

1997 - 0048

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 20, TOWNSHIP 26 SOUTH, RANGE 3 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS: PARCEL 2 OF BOOK 9, PAGE 92 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN E. & BEATRICE B. GARLAND, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN HEREON.

JOHN E. GARLAND BEATRICE B. GARLAND

REFERENCE TO CONSENT AFFIDAVIT:
SEE LAND PARTITION CONSENT AFFIDAVIT AS RECORDED
IN BOOK 1469, PAGE 118
(INSTRUMENT NO. 97-08924)

APPROVALS:

Keith L. Cubic 4/25/97
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Wren 4/28/97
DOUGLAS COUNTY SURVEYOR DATE

Anne E. Schroeder 4/28/97
DOUGLAS COUNTY TAX COLLECTOR DATE

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

FILED THIS 28th DAY OF April, 1997, 12:19 O'CLOCK AM/PM

Doyle Shaver Jr., County Clerk
DOUGLAS COUNTY CLERK



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

97 APR 28 PM 12:19

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carl Engel
97-08925

NOTE:

PARCEL 2, PER THIS PLAT IS GRANTED JOINT USE OF AN EXISTING WELL (AS SHOWN) AND A 15' WIDE WATERLINE EASEMENT OVER PARCEL 1 FROM SAID WELL IN A SOUTHERLY DIRECTION TO THE SOUTH LINE OF PARCEL 1. SAID JOINT USE AND EASEMENT SHALL EXPIRE UPON THE SUCCESSFUL COMPLETION OF A WELL OR EXTENSION OF THE GLIDE WATER ASSOCIATION LINE TO SERVE PARCEL 2.

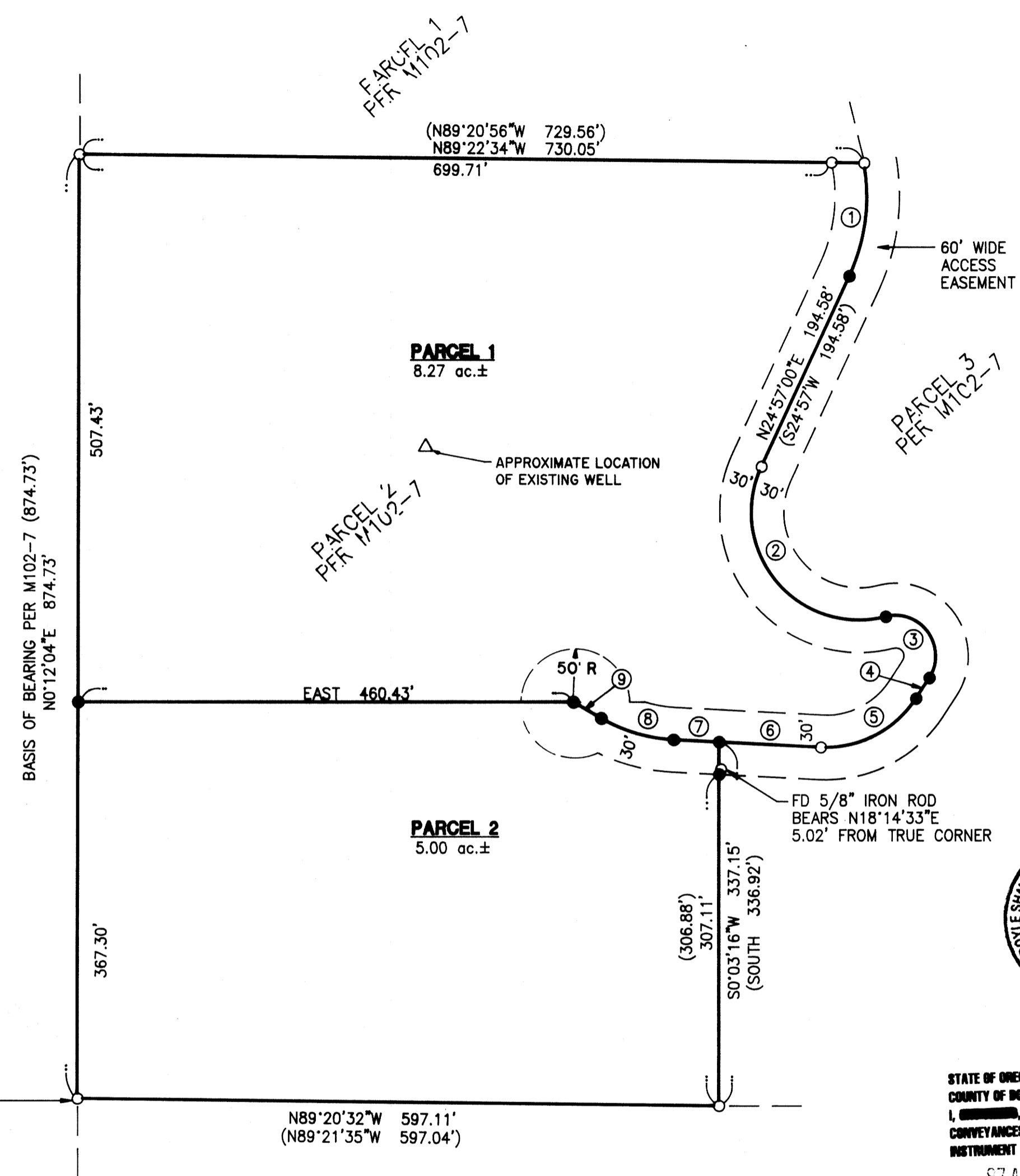
THE PROPERTY OWNERS AGREE TO PARTICIPATE IN A PRIVATE MAINTENANCE PROGRAM FOR THE LOCAL ACCESS ROADS (ESTELLA STREET, SOUTH ESTELLA STREET, AND TERRACE DRIVE)

LEGEND:

- SET 5/8" X 30" IRON ROD W/CAP MKD "I.E. ENG."
- FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
- () REC. DATA PER M102-7

ZONE: R5
COMP. PLAN: RC5
WATER: WELL
SEWER: SEPTIC OR GLIDE SEWER DISTRICT
PLANNING DEPT. FILE NO.: 97-052

FD 5/8" IRON ROD AT THE CENTER 1/4 CORNER OF SEC. 20
BT'S PER M100-7
A 42" TRIPLE OAK BEARS S2'E 54.50' SCRIBED "C1/4 S20 BT"
A 6" D. FIR BEARS N71'E 113.40' SCRIBED "C1/4 S20 BT"



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 2 OF M102-7 (BK 9, PG. 92) INTO TWO PARCELS AS SHOWN HEREON. THE FOUND MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS OF SAID PARCEL 2 WERE USED AS THE BASIS OF BEARING PER M102-7. THE CENTERLINE OF THE ROAD WAS CALCULATED USING THE FOUND MONUMENTS SHOWN AND HOLDING RECORD RADII PER M102-7 TO COMPUTE THE CENTERLINE POINTS WHICH WERE MISSING BETWEEN FOUND MONUMENTS.

FIELD CREW: NEIL HIBBS, SAM COREY
EQUIPMENT: NIKON TOTAL STATION
CALCULATIONS: DON BENTZ
DRAFTING: TIM ADAMS

#	BEARING - DIST.	RADIUS	ARC	REC. BRG. - DIST	REC. RAD	REC. ARC
1	N7°29'14"E 105.67'	175.00'	107.35'	(N7°25'E 105.44')	(175.00')	(107.11')
2	N39°44'10"W 180.79'	100.00'	225.79'	(S39°43'E 180.76')	(100.00')	(225.73')
3	N35°36'02"W 69.90'	37.50'	89.98'	(S35°34'E 69.93')	(37.50')	(90.08')
4	N33°15'00"E 22.81'	—	—	(S33°15'W 22.81')	—	—
5	N63°05'00"E 99.47'	100.00'	104.14'	(S63°05'W 99.49')	(100.00')	(104.14')
6	S87°05'00"E 95.00'	—	—	(N87°05'W 95.00')	—	—
7	S87°05'00"E 42.47'	—	—	—	—	—
8	S73°32'30"E 70.25'	150.00'	70.91'	—	—	—
9	S60°00'E 29.88'	—	—	—	—	—

REGISTERED PROFESSIONAL LAND SURVEYOR
Donald A. Bentz
OREGON JULY 12, 1988
DONALD A. BENTZ 839
EXPIRES: 12/31/97

LAND PARTITION
IN THE NE 1/4 OF SEC. 20, T26S, R3W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR: JOHN & BEA GARLAND
P.O. BOX 525
WARTRACE, TN 37183
(615) 389-9727

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: MAR. 1997 JOB NO. 501-02 PAGE: 1 OF 1

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