

- LEGEND:**
- SET 5/8" x 30" IRON ROD w/CAP MKD "I.E. ENG."
 - FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POINT
 - P — EXISTING POWER LINE
 - x-x- EXISTING FENCE
 - [] RECORD DATA PER M33-59



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

96-24194

<p>REGISTERED OREGON LAND SURVEYOR</p> <p><i>Donald Bentz</i></p> <p>JULY 12, 1965 DONALD BENTZ 839</p> <p>EXPIRES 12-31-97</p>	<p>LAND PARTITION</p> <p>IN THE NE1/4, SE1/4, SW1/4, & NW1/4 OF SEC. 2, AND IN THE NW1/4 OF SEC 1, T28S, R7W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR:</p> <p>JAMES & VICTORIA SPRAGG 888 DAIRY LOOP RD. ROSEBURG, OREGON 97470</p>	<p>SURVEYED BY:</p> <p>i.e. ENGINEERING</p> <p>548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (541) 873-0166 FAX (541) 440-9392</p>
<p>SCALE: 1" = 200'</p>	<p>DATE: OCT. 1996</p>	<p>1103-02</p>
		<p>PAGE: 1 OF 2</p>

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 PORTION OF PROPERTY DESCRIBED IN INSTRUMENT NO. 94-15358 (BOOK 1306, PAGE 457) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON LYING IN SECTIONS 1 AND 2, TOWNSHIP 28 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, AND CONTAINING 96.99 ACRES OF LAND MORE OR LESS.

[Signature]
DONALD A. BENTZ P.L.S. #839

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES K. & VICTORIA L. SPRAGG, 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.

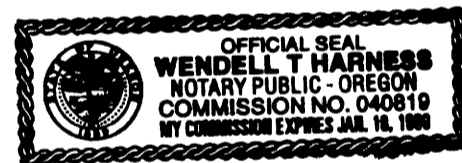
[Signature]
JAMES K. SPRAGG
[Signature]
VICTORIA L. SPRAGG

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30th DAY OF OCTOBER, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES K. & VICTORIA L. SPRAGG, 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



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PACIFIC COAST INVESTMENT COMPANY IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN HEREON.

PACIFIC COAST INVESTMENT COMPANY

SEE PARTITION PLAT CONSENT AFFIDAVIT RECORDED IN VOLUME 1444, PAGE 959

NARRATIVE:

WE FOUND THE NORTHEAST CORNER OF D.L.C. NO. 40 AS SHOWN. RESEARCHING ROAD RECORDS FOUND IN BOOK 2, PAGE 216 - 220, SHOWS THE RIGHT-OF-WAY DAIRY LOOP ROAD, COUNTY ROAD NO. 18A PARALLELING THE D.L.C. LINE. THE SAME ROAD RAN BETWEEN STEPHENS AND OLLIVANT, THAT LINE BEING COMMON AND THE D.L.C. LINE. WE THEN DETERMINED THE RIGHT-OF-WAY FROM FOUND MONUMENTS AND CALCULATED A LINE PARALLELL THERETO AND INTERSECTING THE NORTHEAST D.L.C. CORNER MENTIONED. LACKING FURTHER EVIDENCE WE THEN TRAVERSED WEST FROM SAID NORTHEAST D.L.C. CORNER THE RECORD DISTANCE 51.50 CHAINS TO THE NORTHWEST CORNER. AGAIN LACKING FURTHER EVIDENCE WE TRAVERSED SOUTH FROM THE SAID NORTHEAST CORNER OF THE D.L.C. PERPENDICULAR TO THE NORTH LINE AND COMPUTED THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER BY TRAVERSING WEST PARALLEL TO THE NORTH LINE. WE THEN ESTABLISHED THE SOUTH LINE OF THAT PARCEL DESCRIBED IN INSTRUMENT NO. 94-015358, 141 RODS AND 12 FEET (2338.5 FEET) SOUTH OF THE AFOREMENTIONED NORTH D.L.C. LINE. ALONG THE WEST LINE THE RIGHT-OF-WAY OF THE COUNTY ROAD WAS ESTABLISHED PER FOUND MONUMENTS AND THE PLAT FILED IN M33-59. THE EASTERLY RIGHT-OF-WAY WAS ESTABLISHED PARALLEL TO THE D.L.C. LINE (COMPUTED) AND COMPARED TO M33-59 AND FOUND TO BE VERY CLOSE, AS SHOWN. USING FOUND MONUMENTS ON M33-59 AND A FENCE LINE (RUNNING NORTH FROM THE SOUTHWEST CORNER OF PARCEL SURVEYED TO THE RIGHT-OF-WAY) TO BE WITHIN 0.5 TOLERANCE OF THE SURVEYED LINE ON M33-59, YET APPROXIMATELY 22 FEET WEST OF THE D.L.C. LINE. A PORTION OF THE ACCESS TO PARCEL 2 IS WITHIN THIS 22 FEET. NEGOTIATIONS AND A PROPERTY LINE ADJUSTMENT ARE RECOMMENDED TO RESOLVE THIS MATTER (FROM THE SOUTHWEST CORNER NORTH TO THE RIGHT-OF-WAY). BASE BEARING IS MAP M35-59 AS SHOWN.

FIELD CREW: SAM COREY & RYAN PALMER
EQUIPMENT: NIKON TOTAL STATION
OFFICE: TOM BIXBY
DRAFTING: TIM ADAMS

APPROVAL:

[Signature] 12/4/96
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 12-4-96
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

[Signature] 12-5-96
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 6 DAY OF December, 1996, 8:05 O'CLOCK AM

[Signature] Deputy
DOUGLAS COUNTY CLERK

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

SECTION _____ ON _____
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *[Signature]* DEPUTY
96-24794 FEE PP



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

ZONE: FG
COMP. PLAN: AG
SEWER: ON-SITE SEPTIC
WATER: UMPQUA BASIN WATER ASSOCIATION
PLANNING DEPT. FILE NO.: 93-42

REGISTERED OREGON LAND SURVEYOR <i>[Signature]</i> JULY 12, 1988 DONALD A. BENTZ 839 EXPIRES 12-31-97	LAND PARTITION IN THE NE1/4, SE1/4, SW1/4, & NW1/4 OF SEC. 2, AND IN THE NW1/4 OF SEC. 1, T28S, R7W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: JAMES & VICTORY SPRAGG 888 DAIRY LOOP RD. ROSEBURG, OREGON 97470	SURVEYED BY: <i>[Signature]</i> i.e. ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NONE	DATE: OCT. 1996	PAGE: 2 OF 2