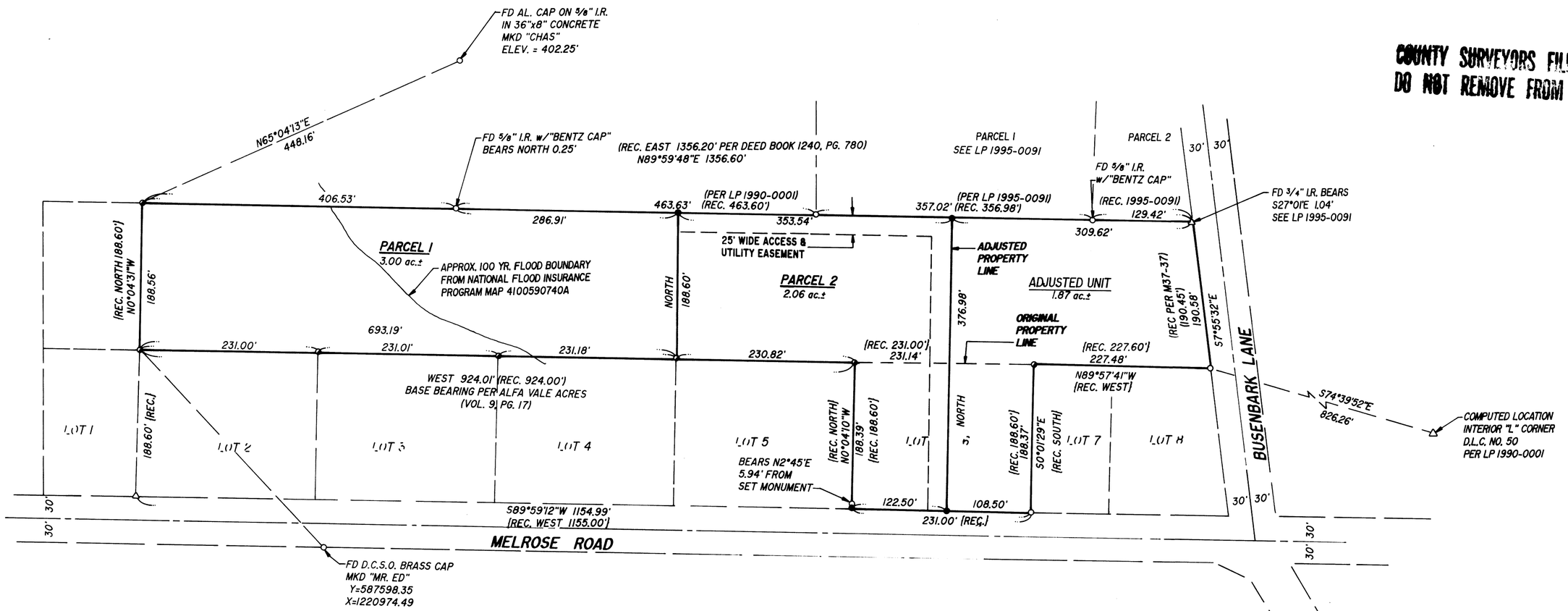
1996 - 0083

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE




## DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RONALD LEE & LYDIA DENISE OPP, 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 ON THIS MAP.

Ronald Lee Opp — RONALD LEE OPP

Lydia Denise Opp — LYDIA DENISE OPP

## ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7th DAY OF FEBRUARY, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD LEE & LYDIA DENISE OPP, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell [illegible]

MY COMMISSION EXPIRES: 2/18/99

## 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 THE NORTHWEST CORNER OF LOT 6, ALFA VALE ACRES AS RECORDED IN VOLUME 9, PAGE 17 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID ALFA VALE ACRES WEST 924.01 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN BOOK 1240, PAGE 779 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN BOOK 1240, PAGE 779 N0°04'31"W 188.56 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN BOOK 1240, PAGE 779 N89°59'48"E 1046.98 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 376.98 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MELROSE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE S89°59'12"W 122.50 FEET TO THE SOUTHWEST CORNER OF THE ABOVE SAID LOT 6; THENCE ALONG THE WEST LINE OF SAID LOT 6 N0°04'10"W 188.39 FEET TO THE POINT OF BEGINNING.

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

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

96 OCT -1 PM 3:40

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Diana Odair DEPUTY

FEE PP

GAY FIELDS DOUGLAS COUNTY CLERK STATE OF OREGON

## APPROVALS:

Keith L. Cubic — DOUGLAS COUNTY PLANNING DIRECTOR — 9/11/96 DATE

Larry E. Monroe — DOUGLAS COUNTY SURVEYOR — 9-11-96 DATE

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

Vickey Sanferani, deputy — DOUGLAS COUNTY TAX COLLECTOR — 10-1-96 DATE

FILED THIS 1 DAY OF OCTOBER, 1996, 3:40 O'CLOCK PM

[illegible] Clerk, By: Diana Odair Deputy
DOUGLAS COUNTY CLERK

96-20656

## NARRATIVE:

SURVEY TO CREATE A LAND PARTITION AND PROPERTY LINE ADJUSTMENT ON THAT PROPERTY BEING LOT 6 OF "ALFA VALE ACRES" AS RECORDED IN VOLUME 9, PAGE 17 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON AND THAT PROPERTY DESCRIBED IN INST. NO. 93-12430, DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE NORTH LINE OF MELROSE ROAD WAS ESTABLISHED BY EXTENDING THE WEST LINE OF PARCEL 1 SOUTHERLY AND MEASURING RECORD DISTANCE TO THE SOUTHWEST CORNER OF LOT 2, SAID PLAT. THE SOUTHWEST CORNER OF LOT 6 WAS DETERMINED BY MEASURING RECORD DISTANCE FROM THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 6, WESTERLY ALONG THE ESTABLISHED SAID NORTH LINE OF MELROSE ROAD. OTHER SURVEYS OF RECORD ARE LP 1995-0091, M37-37, AND LP 1990-0001

FIELD CREW: NEIL HIBBS & DAN SHEPERD
EQUIPMENT: NIKON TOTAL STATION
OFFICE: ROMEY WARE
DRAFTING: TIM ADAMS

ZONING: I-R
COMP. PLAN: RURAL RESIDENTIAL
WATER: UMPQUA WATER BASIN ASSOC.
SEWER: ON-SITE SEPTIC

FLOOD PLAIN STATEMENT
FLOOD WAY IS OVER
1000 FEET AWAY

PLANNING DEPT. FILE NO.: 95-326

LEGEND:
- ● SET 5/8" x 30" I.R. w/ CAP MKD "I.E. ENG."
- ○ FD 5/8" I.R. UNLESS OTHERWISE NOTED
- ◉ FD 3/4" I.R.
- △ CALCULATED POINT
- [ ] REC. PER M26-68

REGISTERED OREGON LAND SURVEYOR
JULY 12, 1968
DONALD A. BENTZ
839
EXPIRES 12-31-97

# LAND PARTITION & BOUNDARY LINE ADJUSTMENT

IN THE NW1/4 OF SEC. 9, T27S, R6W, W.M.,
DOUGLAS COUNTY, OREGON

SURVEYED FOR:
RONALD LEE OPP &
LYDIA DENISE OPP
156 BUSENBARK LN.
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" = 100' | DATE: FEB. 15, 1996 | 951-02 | PAGE: 1 OF 1

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