

1998-0064 B

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 IN INSTRUMENT NO.'S 92-14974, 90-09490, AND 95-01082 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, EXCEPTING ANY PORTION LYING WITHIN COUNTY ROAD RIGHT-OF-WAY.

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

NARRATIVE:

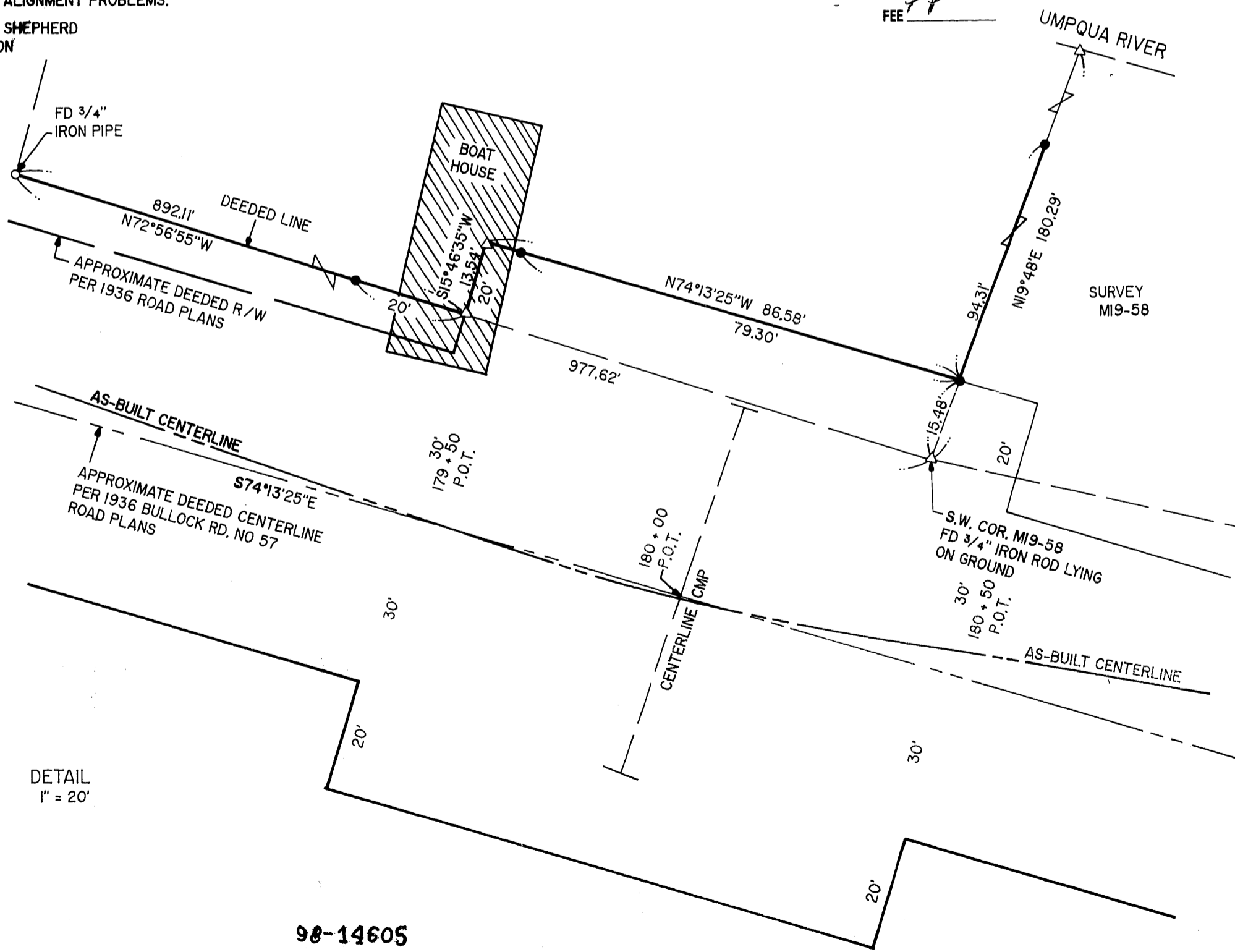
SURVEY TO PARTITION THAT LAND DESCRIBED IN INSTRUMENT NO. 92-14974 (BOOK 1195, PAGE 289), FROM LANDS DESCRIBED IN INSTRUMENT NO.'S 90-09490 (BOOK 1104, PAGE 780) AND 95-01082 (BOOK 1335, PAGE 330), ALL RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. PARCEL 1 IS DESCRIBED IN SAID INSTRUMENT NO.'S 90-09490 AND 95-01082, THE NORTH LINE OF WHICH IS QUALIFIED AS THE SOUTH LINE OF BULLOCK COUNTY ROAD NO. 57. PARCEL 1 WAS NOT SURVEYED AND WAS PROTRACTED FROM USING A COMBINATION OF THE AERIAL PHOTO, ASSESSOR MAP, AND DEEDS; AND IS SUBJECT TO ANY INACCURACIES THAT A SURVEY MAY DISCLOSE.

THE PERIMETER OF PARCEL 2 (INSTRUMENT NO. 92-14974) WAS ESTABLISHED BY LOCATING THE WESTERLY LINE OF THE ADJACENT SURVEY M19-58 PER FOUND MONUMENTS AND LOCATING A UNRECORDED MONUMENT AT THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 85-13407. THE SOUTH LINE OF INSTRUMENT NO. 92-14974 IS DESCRIBED AS A DIRECT CALL TO THE POINT OF BEGINNING WITH NO QUALIFICATION TO OR ALONG THE COUNTY ROAD, CREATING A GAP BETWEEN THE SAID SOUTH LINE AND THE DEEDED RIGHT-OF-WAY.

THE ALIGNMENT OF COUNTY ROAD NO. 57 IS A QUESTION. THE AS-BUILT CENTERLINE DOES NOT AGREE WITH THE DEEDED ALIGNMENT PER THE 1936 ROAD PLANS ON FILE AND ON RECORD PER DEED: BOOK 98, PAGE 593 (INSTR. NO. 3605). THERE IS NO EVIDENCE OF CONTROL IN THE FIELD FROM THE 1936 ALIGNMENT PLANS WHICH MADE LOCATION IMPOSSIBLE.

HOWEVER, THE RIGHT-OF-WAY BREAKS AT STATIONS 179+50 AND 180+50 WERE PROJECTED FROM WHERE THE AS-BUILT CENTERLINE INTERSECTS THE CENTER OF THE CULVERT ON MADISON CREEK (STATION 180+00) AND EXTENDING WESTERLY THE DEEDED NORTH RIGHT-OF-WAY TO ITS INTERSECTION WITH THE SOUTHWEST CORNER OF PARCEL 2. IN DISCUSSION WITH MIKE LATTRELL AND ROBB PAUL OF THE DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT, A COMBINATION OF VACATION AND DEDICATION WILL PROBABLY BE NECESSARY TO EVENTUALLY ELIMINATE THE ALIGNMENT PROBLEMS.

FIELD CREW: NEIL HIBBS & DAN SHEPHERD
EQUIPMENT: NIKON TOTAL STATION
OFFICE: DON BENTZ
DRAFTING: TIM ADAMS



- LEGEND:**
- SET 5/8" x 30" IRON ROD w / CAP MK'D'L.E. ENG."
 - FD 3/4" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POINT



DETAIL
1" = 20'

98-14605

APPROVALS:

Keith L. Cubic 1/7/97
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ronan E. Wain 1/7/97
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 6-23-98
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23 DAY OF June, 1998, 12:55 O'CLOCK PM

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

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 23 PM 12:55

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Engel*
DEPUTY
FEE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DENNIS R. HANNAH, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN HEREON.

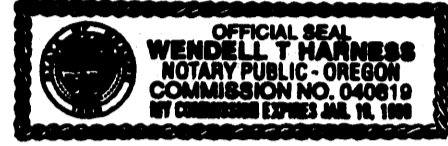
Dennis R. Hannah
DENNIS R. HANNAH

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3rd DAY OF NOVEMBER, 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DENNIS R. HANNAH, 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: 1-18-99



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RONALD L. JACKSON, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN HEREON.

Ronald L. Jackson
RONALD L. JACKSON

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12th DAY OF DECEMBER, 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD L. JACKSON, 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: 1-18-99



98-14605

LAND PARTITION

IN THE NW/4 & SW/4 OF SEC. 32, T23S, R7W, W.M.,
DOUGLAS COUNTY, OREGON:

REGISTERED
OREGON
LAND SURVEYOR

Donald A. Bentz
JULY 12, 1988
DONALD A. BENTZ
839

EXPIRES 12-31-97

SURVEYED FOR:
DENNIS R. HANNAH
P.O. BOX 628
ELKTON, OREGON 97436

SURVEYED BY:
i.e.
548 S.E. Jackson Suite 3
Roseburg, Oregon 97470
PHONE (541) 873-0166
FAX (541) 440-9392

SCALE: 1" = 20'

DATE: NOV. 1996

PAGE: 2 OF 2

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DO NOT REMOVE FROM OFFICE
COUNTY SURVEYORS FILE DATA