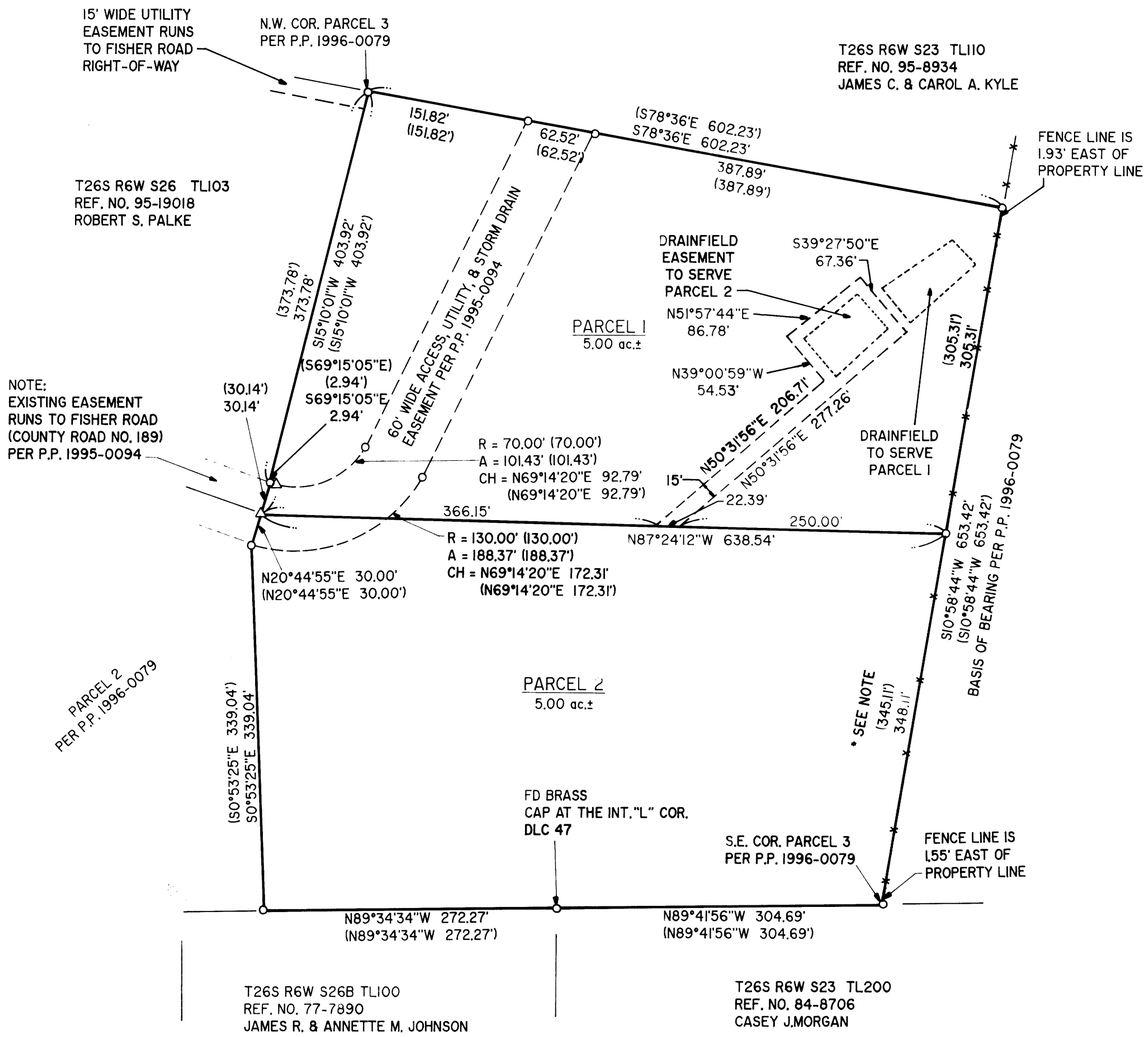
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1200 - 1997



* NOTE:

THE CORRECT DISTANCE BETWEEN THE MONUMENTS AT THE NE AND SE CORNERS IS 348.11 FEET. THE RECORD DISTANCE PER P.P. 1996-0079 OF 345.11 FEET IS INCORRECT.

LEGEND:
- o FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POINT

COMP. PLAN: RC5
ZONE: 5R
WATER: UMPQUA BASIN WATER ASSOC.
SEWER: ON-SITE SEPTIC
PLANNING DEPT. #: 97-002

STATE OF OREGON] SS.
COUNTY OF DOUGLAS]
I, [redacted], COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
97 FEB 20 AM 8:14
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Engels DEPUTY
97-03919 FEE PD

DOYLE SHAVER JR., DOUGLAS COUNTY CLERK — STATE OF OREGON

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 23, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 3 OF PARTITION PLAT NO. 1996-0079 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT R. DUANE DOMINGUEZ, DOMINGUEZ DEVELOPMENT INC., 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.

R. DUANE DOMINGUEZ,
DOMINGUEZ DEVELOPMENT INC.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF FEBRUARY, 199 7, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED R. DUANE DOMINGUEZ, DOMINGUEZ DEVELOPMENT INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: 1-18-99

OFFICIAL SEAL
WENDELL T HARNESS
NOTARY PUBLIC - OREGON
COMMISSION NO. 040819
MY COMMISSION EXPIRES JAN. 18, 1999

APPROVALS:

Keith L. Cubic — 2/19/97
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Ed Moreau DEPUTY — FEB. 19, 1997
DOUGLAS COUNTY SURVEYOR — DATE

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

Anne E. Schroeder — 2/19/97
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 20 DAY OF Feb, 1997, 8:14 O'CLOCK AM/PM

DOYLE SHAVER JR., Co. by Carol Engels Deputy
DOUGLAS COUNTY CLERK

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 3 OF PARTITION PLAT NO. 1996-0079 INTO TWO PARCELS AS SHOWN HEREON. THE FOUND MONUMENTS AT THE NORTHEAST AND SOUTHEAST CORNERS OF SAID PARCEL 3 WERE USED AS THE BASIS OF BEARING PER P.P. 1996- 0079. ALL MONUMENTS WERE USED AS FOUND.

FIELD CREW: NEIL HIBBS & SAM COREY
EQUIPMENT: NIKON TOTAL STATION
OFFICE: WENDELL T. HARNESS
DRAFTING: TIM ADAMS
SURVEY DATE: JANUARY 16, 1997

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

LAND PARTITION

IN THE SW1/4 OF SEC. 23, T26S, R6W, W.M.,
DOUGLAS COUNTY, OREGON

SURVEYED FOR:
R.DUANE DOMINGUEZ
2716 FISHER ROAD
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: JAN. 1997 | 1023-04 | PAGE: 1 OF 1

1997 - 0021