

1997 - 0083

**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 PROPERTY DESCRIBED IN INSTRUMENT NO. 96-09220 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND CONTAINING 0.43 ACRES, MORE OR LESS.

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

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION LOT 11 OF DEER CREEK MEADOWS SUBDIVISION INTO TWO PARCELS AS SHOWN HEREON. THE FOUND MONUMENTS ALONG THE WEST LINE OF SAID PROPERTY WERE USED AS THE BASIS OF BEARING PER PARTITION PLAT NO. 1996-59. THE NORTH R/W LINE OF DOUGLAS AVENUE WAS DETERMINED BY HOLDING PARALLEL AND 185 FEET SOUTHERLY OF THE NORTH LINES OF LOTS 11 AND 12 OF DEER CREEK MEADOWS SUBDIVISION (USING FOUND MONUMENTS AT THE NORTHEAST CORNER OF LOT 12 AND THE NORTHWEST CORNER OF LOT 11); THE SOUTHWEST CORNER OF THE PROPERTY WAS COMPUTED BY INTERSECTING THE COMPUTED NORTH R/W OF DOUGLAS AVENUE WITH THE EXTENSION OF THE BASIS OF BEARING LINE. THE SOUTHEAST CORNER OF LOT 12 WAS COMPUTED BY INTERSECTING THE COMPUTED NORTH R/W OF DOUGLAS AVENUE WITH A LINE PARALLEL TO THE COMPUTED WEST LINE OF LOT 11 FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF LOT 12. THE NORTHEAST AND SOUTHEAST CORNERS OF LOT 11 WERE COMPUTED BY PROPORTIONING BETWEEN THE PREVIOUSLY COMPUTED CORNERS OF LOTS 11 AND 12.

FIELD CREW: SAM COREY, RYAN PALMER  
EQUIPMENT: NIKON TOTAL STATION  
CALCULATIONS: WENDELL T. HARNESS  
DRAFTING: TIM ADAMS

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT SHAWN A. & TRAYCE L. CURTIS, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS.

SHAWN A. CURTIS TRAYCE L. CURTIS

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

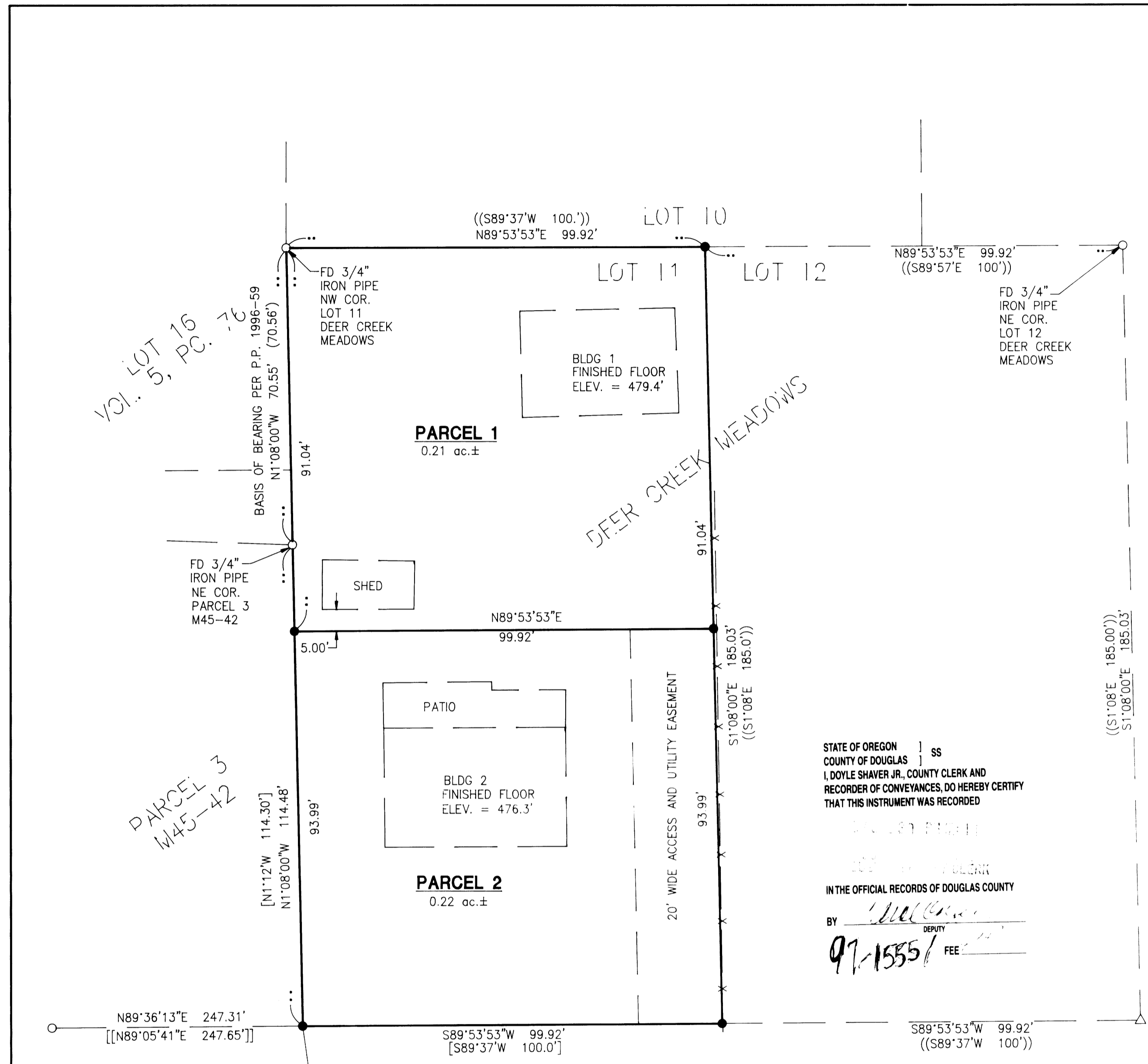
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25<sup>th</sup> DAY OF JUNE, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED SHAWN A. & TRAYCE L. CURTIS, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: 1-1-01  
OFFICIAL SEAL  
WENDELL T. HARNESS  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 040819  
MY COMMISSION EXPIRES JAN. 18, 1999

**APPROVALS**

COMMUNITY DEVELOPMENT DIRECTOR DATE  
CITY OF ROSEBURG  
PUBLIC WORKS DIRECTOR DATE  
CITY OF ROSEBURG  
Douglas County Surveyor 7/3/97 DATE

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>  <b>OREGON</b> JULY 12, 1967 <b>DONALD A. BENTZ</b> 839  EXPIRES: 12/31/97	<b>LAND PARTITION</b> IN THE NW 1/4 OF SEC. 20, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: SHAWN A. CURTIS 2864 N.E. DOUGLAS AV. ROSEBURG, OREGON 97470 (541) 673-5702	SURVEYED BY: <i>i.e.</i> <b>ENGINEERING</b> 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: 1" = 20'	DATE: MAR. 1997	JOB NO. 1277-03 PAGE: 1 OF 1



**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.P. 1996-59
- [ ] M45-42
- (( )) DEER CREEK MEADOWS VOL. 7, PG. 21
- [[ ]] M114-25

ZONE: R-1-7.5  
COMP. PLAN: LOW DENSITY RESIDENTIAL  
WATER: CITY OF ROSEBURG  
SEWER: R.U.S.A.

CITY PLANNING DEPT. FILE NO.: P-97-1

FD BRASS CAP MKD "RSBG-5" ELEV. = 472.20  
Y = 575,162.56  
X = 1,249,506.86

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

*Vicky Winders, deputy* 7-30-97 DATE  
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 25 DAY OF June, 1997 0'CLOCK AM/PM

*Doyle Shaver Jr.*  
DOYLE SHAVER JR., County Clerk  
DOUGLAS COUNTY CLERK

1997 - 0083

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE