

APPROVALS:

Keith L. Cubic 3/18/96  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Janet R. Jundeen 3/19/96  
DOUGLAS COUNTY SURVEYOR DATE

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

Suzanne E. Latus, Dep 3-19-96  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19th DAY OF MARCH 1996 9:22 O'CLOCK AM

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

96 MAR 19 PH 3:28

GAY FIELDS  
DOUGLAS COUNTY CLERK

IN THE ORIGINAL RECORDS OF DOUGLAS COUNTY

BY: GAY FIELDS DEPUTY

FEE PP

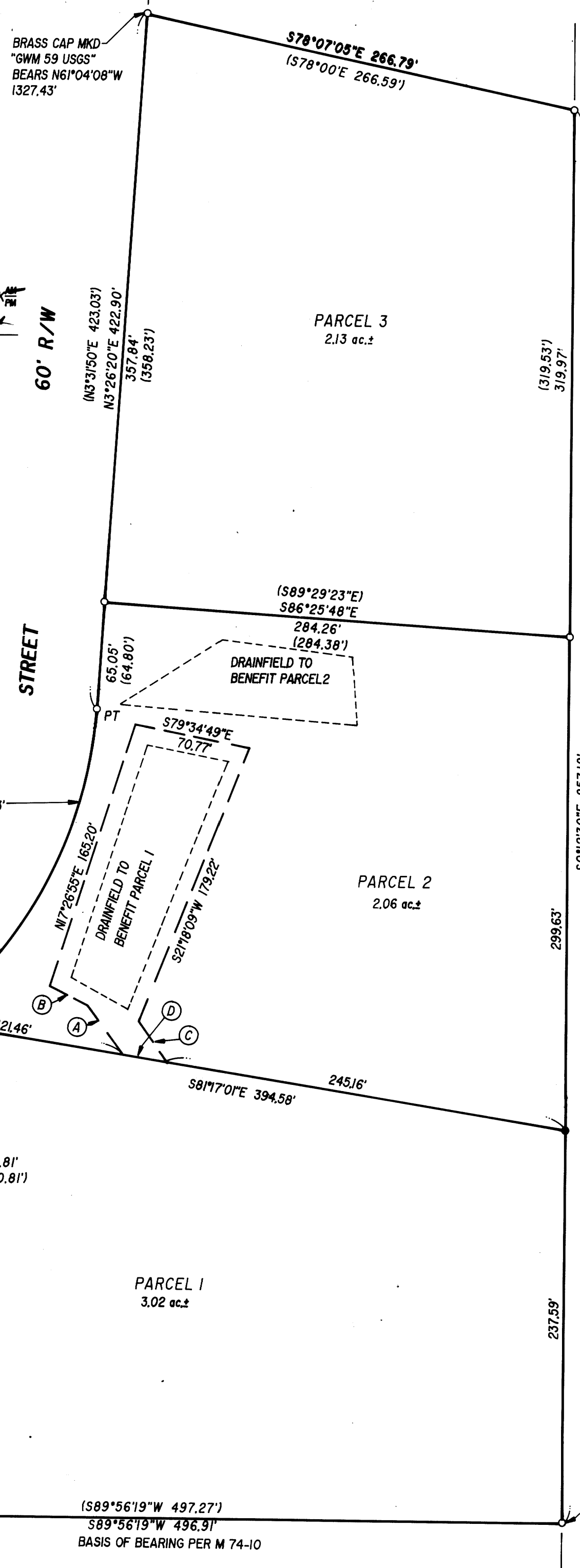
BEARING	DIST.
A N35°37'07"W	37.30'
B N61°06'26"W	25.57'
C S35°37'07"E	30.43'
D N81°17'01"W	27.96'

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

R = 264.29'  
A = 224.30'  
C = N27°44'59"E 217.63'

R = 138.18' (138.46')  
A = 147.76'  
C = N30°33'04"E 140.81'  
(N30°33'04"E 140.81')

(N0°03'38"W 153.81')  
(N0°05'01"W 153.78')



- LEGEND:
- SET 5/8" IRON ROD w/ CAP MKD " I.E. ENG."
  - FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - (1) REC. DATA PER M 74-10
- SE COR. DLC #64 BEARS S23°22'06"E 2327.50' PER M 74-10

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: THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 92-20157 AND INSTRUMENT NO. 95-07669 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, LYING IN SECTION 6, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING PROPERTY DESCRIBED IN INSTRUMENT NO. 92-20157 AND INSTRUMENT NO. 95-7669 INTO THREE PARCELS. PARCEL 3 (ON THIS SURVEY) WAS PREVIOUSLY SOLD DESPITE THE FACT THAT IT WAS NOT A LEGAL LOT OF RECORD--THE MONUMENTS ORIGINALLY USED TO ESTABLISH THE SOUTH LINE OF PARCEL 3 (SEE M 74-10) WERE FOUND AND USED HEREON TO CALCULATE AND CORRECT THE SITUATION AND MAKE PARCEL 3 A LEGAL LOT OF RECORD. THE FOUND MONUMENTS ALONG THE SOUTH LINE OF PARCEL 1 WERE USED AS BASIS OF BEARING PER M 74-10. THE POINT-OF-REVERSE-CURVE (PRC) ALONG THE EASTERLY RIGHT-OF-WAY OF EVELYN STREET WAS CALCULATED BY TRAVERSING THE RECORD BEARING AND DISTANCE FROM THE FOUND MONUMENTS AT THE POINT-OF-CURVATURE (PC) OF SAID RIGHT-OF-WAY PER M 74-10. THE FOUND MONUMENTS ALONG THE SOUTH LINE OF PARCEL 3 WERE FOUND TO BE TRUE LINE AS SHOWN HEREON. ALL OTHER MONUMENTS WERE USED AS FOUND.

FIELD CREW: DAVE WILLIAMS & ROD McALLISTER  
EQUIPMENT: NIKON TOP GUN TOTAL STATION  
OFFICE: WENDELL T. HARNESS  
DRAFTING: TIM ADAMS  
SURVEY DATE: FEBRUARY 1996

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICHARD D. & ROBERTA L. SWARTZLENDER FOR SWARTZLENDER REV TRUST AND ROBERT C. & BARBARA A. CAUSEY, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN ON THIS MAP.

RICHARD D. SWARTZLENDER, FOR SWARTZLENDER REV TRUST

ROBERTA L. SWARTZLENDER, FOR SWARTZLENDER REV TRUST

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF February, 1996, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD D. & ROBERTA L. SWARTZLENDER FOR SWARTZLENDER REV TRUST, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED ON THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: 1/18/99

ROBERT C. CAUSEY

BARBARA A. CAUSEY

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF February, 1996, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT C. & BARBARA A. CAUSEY, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED ON THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: 1/18/99

ZONE: RURAL RESIDENTIAL - 2 ACRES  
COMP. PLAN: COMMITTED RESIDENTIAL - 2 ACRES  
WATER: UMPQUA BASIN WATER ASSOCIATION  
SEWER: ON-SITE SEPTIC

PLANNING DEPT. FILE NO.: 95-287

96-06137

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>OREGON JULY 12, 1988 DONALD A. BENTZ 839</p> <p>EXPIRES 12-31-97</p>	<p><b>LAND PARTITION</b></p> <p>IN THE SE 1/4 OF SEC. 6, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON</p>		
	<p>SURVEYED FOR: ROBERT C. &amp; BARBARA A. CAUSEY 272 EVELYN ST. ROSEBURG, OREGON 97470</p>	<p>SURVEYED BY: <b>i.e.</b> ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>	
<p>SCALE: 1" = 60'</p>	<p>DATE: FEB. 13, 1996</p>	<p>1256-01</p>	<p>PAGE: 1 OF 1</p>