

LEGEND:

- SET 5/8" x 30" IRON ROD w/ CAP MKD "I.E. ENG."
- FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POINT
- () REC. DATA PER C.S. 40/146-3
- [] REC. DATA PER M76-76

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 FEB -6 AM 11:02

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Elmer A. Burnett
DEPUTY

FEE PP



T27S, R5W, SEC. 20BB TAX LOT 1200
TAX ACCOUNT NO. 47084.10

CITY PLANNING DEPT. FILE NO.: P-98-1

APPROVALS:

Randy A. Woodford _____ DATE
PUBLIC WORKS DIRECTOR
CITY OF ROSEBURG

David A. Butts 2-5-98 DATE
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ROSEBURG

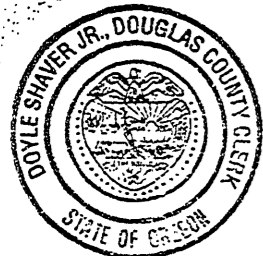
Elmer A. Burnett 2-6-98 DATE
DOUGLAS COUNTY SURVEYOR DEPUTY

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

Vickie Sanjorani deputy 2-6-98 DATE
DOUGLAS COUNTY TAX COLLECTOR 98-02356

FILED THIS 6th DAY OF FEBRUARY, 1998, 11:02 O'CLOCK

DOYLE SHAVER JR., County Clerk Elmer A. Burnett
DOUGLAS COUNTY CLERK 3rd DEPUTY



(REC. PER C.S. 40/146-2)
(N86°46'00"W 26.00')
N87°40'56"W 26.00'

N.W. COR.
D.L.C. NO. 40

(N86°46'00"W 2303.84')
S88°44'00"W 2303.84'

25.06'

10.03'

N85°51'56"W 125.00'
(N86°46'00"W 125.00')

[N85°55'41"W
S85°51'56"E
69.38'
[69.31']

FD 1/2"
IRON ROD

N85°34'58"W
1473.07'

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

DOUGLAS AVENUE 60' R/W

PARCEL 1
0.42 ac.±

PARCEL 2
1.06 ac.±

25' WIDE ACCESS EASEMENT TO BENEFIT PARCEL 1

10' WIDE UTILITY EASEMENT TO BENEFIT PARCEL 2

181.44'

187.93'

332.80'

S0°03'50"W 520.72' [518.03']
(N0°04'00"W 521.00')

BASIS OF BEARING PER PARTITION PLAT M76-76

FD 1"
IRON PIPE

(N89°51'00"W 124.82')
S87°49'07"E 124.77'

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 97-14302 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE BASIS OF BEARING WAS ESTABLISHED FROM MONUMENTS FOUND AT THE SOUTHEAST AND NORTHEAST CORNERS OF THE SUBJECT PROPERTY PER PARTITION PLAT RECORDED AS M76-76 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON. THE NORTH RIGHT-OF-WAY LINE OF DOUGLAS AVENUE WAS ESTABLISHED FROM MONUMENTS FOUND ALONG SAID NORTH LINE. THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED AT RECORD DISTANCE ALONG SAID NORTH LINE OF DOUGLAS AVENUE FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. THE NORTHWEST CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE BEARING OF THE EAST LINE OF THE SUBJECT PROPERTY AND RECORD DISTANCE FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THE PROPERTY WAS THEN PARTITIONED PER THE DEVELOPERS INSTRUCTIONS AND MONUMENTED AS SHOWN HEREON.

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

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 LOT 21 OF THE FIRST ADDITION OF BROOKSIDE TO ROSEBURG NORTH OF AND ADJACENT TO DOUGLAS AVENUE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF DOUGLAS AVENUE, SAID POINT BEARS N88°44'00"E 2303.84 FEET FROM THE NORTHWEST CORNER OF D.L.C. NO. 40; THENCE LEAVING SAID NORTH LINE N0°03'50"E 520.72 FEET ALONG THE EAST LINE OF THAT PROPERTY RECORDED IN INSTRUMENT NO. 97-14302 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE N87°49'07"W 124.77 FEET ALONG THE NORTH LINE OF SAID PROPERTY IN INSTRUMENT NO. 97-14302 TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTH LINE S0°03'50"W 516.46 FEET ALONG THE WEST LINE OF SAID PROPERTY IN INSTRUMENT NO. 97-14302 TO A 1" IRON PIPE ON THE NORTH RIGHT-OF-WAY LINE OF DOUGLAS AVENUE; THENCE ALONG SAID NORTH LINE S85°51'56"E 125.00 FEET TO THE POINT OF BEGINNING. LYING IN THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON AND CONTAINING 1.48 ACRES, MORE OR LESS.

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MOSSY CREEK DEVELOPMENT LLC, 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.

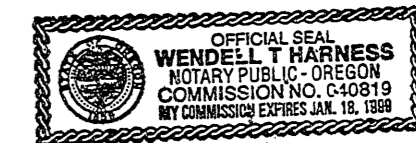
Dave Simas
DAVE SIMAS, MANAGER
MOSSY CREEK DEVELOPMENT LLC

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5th DAY OF FEBRUARY, 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED DAVE SIMAS, MANAGER OF MOSSY CREEK DEVELOPMENT LLC, WHO DID SAY THAT HE IS THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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



<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>OREGON JULY 12, 1968 DONALD A. BENTZ 839</p> <p>EXPIRES: 12/31/99</p>	<p>LAND PARTITION 98-02356</p> <p>IN THE NW1/4 OF SEC. 20, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: MOSSY CREEK DEVELOPMENT LLC 2021 EXCELLO DR. ROSEBURG, OREGON 97470</p>	<p>SURVEYED BY: i.e. ENGINEERING</p> <p>741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
SCALE: 1" = 40'	DATE: FEB. 1998	JOB NO. 1448-02 PAGE: 1 OF 1