

1997-0129

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT DEE W. & CAROLYN K. WILSON 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 SHOWN HEREON.

*Dee W. Wilson*  
DEE W. WILSON  
*Carolyn K. Wilson*  
CAROLYN K. WILSON

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5<sup>th</sup> DAY OF Nov., 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED DEE W. & CAROLYN K. WILSON, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Wendell T. Harness*  
MY COMMISSION EXPIRES: 1-18-99

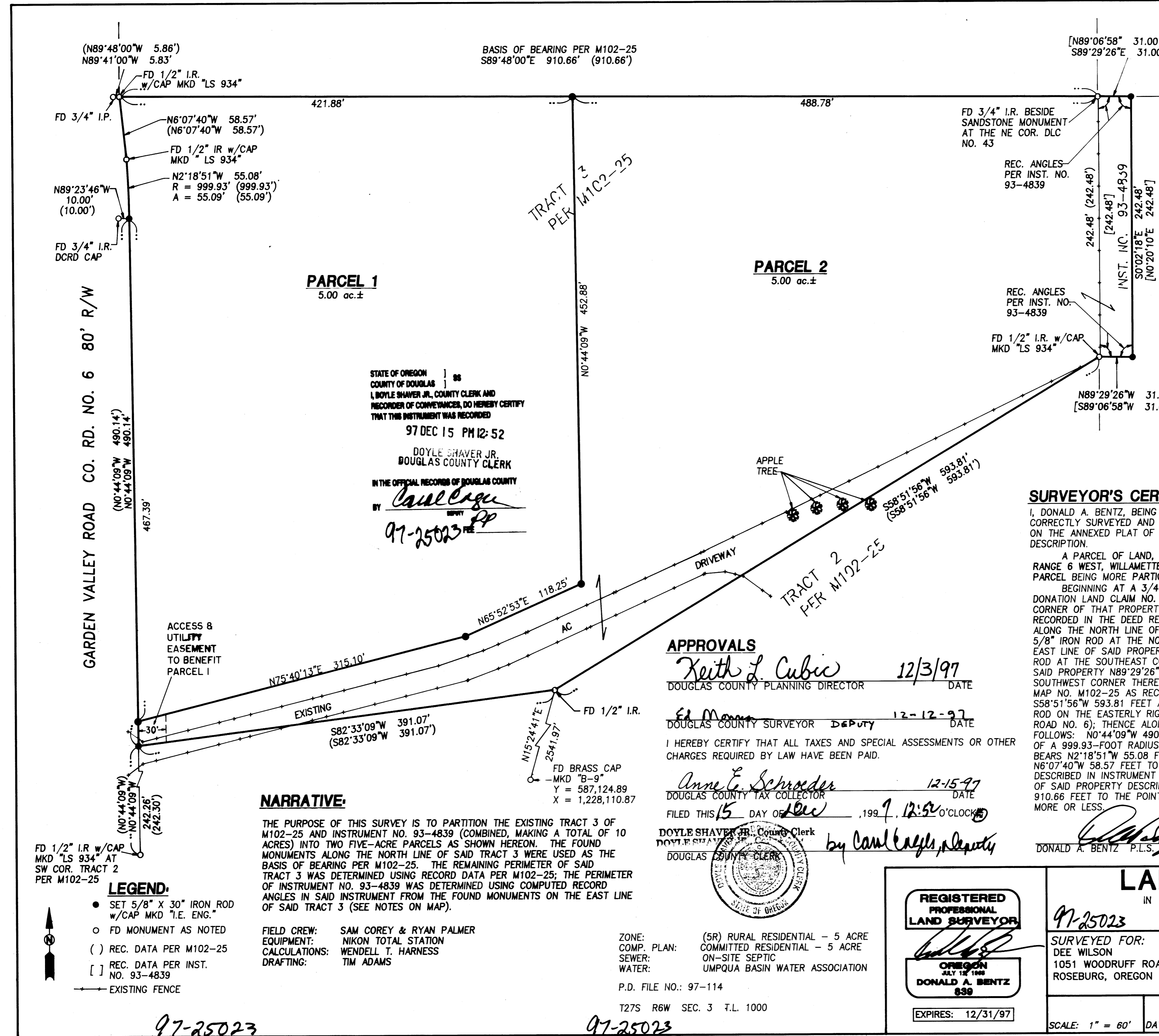


**SURVEYOR'S CERTIFICATE:**

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.

A PARCEL OF LAND, LYING IN SECTION 3 OF TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 3/4" IRON ROD AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 43, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 93-4839 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID PROPERTY S89°29'26"E 31.00 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID PROPERTY S0°02'18"E 242.48 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY N89°29'26"W 31.00 FEET TO A 1/2" IRON ROD AT THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF TRACT 3 OF MAP NO. M102-25 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY S58°51'56"W 593.81 FEET AND S82°33'09"W 391.07 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF GARDEN VALLEY ROAD (COUNTY ROAD NO. 6); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS FOLLOWS: N0°44'09"W 490.14 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 999.93-FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N2°18'51"W 55.08 FEET) 55.09 FEET TO A 1/2" IRON ROD AND N6°07'40"W 58.57 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 96-12006; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 96-12006 S89°48'00"E 910.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES, MORE OR LESS.

*Donald A. Bentz*  
DONALD A. BENTZ P.L.S. 7839



**PARCEL 1**  
5.00 ac.±

**PARCEL 2**  
5.00 ac.±

STATE OF OREGON } ss  
COUNTY OF DOUGLAS }  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED  
97 DEC 15 PM 12:52  
DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Carl Engel*  
97-25023

**APPROVALS**

*Keith L. Cubic* 12/3/97  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Ed Monna* 12-12-97  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

*Anne E. Schroeder* 12-15-97  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 15 DAY OF Dec, 1997, 12:52 O'CLOCK

DOYLE SHAVER JR., County Clerk  
DOUGLAS COUNTY CLERK  
by *Carl Engel*, Deputy



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE EXISTING TRACT 3 OF M102-25 AND INSTRUMENT NO. 93-4839 (COMBINED, MAKING A TOTAL OF 10 ACRES) INTO TWO FIVE-ACRE PARCELS AS SHOWN HEREON. THE FOUND MONUMENTS ALONG THE NORTH LINE OF SAID TRACT 3 WERE USED AS THE BASIS OF BEARING PER M102-25. THE REMAINING PERIMETER OF SAID TRACT 3 WAS DETERMINED USING RECORD DATA PER M102-25; THE PERIMETER OF INSTRUMENT NO. 93-4839 WAS DETERMINED USING COMPUTED RECORD ANGLES IN SAID INSTRUMENT FROM THE FOUND MONUMENTS ON THE EAST LINE OF SAID TRACT 3 (SEE NOTES ON MAP).

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

ZONE: (5R) RURAL RESIDENTIAL - 5 ACRE  
COMP. PLAN: COMMITTED RESIDENTIAL - 5 ACRE  
SEWER: ON-SITE SEPTIC  
WATER: UMPQUA BASIN WATER ASSOCIATION

P.D. FILE NO.: 97-114  
T27S R6W SEC. 3 T.L. 1000

**LEGEND:**

- SET 5/8" X 30" IRON ROD w/CAP MKD "I.E. ENG."
- FD MONUMENT AS NOTED
- ( ) REC. DATA PER M102-25
- [ ] REC. DATA PER INST. NO. 93-4839
- EXISTING FENCE

REGISTERED PROFESSIONAL LAND SURVEYOR

*Donald A. Bentz*  
OREGON JULY 12, 1989  
DONALD A. BENTZ 639

EXPIRES: 12/31/97

**LAND PARTITION**

IN SOUTH 1/2 SEC. 3 T27S, R6W, W.M., DOUGLAS COUNTY, OREGON

97-25023  
SURVEYED FOR:  
DEE WILSON  
1051 WOODRUFF ROAD  
ROSEBURG, OREGON 97470

SURVEYED BY:  
*i.e.*  
ENGINEERING  
741 S.E. Jackson Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392

SCALE: 1" = 60' DATE: JULY 8, 1997 JOB NO. 1433-01 PAGE: 1 OF 1

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