

1998-0042

STATE OF OREGON
COUNTY OF DOUGLAS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
98 MAY 14 PM 12:17
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

APPROVALS:
Chris S. Beard 5-14-98
PUBLIC WORKS DIRECTOR DATE
Carol Engel 5-19-98
COMMUNITY DEVELOPMENT DIRECTOR DATE
Ronny Wain 5-14-98
DOUGLAS COUNTY SURVEYOR DATE



I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL
ASSESSMENTS OR OTHER CHARGES REQUIRED BY
LAW HAVE BEEN PAID
Anne E. Schroeder 5-14-98
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 14th DAY OF May, 1998, 12:17 O'CLOCK
DOYLE SHAVER JR., County Clerk
DOUGLAS COUNTY CLERK

T27S, R05W, SEC. 19 AB TAX LOT 3600
TAX ACCOUNT NO. 8631.01
PLANNING DEPT. FILE NO.: P-98-3

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RODNEY C. & RUTHANNE IMMING, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN HEREON.

Rodney C. Imming
RODNEY C. IMMING
Ruthanne Imming
RUTHANNE IMMING

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF APRIL, 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED RODNEY C. & RUTHANNE IMMING, 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



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN BOOK 1517, PAGE 402 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE BASIS OF BEARING WAS ESTABLISHED FROM MONUMENTS FOUND AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AND THE POINT ON LINE NEAR THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN BOOK 1347, PAGE 957 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON PER M2-29. MONUMENTS FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF DOUGLAS AVENUE WERE USED TO ESTABLISH SAID NORTH LINE. THE ANGLE POINT IN THE WEST LINE OF THE SUBJECT PROPERTY WAS CALCULATED BY DISTANCE/DISTANCE INTERSECT FROM THE AFOREMENTIONED LINE POINT AND THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. THE NORTHWEST CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED BY THE RECORD ANGLE ON THE WEST LINE AND THE BEARING CALCULATED ALONG THE CENTER OF DEER CREEK. THE REMAINDER OF THE NORTH LINE WAS CALCULATED BY DISTANCE/DISTANCE INTERSECTS HOLDING RECORD DISTANCES PER M2-29. THE PROPERTY WAS THEN PARTITIONED AND MONUMENTED AS SHOWN.

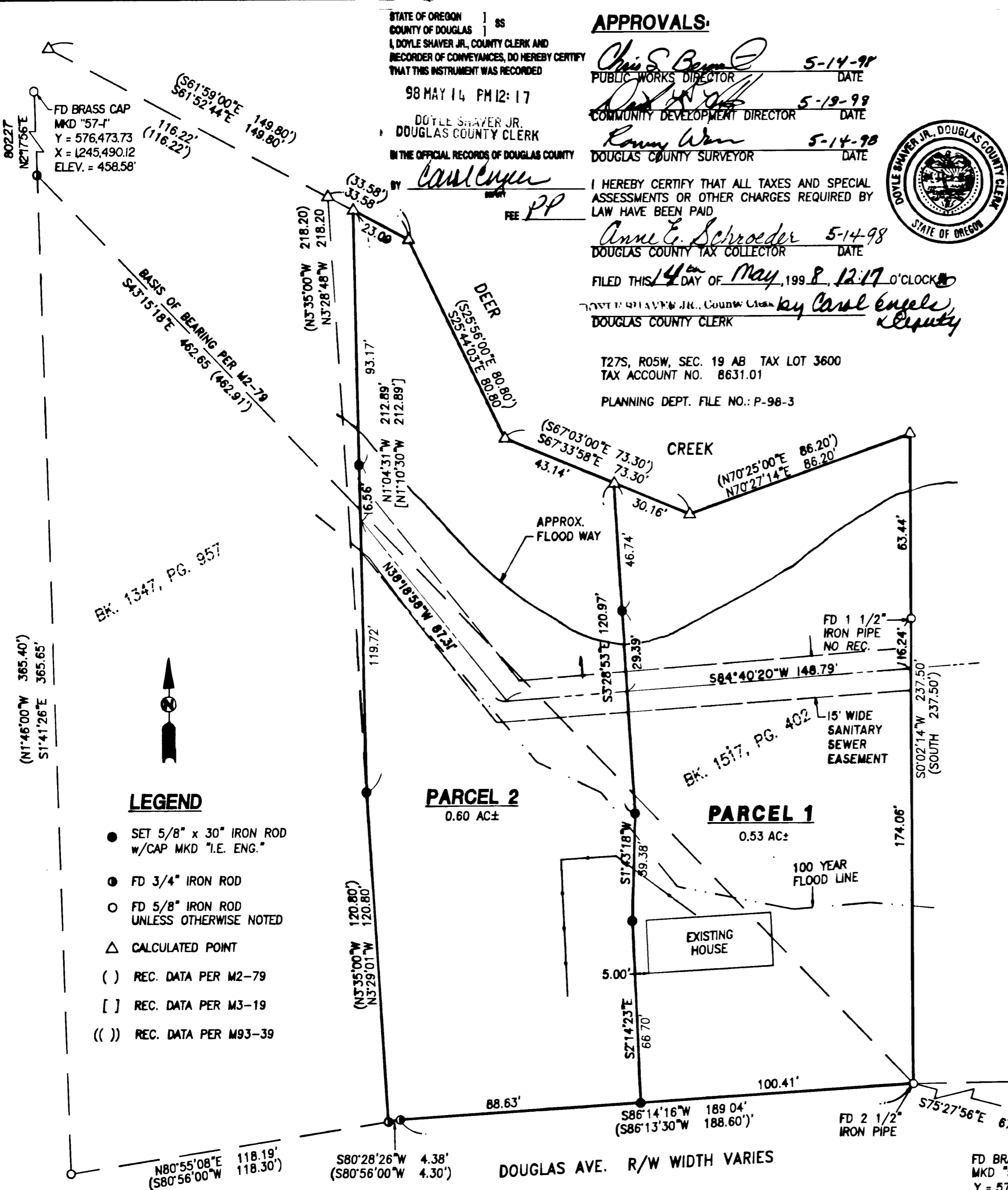
FIELD CREW: NEIL HIBBS & ROD McALLISTER
EQUIPMENT: NIKON TOP GUN TOTAL STATION
OFFICE: BEN JOHNSON
DRAFTING: TIM ADAMS

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 LYING BETWEEN DOUGLAS AVENUE AND DEER CREEK AND APPROXIMATELY 600 FEET EAST OF THE INTERSECTION OF HENRY STREET AND DICKEY STREET AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 2 1/2" IRON PIPE ON THE NORTH RIGHT-OF-WAY LINE OF DOUGLAS AVENUE FROM WHICH GEODETIC MONUMENT "56-1 RESET" BEARS S75°27'56"E 67.41 FEET; THENCE ALONG SAID NORTH LINE S86°14'16"W 189.04 FEET TO A 3/4" IRON ROD; THENCE CONTINUING ALONG SAID NORTH LINE S80°28'26"W 4.38 FEET TO A 3/4" IRON ROD; THENCE LEAVING SAID NORTH LINE N3°29'01"W 120.80 FEET ALONG THE EAST LINE OF THAT PROPERTY DESCRIBED IN BOOK 1347, PAGE 957 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID EAST LINE N1°04'31"W 119.72 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID EAST LINE N1°04'31"W 93.17 FEET TO THE CENTER OF DEER CREEK; THENCE ALONG THE CENTER OF DEER CREEK THE FOLLOWING: S61°52'44"E 23.09 FEET, S25°44'03"E 80.80 FEET, S67°33'58"E 73.30 FEET AND N70°27'14"E 86.20 FEET; THENCE LEAVING SAID CENTER OF DEER CREEK S0°02'14"W 63.44 FEET ALONG THE EAST LINE OF THAT PROPERTY DESCRIBED IN BOOK 1517, PAGE 402 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON TO A 1 1/2" IRON PIPE; THENCE CONTINUING ALONG SAID EAST LINE S0°02'14"W 174.06 FEET TO THE POINT OF BEGINNING. LYING IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND CONTAINING 1.13 ACRES, MORE OR LESS.

Donald A. Bentz
DONALD A. BENTZ P.L.S. #839
FD 5/8" IRON ROD
S.W. COR.
PARCEL 2
M93-39
((S89°33'28"W 166.91'))
((N89°13'45"E 166.73'))

98-11252



- LEGEND**
- SET 5/8" x 30" IRON ROD w/CAP MKD "I.E. ENG."
 - FD 3/4" IRON ROD
 - FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POINT
 - () REC. DATA PER M2-79
 - [] REC. DATA PER M3-19
 - (()) REC. DATA PER M93-39

NOTE:
DIFFERENCES IN THE DEED AND PLAT CALLS WITH MY CALCULATIONS AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY ARE THE RESULT OF CHANGES IN THE PARTIAL DISTANCES ALONG THE CENTERLINE OF DEER CREEK WHICH OCCURRED WHEN THE LINE BETWEEN SAID PROPERTIES RECORDED IN BOOK 1347, PAGE 957 AND BOOK 1517, PAGE 402 WERE ADJUSTED IN M3-19.



REGISTERED PROFESSIONAL LAND SURVEYOR		LAND PARTITION IN THE NE1/4 OF SEC. 19, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: RODNEY C. IMMING 850 S.E. SUMMIT ROSEBURG, OREGON 97470		SURVEYED BY: <i>i.e.</i> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392	
SCALE: 1" = 30'	DATE: APRIL 1998	JOB NO. 585-02	PAGE: 1 OF 1

1998-0042

98-11252

98-11252