

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:

BEGINNING AT A 5/8" IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STRICKLAND CANYON COUNTY ROAD NO. 108 FROM WHICH THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN BEARS S82°23'47"W 1271.00 FEET; THENCE ALONG THE SOUTHERLY, WESTERLY, AND NORTHERLY RIGHT-OF-WAY LINE OF SAID STRICKLAND CANYON COUNTY ROAD NO. 108 AS FOLLOWS: ALONG THE ARC OF A 770 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N73°21'27"E 183.17 FEET) 183.60 FEET, ALONG THE ARC OF A 320 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S74°53'52"E 269.60 FEET) 278.29 FEET; ALONG THE ARC OF A 970 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S43°54'35"E 205.29 FEET) 205.68; ALONG THE ARC OF A 270 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S81°4'26"W 388.94 FEET) 434.26 FEET; ALONG THE ARC OF A 1417.18 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S57°23'30"W 152.04 FEET) 152.11 FEET; AND S60°28'W 62.95 FEET TO A 5/8" IRON ROD; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STRICKLAND CANYON COUNTY ROAD NO. 108 TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN BOOK 1193, PAGE 240 (INSTRUMENT NO. 92-14086) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE NORTH ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN BOOK 1193, PAGE 240 TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STRICKLAND CANYON COUNTY ROAD NO. 108; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 7.68 ACRES OF LAND, MORE OR LESS.

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GERALD D. & CAROL J. GORDON, 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 AS SHOWN HEREON.

Gerald D. Gordon
GERALD D. GORDON

Carol J. Gordon
CAROL J. GORDON

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23rd DAY OF SEPTEMBER, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GERALD D. & CAROL J. GORDON, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell T. Harness
MY COMMISSION EXPIRES: 1-18-99

NARRATIVE:

SURVEY TO PARTITION INTO TWO PARCELS THAT PROPERTY DESCRIBED BY DEEDS, BOOK 1193, PAGE 240, BOOK 864, PAGE 269, AND BOOK 864, PAGE 271 AS RECORDED IN THE DOUGLAS COUNTY DEED RECORDS. THE ALIGNMENT OF STRICKLAND CANYON ROAD WAS ESTABLISHED BY TYING THE AS-BUILT CENTERLINE AND DESIGNING CURVES AND TANGENTS THEREFROM ON THE PORTION SURVEYED. SURVEYS OF RECORD ARE M95-28, M108-79, M29-71, AND M25-52.

FIELD CREW: NEIL HIBBS & RYAN PALMER
EQUIPMENT: NIKON TOTAL STATION
OFFICE: DON BENTZ
DRAFTING: TIM ADAMS

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MILTON L. & SUSAN K. SULLIVAN, 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 AS SHOWN HEREON.

Milton L. Sullivan
MILTON L. SULLIVAN

Susan K. Sullivan
SUSAN K. SULLIVAN

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF SEPTEMBER, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MILTON L. & SUSAN K. SULLIVAN, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell T. Harness
MY COMMISSION EXPIRES: 1-18-99

APPROVALS:

Keith L. Cubic 9/25/96
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Larry E. Moore 9-25-96
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 9/27/96
DOUGLAS COUNTY TAX COLLECTOR DATE

96-20401

FILED THIS 27th DAY OF SEPTEMBER, 1996 3:05 O'CLOCK PM



GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK By: *Gloria A. Burnett* 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 27 PH 3:05

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

By: *Gloria A. Burnett*
DEPUTY

FEE: PP

96-20401

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1988
DONALD A. BENTZ
839

EXPIRES 12-31-97

LAND PARTITION

IN THE SW1/4 OF SEC. 14 & THE NW1/4 OF SEC. 23, T28S, R7W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
GERALD D. & CAROL GORDON
3081 STRICKLAND CANYON RD.
ROSEBURG, OREGON 97470
MILTON L. & SUSAN K. SULLIVAN
3153 STRICKLAND CANYON RD.
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: NO SCALE

DATE: SEPT. 1996

1348-01

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