

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.
THE FOLLOWING DESCRIBES A PORTION OF LOTS 1 AND 2, PLAT "B" SUTHERLIN LAND & WATER COMPANY MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN BOOK 876, PAGE 648 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID POINT BEARS N0°27'00"W 8.12 FEET FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 PLAT "B" SUTHERLIN LAND & WATER COMPANY; THENCE ALONG THE ARC OF A 1402.40 FOOT CURVE RIGHT (THE CHORD OF WHICH BEARS N87°44'47"E 738.27 FEET) 747.07 FEET ALONG THE SOUTH LINE OF SAID PROPERTY TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE N13°17'26"E 61.16 FEET TO A 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN BOOK 175, PAGE 97 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 21 RIVERVIEW HOMESITES; THENCE ALONG THE ARC OF A 1462.40 FOOT RADIUS CURVE LEFT (THE CHORD OF WHICH BEARS N79°46'27"W 30.04 FEET) 30.04 FEET ALONG THE SOUTH LINE OF SAID PROPERTY TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE N13°17'26"E 210.94 FEET ALONG THE WEST LINE OF SAID PROPERTY TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID PROPERTY; THENCE S76°37'55"E 30.00 FEET ALONG THE NORTH LINE OF SAID PROPERTY TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 21, RIVER VIEW HOME SITES; THENCE N13°17'26"E 102.75 FEET ALONG THE WEST LINE OF RIVER VIEW HOME SITES TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THAT PROPERTY EXCEPTED IN BOOK 1142, PAGE 638 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S89°11'00"W 317.75 FEET ALONG THE SOUTH LINE OF SAID PROPERTY TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE N0°50'00"W 404.81 FEET ALONG THE WEST LINE OF SAID PROPERTY TO A 5/8" IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 19; THENCE N77°08'40"W 239.74 FEET ALONG SAID SOUTH LINE TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID SOUTH LINE ALONG THE ARC OF A 2829.79 FOOT RADIUS CURVE LEFT (THE CHORD OF WHICH BEARS N79°56'22"W 275.98 FEET) 276.09 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF LOT 1, BLOCK 1 PLAT "B" SUTHERLIN LAND & WATER COMPANY; THENCE S0°21'19"E 894.03 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. LYING IN THE SOUTHEAST AND NORTHEAST 1/4 OF SECTION 7 AND THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND CONTAINING 11.35 ACRES, MORE OR LESS.

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN BOOK 1142, PAGE 638 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.
THE BASIS OF BEARING WAS ESTABLISHED FROM MONUMENTS FOUND AT THE SOUTHWEST CORNER OF LOT 21 AND THE SOUTHWEST CORNER OF LOT 11, RIVER VIEW HOME SITES. THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD #19 WAS ESTABLISHED FROM MONUMENTS FOUND ALONG THE NORTH AND SOUTH LINES OF SAID COUNTY ROAD. THE SOUTH RIGHT-OF-WAY LINE OF SOUTH AVENUE WAS CALCULATED FROM MONUMENTS FOUND ALONG THE NORTH AND SOUTH LINES OF SOUTH AVENUE. THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 PLAT "B" SUTHERLIN LAND & WATER COMPANY WAS CALCULATED FROM RECORD DATA PER SAID PLAT "B" AND THE PLAT OF RIVER VIEW HOME SITES AND MONUMENTS FOUND IN RIVER VIEW HOME SITES. THE SOUTHWEST CORNER AND SOUTH LINE OF THE SUBJECT PROPERTY WAS CALCULATED PER DEED BOOK 876, PAGE 648. THE NORTHWEST CORNER OF THE SUBJECT PROPERTY RECORD ANGLE RIGHT PER M66-II AND THE SOUTH LINE OF COUNTY ROAD #19. THE EASTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY DEED INFORMATION AND MONUMENTS FOUND PER THE PLAT OF RIVER VIEW HOME SITES. THE EXCEPTION IN BOOK 1142, PAGE 638 WAS CALCULATED BY RECORD DEED DATA AND PLAT "B" SUTHERLIN LAND & WATER COMPANY. THE PROPERTY WAS THEN PARTITIONED PER THE OWNERS INSTRUCTIONS AND MONUMENTED AS SHOWN.

FIELD CREW: NEIL HIBBS & ROD McALLISTER
EQUIPMENT: NIKON TOP GUN TOTAL STATION
OFFICE: BEN JOHNSON
DRAFTING: TIM ADAMS

T25 R4 SEC. 7 TAX LOTS 3200 & 3300
TAX ACCOUNT NO.s 33085.04 & 33085.05

ZONE: 5R RURAL RESIDENTIAL
COMP. PLAN: RURAL COMMITTED 5 ACRES
WATER: ON-SITE WELL
SEWER: ON-SITE SEPTIC

PLANNING DEPT. FILE NO.: 97-140

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES M. WELLS, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN HEREON.

[Signature]
JAMES M. WELLS

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13th DAY OF JANUARY, 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED JAMES M. WELLS, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
MY COMMISSION EXPIRES: 1-18-99



APPROVALS:

[Signature] 1/28/98
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 1-29-98
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

[Signature] 1-29-98
DOUGLAS COUNTY TAX COLLECTOR DATE 98-01793

FILES THIS 29th DAY OF JANUARY, 1998, 11:35AM O'CLOCK

DOYLE SHAVER JR., County Clerk
DOUGLAS COUNTY CLERK *[Signature]* By: DEPUTY

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

98 JAN 29 AM 11:35

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]*
DEPUTY
FEE PP



98-01793

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 12, 1988 DONALD A. BENTZ 839 EXPIRES: 12/31/99	LAND PARTITION IN THE SE1/4 & NE1/4 OF SEC.7 AND THE SW1/4 OF SEC. 8, T25S, R4W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: JAMES WELLS 6213 NONPAREIL ROAD SUTHERLIN, OREGON 97479 (541) 459-7543	SURVEYED BY: <i>[Signature]</i> i.e. ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: DEC. 1997	JOB NO. 1492-01 PAGE: 1 OF 2