

**LEGEND:**

- FD 5/8" I.R. w/CAP MKD "i.e. ENG."
- SET 5/8" x 30" I.R. w/CAP MKD "i.e. ENG."
- \* RECORD EASEMENT PER L.P. 1993-20
- ∅ MEASURED DATA SAME AS RECORD PER P.P. 1996-0020

**NOTE:**  
AS OF THIS PLAT, DIRECT ACCESS OF PARCELS 1 AND 2 TO STEWART PARKWAY IS RELINQUISHED.

**APPROVALS:**

*[Signature]* 9-19-96  
COMMUNITY DEVELOPMENT DEPT., DIRECTOR DATE

*Chris S. Berg* 9/19/96  
PUBLIC WORKS DIRECTOR DATE

*Larry E. Moman* 9-23-96  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

*Vicki Santeran, deputy* 9-23-96  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24 DAY OF Sept, 1996 @ 8 O'CLOCK

*GAY FIELDS, County Clerk*  
DOUGLAS COUNTY CLERK

*Carol Engels, 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 SEP 24 AM 8:00

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]*  
DEPUTY

96-20031 FEE *[Signature]*

COMP. PLAN: COMMERCIAL  
ZONE: C3  
WATER: CITY OF ROSEBURG  
SEWER: R.U.S.A.

PLANNING DEPT. FILE NO.: P-96-7



**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 PARCEL 2 OF LAND PARTITION 1993-0020 AS RECORDED IN THE PARTITION RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTH CORNER OF THE ABOVE SAID PARCEL 2, FROM THE NORTHWEST CORNER OF DLC NO. 65 BEARS N45°49'36"E 399.88 FEET, WEST 1625.86 FEET AND SOUTH 2360.83 FEET; THENCE ALONG THE NORTHEAST LINE OF SAID PARCEL 2 S44°10'24"E 200.00 FEET TO THE EAST CORNER THEREOF; THENCE ALONG THE SOUTHEAST LINE OF SAID PARCEL 2 S45°49'36"W 200.00 FEET TO THE SOUTH CORNER THEREOF; THENCE ALONG THE SOUTHWEST LINE OF SAID PARCEL 2 N44°10'24"W 200.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STEWART PARKWAY; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N45°49'36"E 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.92 ACRES, MORE OR LESS.

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

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT CLIFTON G. & CAROL CHRISTIAN, 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 TOGETHER WITH EASEMENTS AS SHOWN HEREON.

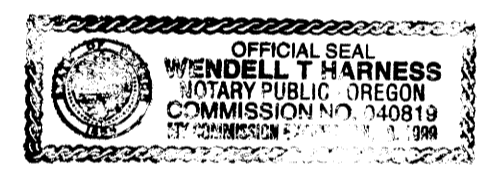
*[Signature]* CLIFTON G. CHRISTIAN  
*[Signature]* CAROL CHRISTIAN

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26<sup>th</sup> DAY OF August, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CLIFTON G. & CAROL CHRISTIAN, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*[Signature]*



MY COMMISSION EXPIRES: 1-18-99

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE EXISTING PARCEL 2 PER LAND PARTITION NO. 1993-0020 INTO TWO PARCELS.

FIELD CREW: DAVE WILLIAMS & ROD McALLISTER  
EQUIPMENT: NIKON TOP GUN TOTAL STATION  
COMPUTATIONS: TOM BIXBY, WENDELL HARNES  
DRAFTING: TIM ADAMS  
REFERENCES: LAND PARTITION NO. 1993-0020.  
SURVEY DATE: AUGUST 1996

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

|   |                 |   |  |
|---|-----------------|---|--|
| <b>REGISTERED OREGON LAND SURVEYOR</b>  |                 | <b>LAND PARTITION</b><br>IN THE NE1/4 OF SEC. 11, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON |  |
| JULY 12, 1988<br>DONALD A. BENTZ<br>839 |                 | SURVEYED FOR:<br>CLIFTON & CAROL CHRISTIAN<br>P.O. BOX 118<br>WATERVILLE, OREGON 97489    | SURVEYED BY:<br><b>i.e.</b><br>ENGINEERING<br>548 S.E. Jackson Suite 3<br>Roseburg, Oregon 97470<br>PHONE (503) 673-0166<br>FAX (503) 440-9392 |
| EXPIRES 12-31-97                        | SCALE: 1" = 40' | DATE: AUG. 26, 1996   | 1149.01<br>PAGE: 1 OF 1  |