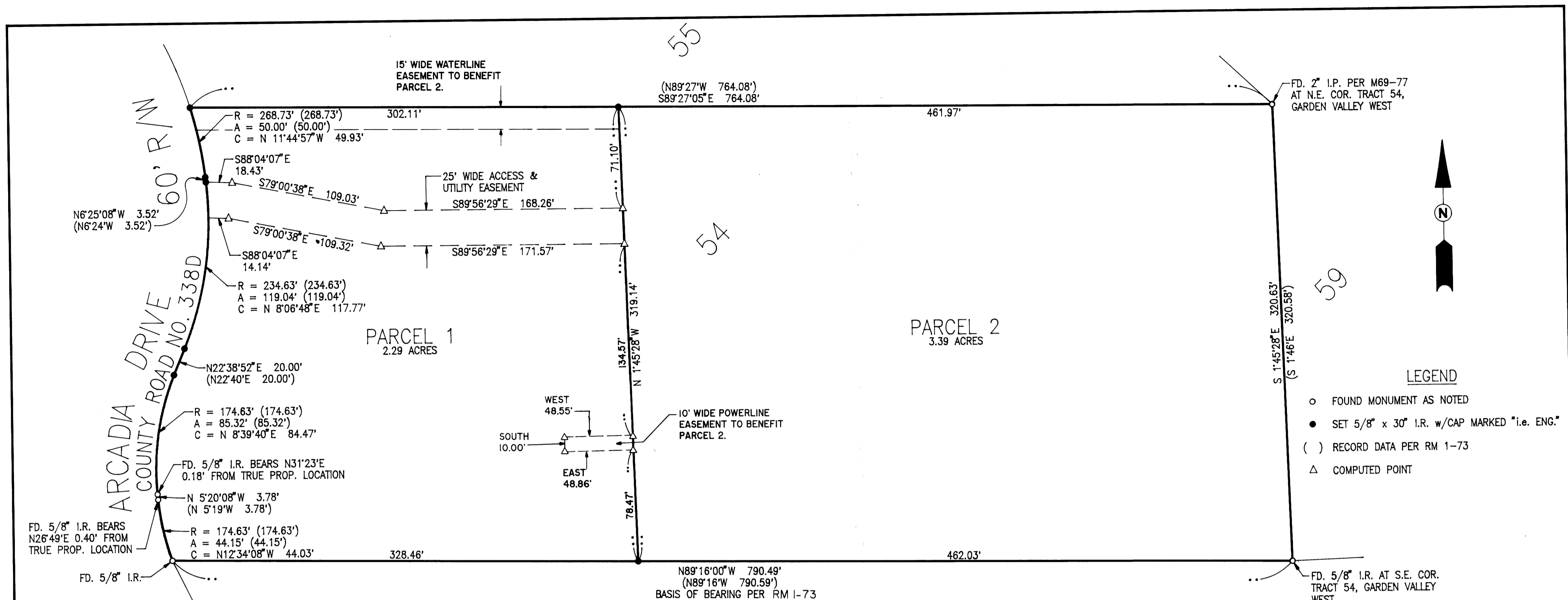


1996 - 0071

1996 - 0071



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, LYING IN SECTION 21, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING TRACT 54 OF GARDEN VALLEY WEST AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE AT THE NORTHEAST CORNER OF THE ABOVE SAID TRACT 54; THENCE ALONG THE EAST LINE OF SAID TRACT 54 S1'45'28"E 320.63 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID TRACT 54 N89'16'00"W 790.49 FEET TO A 5/8" IRON ROD AT THE EASTERLY RIGHT-OF-WAY LINE OF ARCADIA DRIVE (COUNTY ROAD NO. 338D); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS FOLLOWS: ALONG THE ARC OF A 174.63-FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N12'34'08"W 44.03 FEET) 44.15 FEET, N5'20'08"W 3.78 FEET, ALONG THE ARC OF A 174.63-FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N8'39'40"E 84.47 FEET) 85.32 FEET, N22'38'52"E 20.00 FEET, ALONG THE ARC OF A 234.63-FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N8'06'48"E 117.77 FEET) 119.04 FEET, N6'25'08"W 3.52 FEET AND ALONG THE ARC OF A 268.73-FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N11'44'57"W 49.93 FEET) 50.00 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THE ABOVE SAID TRACT 54; THENCE ALONG THE NORTH LINE OF SAID TRACT 54 S89'27'05"E 764.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.68 ACRES, MORE OR LESS.

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

THE PURPOSE OF THIS SURVEY IS TO PARTITION TRACT 54 OF GARDEN VALLEY WEST INTO TWO PARCELS AS SHOWN HEREON. THE FOUND MONUMENTS AT THE SOUTHEAST AND SOUTHWEST CORNERS OF THE SUBJECT PROPERTY WERE USED AS THE BASIS OF BEARING PER RM 1-73. THE NORTHWEST CORNER OF SAID PROPERTY WAS DETERMINED USING A DISTANCE-DISTANCE INTERSECTION FROM THE NORTHEAST AND SOUTHWEST CORNERS OF THE SUBJECT PROPERTY (BOTH DISTANCES CALCULATED FROM RECORD DATA CONTAINED IN RM 1-73). ALL OTHER POINTS ALONG THE EASTERLY RIGHT-OF-WAY OF ARCADIA DRIVE WERE CALCULATED USING RECORD RADII AND ARC LENGTHS PER RM 1-73. TWO FOUND MONUMENTS ALONG SAID RIGHT-OF-WAY BETWEEN THE SOUTHWEST AND NORTHWEST CORNERS WERE DETERMINED TO BE OUT OF POSITION AS SHOWN HEREON.

SURVEY DATE: APRIL 9, 1996  
FIELD CREW: ROD MCALLISTER, TIM ADAMS  
EQUIPMENT: NIKON TOTAL STATION  
CALCULATIONS: WENDELL T. HARNESS  
DRAFTING: DEREK FEIGEL

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT SHAWN A. AND TRAYCE L. CURTIS 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.

Shawn A. Curtis TRAYCE L. CURTIS

ACKNOWLEDGEMENT:

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3<sup>rd</sup> DAY OF SEPTEMBER, 1996, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SHAWN A. AND TRAYCE L. CURTIS, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED ON THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

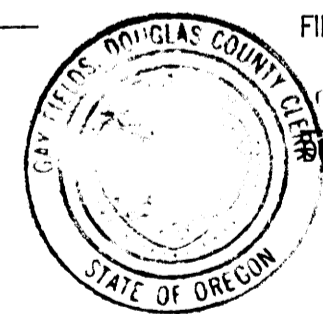
Wendell T. Harness  
MY COMMISSION EXPIRES: 1-16-97

COMP. PLAN: RESIDENTIAL COMMITTED - 2 ACRE  
ZONE: (RR) RURAL RESIDENTIAL - 2 ACRE  
SEWER: SEPTIC  
WATER: UMPQUA BASIN WATER ASSOCIATION  
P.D. FILE NO.: 96-028

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

96 SEP -6 AM 11:16  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Carol Euge DEPUTY  
96-18917 FEE PP



APPROVALS:  
Keith L. Cubic 9/4/96  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Jerry E. Monahan SEPT. 5, 1996  
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 9/6/96  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 6<sup>th</sup> DAY OF September, 1996, 11:16 O'CLOCK (AM) PM  
GAY FIELDS, County Clerk by Carol Euge, Deputy  
DOUGLAS COUNTY CLERK

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JULY 12, 1988  
DONALD A. BENTZ  
839  
EXPIRES 12-31-97

LAND PARTITION	
IN THE SW 1/4 OF SEC. 21, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR: SHAWN AND TRAYCE CURTIS P.O. BOX 54 ROSEBURG, OR 97470	SURVEYED BY: <u>i.e.</u> ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 873-0166 FAX (503) 440-9392
SCALE: 1"=50'	DATE: 8-22-96
1277-01	PAGE: 1 OF 1

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE