCULATED POINT



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING LOT 2, BLOCK 1 PER BROYHILL PLAZA PHASE I INTO TWO PARCELS. THE BASIS OF BEARING WAS ESTABLISHED USING FOUND MONUMENTS AT THE INITIAL POINT AND THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF SAID BROYHILL PLAZA PHASE I. ALL CALCULATIONS WERE BASED ON THE RECORD DATA OF BROYHILL PLAZA PHASE I. THE SOUTHWEST CORNER WAS ESTABLISHED BY DISTANCE-DISTANCE INTERSECT USING THE TWO BASIS OF BEARING MONUMENTS. THE NORTHWEST CORNER WAS CALCULATED BY CONTINUING NORTHERLY ALONG THE PREVIOUSLY ESTABLISHED WEST LINE AND USING THE RECORD DISTANCE. THE CURVE OF THE NORTHEAST CORNER WAS CALCULATED BY FIRST INTERSECTING (DISTANCE-DISTANCE) THE NORTH LINE FROM THE COMPUTED NORTHWEST CORNER WITH THE EAST LINE FROM THE FOUND MONUMENT AT THE SOUTHEAST CORNER TO ESTABLISH THE PI; THEN THE PC AND PT WERE COMPUTED FROM THE PI USING THE RECORD TANGENT DISTANCE. ALL MONUMENTS WERE USED AS FOUND.

FIELD CREW: DAVE WILLIAMS, ROD McALLISTER, & KHALIL WILSON
 EQUIPMENT: NIKON TOP GUN TOTAL STATION
 OFFICE: WENDELL T. HARNESSE
 DRAFTING: TIM ADAMS
 REFERENCES: BROYHILL PLAZA, PHASE I, VOLUME 16, PAGE 53

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 LOT 2, BLOCK 1, BROYHILL PLAZA, PHASE I, VOLUME 16, PAGE 53 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

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

**COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE**

RECORD DATA:

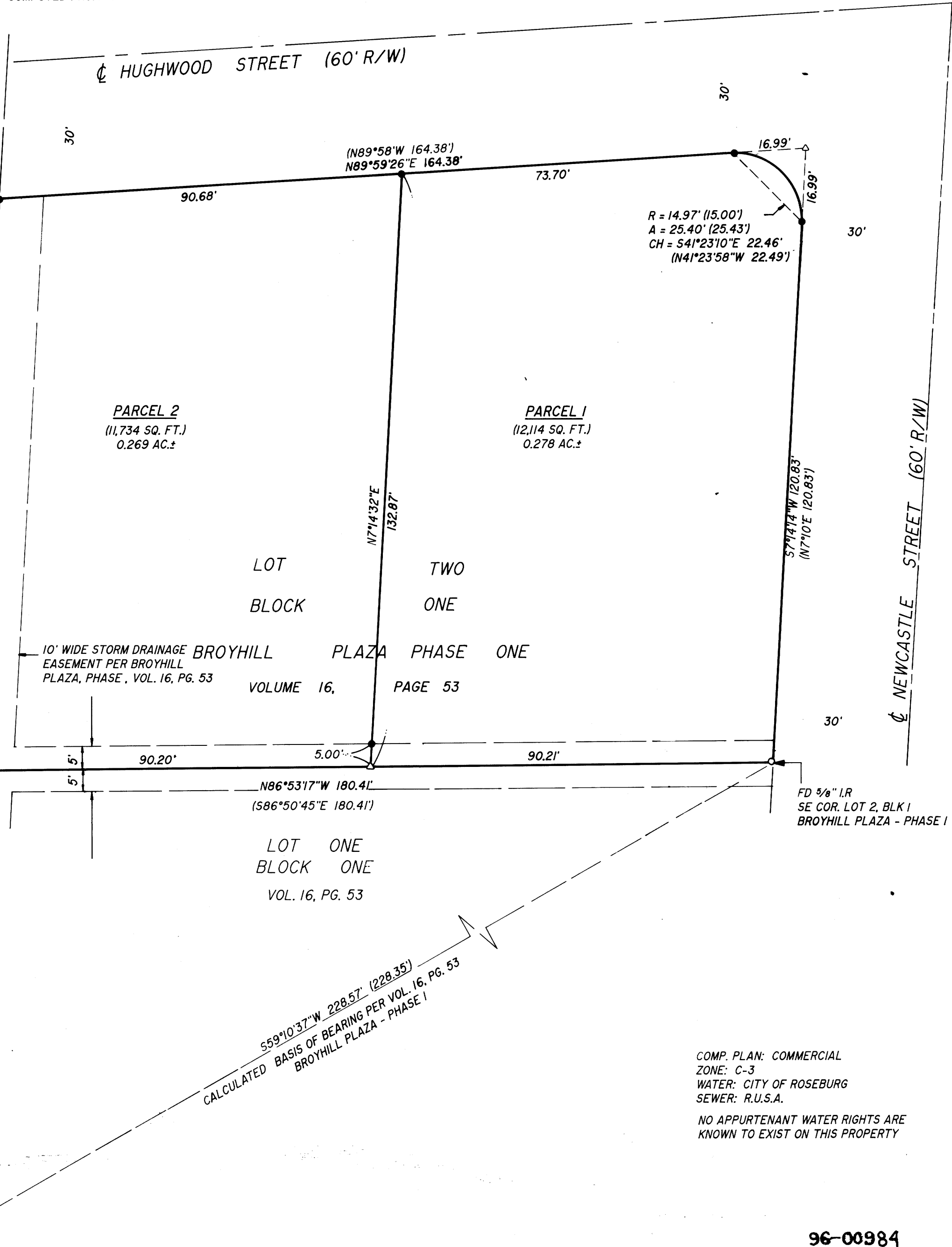
- (1) BROYHILL PLAZA - PHASE I, VOL. 16, PG. 53
- (1) PARTITION PLAT 1990-0064

CITY OF ROSEBURG
 PLANNING DEPT. FILE NO.: P-94-4
 S57°52'03"W 21.70'
 [N57°47'46"E 21.38']

FD 5/8" I.R.
 w/CAP
 MKD "AA SURVEYING"

FD DC50 BRASS
 CAP "TROOST"
 Y=584925.60
 X=1231711.76

FD 2" I.P.
 INITIAL POINT
 BROYHILL PLAZA PHASE I



DECLARATION:

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

Linda Anne Hayes
 LINDA ANNE HAYES

ACKNOWLEDGEMENT:

STATE OF OREGON
 COUNTY OF DOUGLAS
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13th DAY OF Nov. 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LINDA ANNE HAYES WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell Hansen
 MY COMMISSION EXPIRES: 1/18/99

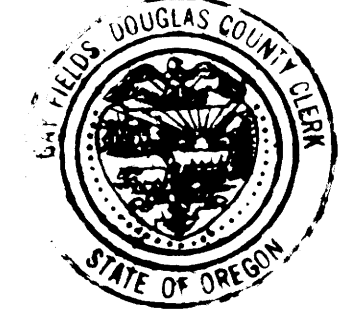
APPROVALS:

- [Signature]* 1-16-96 DATE
COMMUNITY DEVELOPMENT DIRECTOR
- Chris S. Bergant* 1-16-96 DATE
PUBLIC WORKS DIRECTOR
- Jane E. Moman* 1-17-96 DATE
DOUGLAS COUNTY SURVEYOR DEPUTY
- Anne E. Schroeder* 1-17-96 DATE
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 18th DAY OF Jan. 1996 9:48^{AM} PM

GAY FIELDS, County Clerk

DOUGLAS COUNTY CLERK by Nancy R. Dauverport, 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
 96 JAN 18 AM 9:48

DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 BY *Nancy R. Dauverport*
 DEPUTY

96-00984

FEE 2.00

COMP. PLAN: COMMERCIAL
 ZONE: C-3
 WATER: CITY OF ROSEBURG
 SEWER: R.U.S.A.
 NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

96-00984

REGISTERED OREGON LAND SURVEYOR		LAND PARTITION	
JULY 12, 1968 DONALD A. BENTZ 839		IN LOT 2, BLOCK 1 OF BROYHILL PLAZA - PHASE I IN THE SW1/4 OF SEC. 11, T27S, R6W, W.M. DOUGLAS COUNTY, OREGON	
SURVEYED FOR: BRIAN HAYES 961 FISHER RD. 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	
EXPIRES 12-31-95	SCALE: 1" = 20'	DATE: AUG. 1995	1177-01 PAGE: 1 OF 1