

1998-0023 A

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN BOOK 1209, PAGE 594 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE BASIS OF BEARING WAS ESTABLISHED FROM MONUMENTS FOUND AT THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36 AND THE 1/4 CORNER COMMON TO SECTIONS 25 AND 36, TOWNSHIP 21 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON PER M 123-29. THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 38 WAS CALCULATED FROM MONUMENTS FOUND AT STATION 267+00 ON THE NORTH RIGHT-OF-WAY AND STATION 297+50 ON THE SOUTH RIGHT-OF-WAY PER STATE ROAD RECORDS. THE BOUNDARY OF THE SUBJECT PROPERTY WAS CALCULATED FROM DEED INFORMATION AND COUNTY SURVEY RECORDS HOLDING THE FOUND MONUMENTS ON THE HIGHWAY RIGHT-OF-WAY AND THE GOVERNMENT CORNERS. THE PROPERTY WAS THEN PARTITIONED AND MONUMENTED AS SHOWN PER THE OWNERS INSTRUCTIONS.

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 PARCEL OF LAND LYING IN SECTIONS 25 AND 36, TOWNSHIP 21 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND LYING NORTH OF STATE HIGHWAY 38 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF DONATION LAND CLAIM NO. 37, SAID POINT BEARS S89°46'17"E 561.34' FROM THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, TOWNSHIP 21 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N0°26'31"W 1332.29 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH 1/16 LINE OF SECTION 25; THENCE S89°53'35"E 2117.04 FEET ALONG SAID SOUTH 1/16 LINE TO A POINT WHICH IS THE CENTER SOUTH 1/16 CORNER TO SECTION 25; THENCE S0°07'26"E 1336.72 FEET ALONG THE NORTH/SOUTH CENTERLINE OF SECTION 25 TO THE 1/4 CORNER COMMON TO SECTIONS 25 AND 36; THENCE N89°46'17"W 1135.50 FEET ALONG THE LINE COMMON TO SECTIONS 25 AND 36 TO THE NORTHEAST CORNER OF PARCEL 2 IN BOOK 1209, PAGE 594 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S0°01'39"E 689.09 FEET ALONG THE EAST LINE OF SAID PARCEL 2 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 38; THENCE S75°36'20"W 15.98 FEET ALONG SAID NORTH LINE TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE S71°06'27"W 700.16 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE NORTH RIGHT-OF-WAY LINE BREIER ROAD; THENCE S86°54'33"W 289.74 FEET ALONG SAID NORTH LINE OF BREIER ROAD TO THE EAST LINE OF DONATION LAND CLAIM NO. 37; THENCE N0°26'31"W 939.31 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 83.54 ACRES, MORE OR LESS.

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

**APPROVALS:**

*Keith L. Cubie* 2/10/98  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Ed Morrison* 2-11-98  
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* 2-12-98  
DOUGLAS COUNTY TAX COLLECTOR DATE

98-02874

FILED THIS 12<sup>th</sup> DATE OF FEBRUARY 1998, 3:28 O'CLOCK PM

DOYLE SHAVER JR., County Clerk *Gloria G. Barnett*  
DOUGLAS COUNTY CLERK 84. DEPUTY



98-02874

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 12 PM 3:28

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Gloria G. Barnett*  
DEPUTY  
FEE PP

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

98-02874

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORTH DOUGLAS CUTTERS INC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN HEREON.

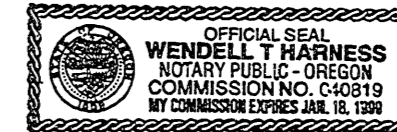
*David R. Cooper Jr.*  
DAVID R. COOPER JR.  
PRESIDENT, NORTH DOUGLAS CUTTERS INC.

**ACKNOWLEDGMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13<sup>th</sup> DAY OF JANUARY, 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED DAVID R. COOPER JR., PRESIDENT, NORTH DOUGLAS CUTTERS INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Wendell T. Harness*  
MY COMMISSION EXPIRES: 1-15-99



T21S R5W SEC. 25 TAX LOTS 500, 600, & 700  
T21S R5W SEC. 36 TAX LOTS 700, 800, & 900

ZONE: FF  
COMP. PLAN: FFT  
WATER: ON-SITE WELL  
SEWER: ON-SITE SEPTIC

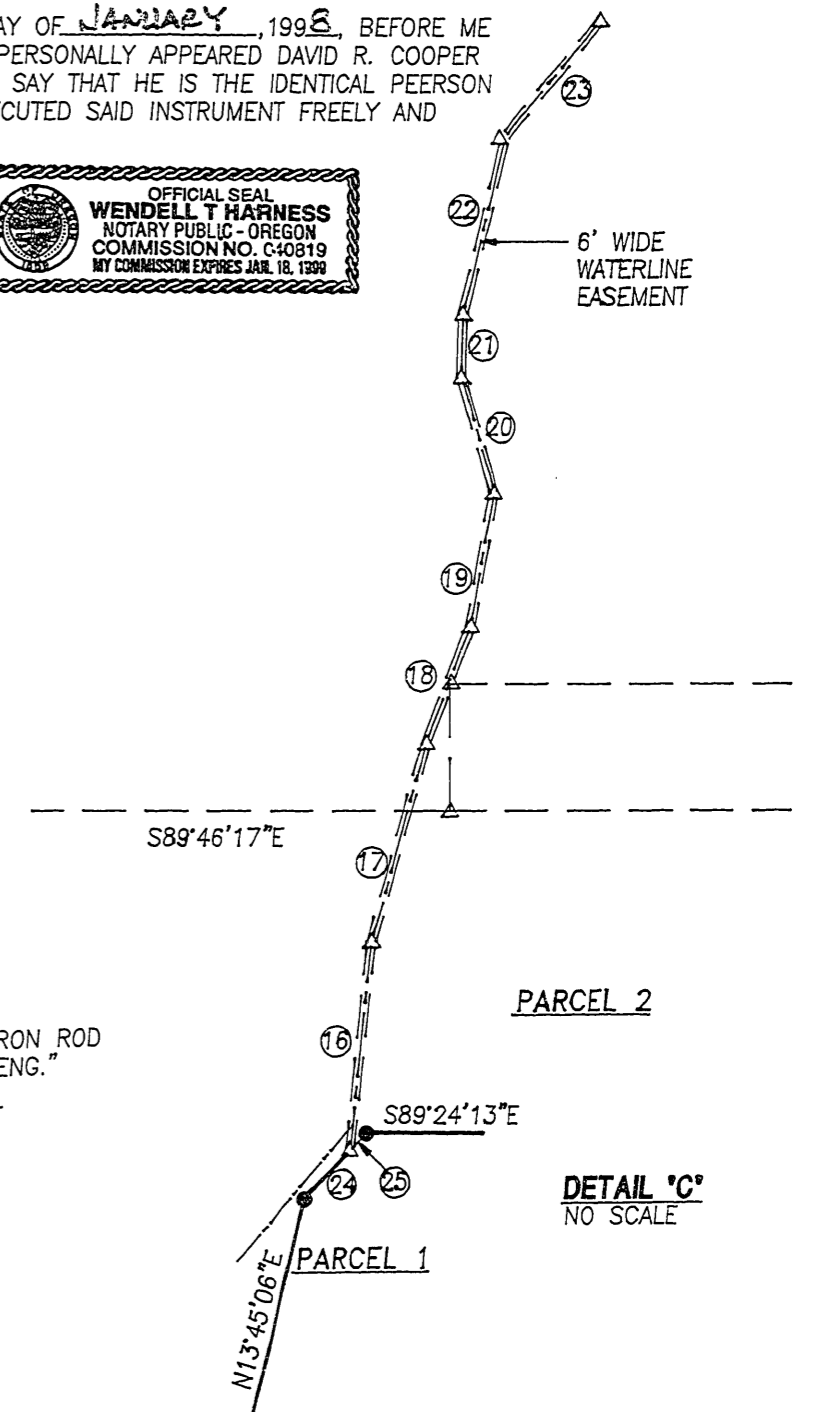
PLANNING DEPT. FILE NO.: 97-291

#	BEARING - DIST.
16	N5°51'50"E 225.55'
17	N15°33'33"E 243.41'
18	N21°03'18"E 148.19'
19	N10°14'12"E 160.11'
20	N15°53'41"W 141.62'
21	N1°46'32"E 75.05'
22	N14°00'00"E 214.63'
23	N40°00'00"E 181.38'
24	N43°57'34"E 107.69'
25	N43°57'34"E 2.82'



**LEGEND**

- SET 5/8" x 30" IRON ROD w/CAP MKD "I.E. ENG."
- △ CALCULATED POINT



DETAIL 'C'  
NO SCALE

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Donald A. Bentz</i></p> <p>OREGON JULY 12, 1968 DONALD A. BENTZ 839</p> <p>EXPIRES: 12/31/99</p>	<p><b>LAND PARTITION</b> 98-02874</p> <p>IN THE SW1/4 OF SEC. 25 AND THE NW1/4 SEC. 36, T21S, R5W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: NORTH DOUGLAS CUTTERS INC. P.O. BOX 121 CURTIN, OREGON 97428</p>	<p>SURVEYED BY: <i>i.e.</i> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: 1" = 200'</p>		<p>DATE: JAN. 1998</p>
<p>JOB NO. 1504-01</p>		<p>PAGE: 1 OF 2</p>

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