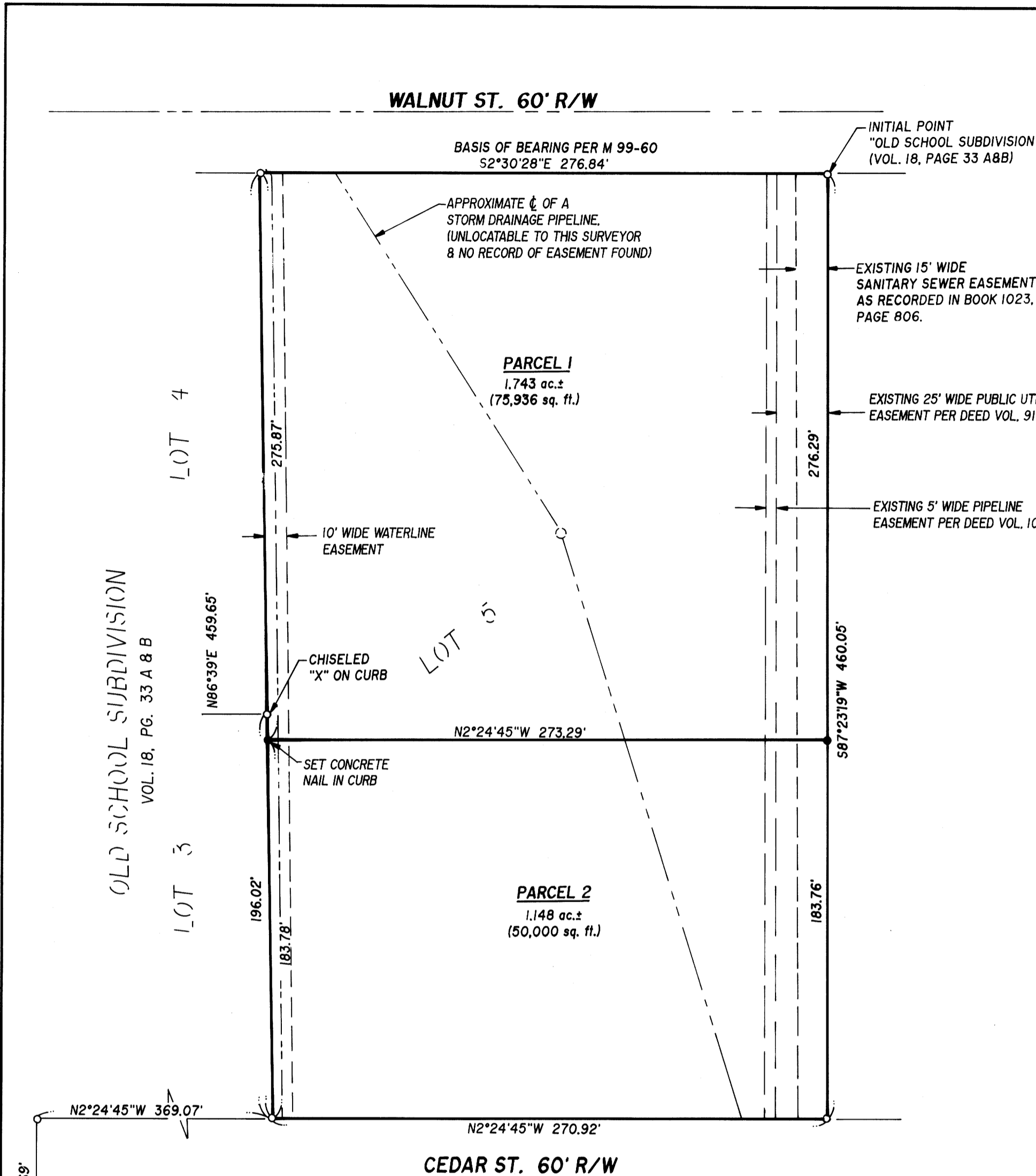


1996 - 9661

6100 - 0019

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:

A PARCEL OF LAND BEING LOT 5, OLD SCHOOL SUBDIVISION RECORDED IN VOLUME 18, PAGE 33 A & B (INST. NO. 95-06343) IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

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

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT SCOTT WILLIAMS SECRETARY, OLD SCHOOL OFFICES, INC., 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, TOGETHER WITH EASEMENTS AS SHOWN ON THIS MAP.

SCOTT WILLIAMS,  
SECRETARY OLD SCHOOL OFFICES, INC.

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12<sup>th</sup> DAY OF JANUARY, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SCOTT WILLIAMS, OLD SCHOOL OFFICES, INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: 1/10/97

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING LOT 5 OF OLD SCHOOL SUBDIVISION RECORDED IN VOLUME 18, PAGE 33 A & B DOUGLAS COUNTY PLAT RECORDS INTO TWO PARCELS AS SHOWN HEREON. ALL MONUMENTS WERE USED AS FOUND, WITH RECORD BEARING AND DISTANCES PER SAID PLAT.

FIELD CREW: NEIL HIBBS & DAN SHEPHERD  
EQUIPMENT: NIKKON TOTAL STATION  
OFFICE: ROMIE WARE  
DRAFTING: TIM ADAMS  
SURVEY DATE: JANUARY 1996

**APPROVALS:**

COMMUNITY DEVELOPMENT DIRECTOR DATE 2-26-96

PUBLIC WORKS DIRECTOR DATE 2-26-96

J. and R. Sundeen 2-26-96  
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 2-26-96  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27<sup>th</sup> DAY OF FEBRUARY, 1996 9:04 O'CLOCK AM

GAY FIELDS, County Clerk  
DOUGLAS COUNTY CLERK



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 FEB 27 AM 9:04

DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY GAY FIELDS  
DEPUTY

**LEGEND:**

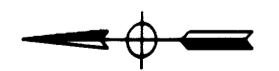
- SET 5/8" x30" I.R. w/CAP MKD "I.E. ENG. UNLESS OTHERWISE NOTED
- FD 5/8" I.R. UNLESS OTHERWISE NOTED

ZONING: GENERAL COMMERCIAL (C-3)  
COMP. PLAN: COMMERCIAL  
WATER: CITY OF ROSEBURG  
SEWER: R.U.S.A.

CITY PLANNING DEPT. FILE NO.: 95-18

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

FD DCSO DISK STAMPED  
"T27S, R6W, DLC 56 - DLC 65 -1984"  
75± EAST OF MULLHOLLAND DR. B  
GARDEN VALLEY BLVD. INTERSECTION  
Y = 581,577.00  
X = 1,238,478.50



REGISTERED  
OREGON  
LAND SURVEYOR  
JULY 12, 1968  
DONALD A. BENTZ  
839

EXPIRES 12-31-97

**LAND PARTITION**

IN LOT 5 OF "OLD SCHOOL SUBDIVISION"  
IN THE NE1/4 OF SEC. 13, T27S, R6W, W.M.,  
DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
SCOTT WILLIAMS  
1376 NE WALNUT STREET  
ROSEBURG, OREGON 97470

SURVEYED BY:  
i.e. ENGINEERING  
548 S.E. Jackson Suite 3  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392

SCALE: 1" = 50'

DATE: FEB. 15, 1996

263-04

PAGE: 1 OF 1

96-04568