



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

98 JUN 11 AM 9:36

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

BY *[Signature]*
REC *[Signature]*

APPROVALS:

[Signature] 6-10-98
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ROSEBURG DATE

[Signature] 6/10/98
PUBLIC WORKS DIRECTOR
CITY OF ROSEBURG DATE

[Signature] 6/11/98
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 6-11-98
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11th DAY OF June, 1998 9:36 O'CLOCK

DOYLE SHAVER JR. County Clerk
DOUGLAS COUNTY CLERK by *[Signature]*



T27S, R6W, SEC. 10DA TAX LOT 301
TAX ACCOUNT NO. 8858.62

ZONE: PROFESSIONAL OFFICE (PO)
COMP. PLAN: COMMERCIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

FD BRASS CAP
MKD "TROOST"
Y = 584,925.60
X = 1,231,711.76
ELEV. = 522.907'

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION THE EXISTING PARCEL 1 OF
M93-5 INTO TWO PARCELS AS SHOWN HEREON. THE FOUND MONUMENTS ON
THE WEST LINE OF SAID PARCEL WERE USED AS THE BASIS OF BEARING
PER M110-8. THE SOUTHEAST CORNER OF SAID PARCEL 1 WAS COMPUTED
BY DISTANCE-DISTANCE INTERSECTION FROM THE FOUND MONUMENTS AT
THE SOUTHWEST AND NORTHEAST CORNERS OF SAID PARCEL 1. THE
SOUTHERLY RIGHT-OF-WAY OF GARDEN VALLEY ROAD WAS COMPUTED USING
M110-8 AND WAS INTERSECTED WITH THE EAST LINE OF SAID PARCEL 1
TO ESTABLISH THE NORTHEAST CORNER OF PARCEL 2 CREATED HEREON.

FIELD CREW: NEIL HIBBS, ROD McALLISTER
EQUIPMENT: NIKON TOTAL STATION
CALCULATIONS: WENDELL T. HARNESS
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.
THAT PROPERTY DESCRIBED AS PARCEL 2 OF INSTRUMENT NO. 91-20165 AS
RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, AND LYING
IN SECTIONS 10 AND 11 OF TOWNSHIP 27 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT L.C.H. 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.

GLENN COUGILL, PRESIDENT
L.C.H. INC.

SEE LAND PARTITION CONSENT AFFIDAVIT AS RECORDED IN
BOOK 1545 PAGE 447
(INST. NO. 98-13452)

CITY OF ROSEBURG PLANNING FILE NO. P-96-6

NOTE:
USES OF PARCEL 1 AND 2
SHOWN HEREON ARE LIMITED TO
ONLY THOSE USES ALLOWED IN
THE P.O. ZONE AS PROVIDED IN
CITY OF ROSEBURG LAND USE AND
DEVELOPMENT ORDINANCE SECTIONS
3J4.050 AND 3J4.100

98-13453

- C1 R=2924.79'
A=15.07'
Ch=N77°47'04"W
15.07'
- C2 R=2924.79'
A=15.06'
Ch=N78°04'46"W
15.06'

#	BEARING - DIST.
L1	N83°18'48"W 15.00'
L2	N6°41'11"E 21.66'
L3	N6°41'11"E 18.84'
L4	N83°18'48"W 15.00'
L5	N6°41'11"E 20.21'

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 M93-5
- () REC. DATA PER M110-08

98-13453

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>[Signature]</i></p> <p>OREGON JULY 12, 1998 DONALD A. BENTZ 839</p> <p>EXPIRES: 12/31/99</p>	<p>LAND PARTITION</p> <p>IN THE NE1/4 OF THE SE1/4 OF SEC. 10, & THE NW1/4 OF THE SW1/4 OF SEC. 11, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: L.C.H. INC. GLENN COUGILL 419 SPYGLASS DRIVE EUGENE, OREGON 97401</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>