

1998-0046 A

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY RECORDED IN INSTRUMENT NO. 89-07055 AND NO. 92-06338 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE BASIS OF BEARING WAS ESTABLISHED FROM FOUND MONUMENTS AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 95-10158 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND THE NORTHWEST CORNER OF SAID PROPERTY IN INSTRUMENT NO. 89-07055 PER M116-22. THE NORTH RIGHT-OF-WAY LINE OF TENMILE VALLEY ROAD WAS ESTABLISHED FROM MONUMENTS FOUND ALONG SAID LINE PER M51-29. THE SOUTHWEST AND SOUTHEAST CORNERS OF THE SUBJECT PROPERTY WERE CALCULATED BY PROPORTIONATE DISTANCE BETWEEN SAID MONUMENTS ON SAID NORTH LINE PER M116-22 AND M51-29. THE NORTHWEST CORNER OF SAID PROPERTY IN INSTRUMENT NO. 95-10158 WAS CALCULATED FROM THE SOUTHWEST CORNER OF SAID PROPERTY IN INSTRUMENT NO. 92-06338 PER M116-22. THE NORTH LINE OF HOMELAND ACRES PER M79-24 WAS ESTABLISHED FROM MONUMENTS FOUND ALONG SAID NORTH LINE. THE NORTHWEST CORNER OF LOT 6, HOMELAND ACRES WAS CALCULATED BY BEARING-BEARING INTERSECT HOLDING SAID NORTH LINE OF HOMELAND ACRES AND THE BEARING OF THE EAST LINE OF SAID LOT 6. THE CENTERLINE OF MOTTS ROAD WAS ESTABLISHED BY OFFSETTING THE SOUTH LINE OF HOMELAND ACRES 30.00 FEET. THE NORTHEAST CORNER OF THE PROPERTY IN INSTRUMENT NO. 89-07055 WAS ESTABLISHED BY BEARING-BEARING INTERSECT FROM THE SOUTHEAST CORNER OF SAID PROPERTY HOLDING RECORD BEARING PER M116-22 AND THE CENTERLINE OF MOTTS ROAD. THE SUBJECT PROPERTY WAS THEN PARTITIONED AS SHOWN.

FIELD CREW: NIEL HIBBS & ROD McALLISTER
EQUIPMENTS: 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 LOCATED IN DONATION LAND CLAIM NO. 55 LYING NORTH OF TENMILE VALLEY ROAD AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT A BRASS CAP AT THE WEST 1/16 CORNER COMMON TO SECTIONS 21 AND 28, TOWNSHIP 28 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG THE SECTION LINE COMMON TO SAID SECTIONS 21 AND 28 N88°21'43"W 394.07 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 92-06338 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE LEAVING SAID SECTION LINE S1°07'48"E 1143.18 FEET TO A 5/8" IRON ROD; THENCE EAST 208.80 FEET TO 5/8" IRON ROD; THENCE S2°05'54"E 264.00 FEET TO A 5/8" IRON ROD; THENCE S0°05'29"W 208.73 FEET TO A 5/8" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF TENMILE VALLEY ROAD; THENCE ALONG SAID NORTH LINE N89°57'36"E 270.01 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTH LINE N1°00'45"W 928.34 FEET TO A 5/8" IRON ROD ON THE CENTERLINE OF MOTTS ROAD; THENCE S89°44'43"W 105.33 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 5, HOMELAND ACRES; THENCE ALONG THE WEST LINE OF SAID LOT 5 N0°25'11"E 676.34 FEET TO THE POINT OF BEGINNING. LYING IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND CONTAINING 13.94 ACRES, MORE OR LESS.

DONALD A. BENTZ P.L.S. 639

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RALPH M. & N.B. BICKNELL 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 AS SHOWN HEREON FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL WATER-CARRIED ON SITE SEWAGE DISPOSAL SYSTEM (HEREIN AFTER CALLED SYSTEM) APPURTENANT TO THE PROPERTIES SHOWN HEREON, AND RALPH M. N.B. BICKNELL, GRANTOR, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE TO AND WITH THEIR HEIRS, SUCCESSORS, AND ASSIGNS THAT THE PROPERTY DESIGNATED AS DRAINFIELD HEREON SHALL NOT BE USED FOR ANY PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

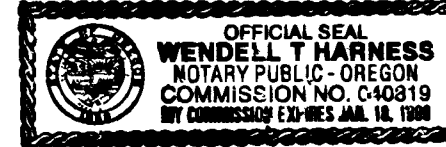
Ralph Bicknell *Nadene Bicknell*
RALPH M. BICKNELL N.B. BICKNELL

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21st DAY OF APRIL, 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED RALPH W. & N.B. BICKNELL, 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



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT M.J. & TERRI McDONOUGH 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 AS SHOWN HEREON FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL WATER-CARRIED ON SITE SEWAGE DISPOSAL SYSTEM (HEREIN AFTER CALLED SYSTEM) APPURTENANT TO THE PROPERTIES SHOWN HEREON, AND M.J. & TERRI McDONOUGH, GRANTOR, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE TO AND WITH THEIR HEIRS, SUCCESSORS, AND ASSIGNS THAT THE PROPERTY DESIGNATED AS DRAINFIELD HEREON SHALL NOT BE USED FOR ANY PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

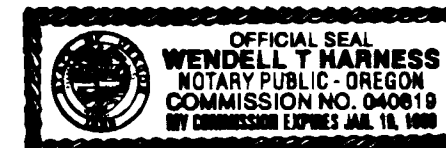
M.J. McDonough *TERRI McDONOUGH*
M.J. McDONOUGH TERRI McDONOUGH

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30th DAY OF DEC., 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED M.J. & TERRI McDONOUGH, 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



APPROVALS:

Bob Williams for KIC 5/28/98
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Mason 5-28-98
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 5-28-98
DOUGLAS COUNTY TAX COLLECTOR DATE

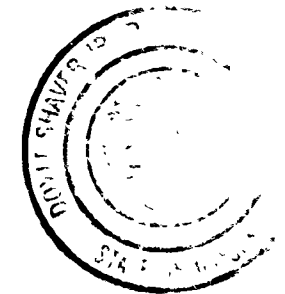
FILED THIS 28th DAY OF May 2:48 O'CLOCK

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

ZONE: (RR & 5R) RURAL RESIDENTIAL - 2 AC. & 5 AC.
COMP. PLAN: (RC2 & RC5) RESIDENTIAL COMMITTED - 2 AC. & 5 AC.
WATER: ON-SITE WELL
SEWER: ON-SITE SEPTIC

T28 R 7 SEC. 28B TAX LOT 400 & 800
TAX ACCOUNT NO. 10751.01 & 10752.00

PLANNING DEPT. FILE NO.: 97-230



STATE OF OREGON | 65
COUNTY OF DOUGLAS | 65
DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

98 MAY 20 PM 2:48

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Engel*
DEPUTY
FEE PP

98-12329

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98-12329

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	LAND PARTITION	
	IN THE NW1/4 OF SEC. 28, T28S, R7W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: MIKE J. McDONOUGH 1874 TEMPE POCATELLO, IDAHO 93401	SURVEYED BY: 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392	
SCALE: NO SCALE	DATE: DEC. 1997	JOB NO. 428-01 PAGE: 1 OF 2