

1998-0065 A

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT JUAN JOSE YRAGUEN, JAIME BONIFACIO YRAGUEN, MARGARITA ANN OHMAN, MARIA ISABEL WAGNER, NICOLAS BEN YRAGUEN, AND JULIA SEI RYAN, 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.

JUAN JOSE YRAGUEN

SEE LAND PARTITION CONSENT AFFIDAVIT AS RECORDED IN BOOK 1548, PAGE 409 (INSTRUMENT NO. 98-14656)

✓ JAIME BONIFACIO YRAGUEN

SEE LAND PARTITION CONSENT AFFIDAVIT AS RECORDED IN BOOK 1548, PAGE 410 (INSTRUMENT NO. 98-14657)

✓ MARGARITA ANN OHMAN

SEE LAND PARTITION CONSENT AFFIDAVIT AS RECORDED IN BOOK 1548, PAGE 411 (INSTRUMENT NO. 98-14658)

✓ MARIA ISABEL WAGNER

SEE LAND PARTITION CONSENT AFFIDAVIT AS RECORDED IN BOOK 1548, PAGE 412 (INSTRUMENT NO. 98-14659)

✓ NICOLAS BEN YRAGUEN

SEE LAND PARTITION CONSENT AFFIDAVIT AS RECORDED IN BOOK 1548, PAGE 413 (INSTRUMENT NO. 98-14660)

✓ JULIA SEI RYAN

SEE LAND PARTITION CONSENT AFFIDAVIT AS RECORDED IN BOOK 1548, PAGE 414 (INSTRUMENT NO. 98-14661)

**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 PORTION OF THAT PROPERTY DESCRIBED IN BOOK 1346, PAGE 781 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON LYING ALONG THE SOUTH RIGHT-OF-WAY LINE OF PIONEER WAY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 1 PER PARTITION PLAT RECORDED IN BOOK 1, PAGE 66 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S36°14'50"E 65.77 TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN BOOK 831, PAGE 60 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S53°35'11"W 101.71 FEET ALONG THE NORTHWESTERLY LINE OF SAID PROPERTY RECORDED IN BOOK 831, PAGE 60 TO A 1" AXLE AT THE WESTERLY MOST CORNER OF SAID PROPERTY RECORDED IN BOOK 831, PAGE 60; THENCE S53°35'11"W 120.87 FEET TO A 5/8" IRON ROD; THENCE N36°17'00"W 39.46 FEET TO A 5/8" IRON ROD; THENCE N40°02'18"W 149.40 FEET TO A 5/8" IRON ROD; THENCE N35°11'00"W 127.51 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF PIONEER WAY; THENCE N37°53'31"E 241.25 FEET ALONG SAID SOUTH LINE TO A 5/8" IRON ROD; THENCE S35°39'49"E 89.35 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF PARCEL 2 OF SAID PARTITION PLAT RECORDED IN BOOK 1, PAGE 66; THENCE CONTINUING S35°39'49"E 101.59 FEET TO A 5/8" IRON ROD; THENCE S36°14'50"E 124.61 FEET TO THE POINT OF BEGINNING. LYING IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND CONTAINING 1.83 ACRES, MORE OR LESS.

*[Signature]*  
DONALD A. BENTZ P.L.S. 839

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN BOOK 1346, PAGE 781 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PROPERTY LOCATED IN THE VACATED TOWNSITE OF WINCHESTER. THE BASIS OF BEARING WAS ESTABLISHED FROM MONUMENTS FOUND AT THE SOUTHWEST CORNER OF PARCEL 1 AND THE NORTHWEST CORNER OF PARCEL 2 PER PARTITION PLAT RECORDED IN BOOK 1, PAGE 66 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON. THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER WAY WAS ESTABLISHED FROM MONUMENTS FOUND ALONG SAID SOUTHERLY LINE AND THE NORTHERLY LINE OF SAID PIONEER WAY. THE NORTHERLY RIGHT-OF-WAY LINE OF PAGE ROAD WAS ESTABLISHED FROM MONUMENTS FOUND ALONG SAID NORTHERLY LINE. THE NORTHERLY MOST CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED BY BEARING/BEARING INTERSECT HOLDING THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER WAY AND MONUMENTS FOUND PER PARTITION PLAT RECORDED IN BOOK 1, PAGE 66. THE EASTERLY MOST CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED BY BEARING/BEARING INTERSECT FROM THE SOUTHWEST CORNER OF PARCEL 1 IN PARTITION PLAT RECORDED IN BOOK 1, PAGE 66 AND THE WESTERLY MOST CORNER OF THAT PROPERTY DESCRIBED IN BOOK 831, PAGE 60 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED BY RECORD DEED DISTANCE ALONG THE BEARING FROM THE WESTERLY MOST AND SOUTHERLY MOST CORNERS OF SAID PROPERTY RECORDED IN BOOK 831, PAGE 60. THE SOUTHERLY MOST CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED BY RECORD DEED DISTANCE FROM THE SOUTHEASTERLY CORNER HOLDING THE BEARING OF THE NORTHERLY RIGHT-OF-WAY LINE OF PAGE ROAD. THE CORNER AT THE SOUTHERLY MOST ANGLE POINT ON THE SOUTHWESTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY BEARING/BEARING INTERSECT HOLDING RECORD DEED BEARING FROM THE SOUTHERLY MOST CORNER AND THE BEARING BETWEEN MONUMENTS FOUND PER M24-5. THE CORNER AT THE NORTHERLY MOST ANGLE POINT ON THE SOUTHWESTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY DISTANCE/DISTANCE INTERSECT HOLDING RECORD DEED DISTANCES. THE WESTERLY MOST CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED BY BEARING/BEARING INTERSECT HOLDING RECORD DEED BEARING AND THE BEARING OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER WAY. THE SUBJECT PROPERTY WAS THEN PARTITIONED AND MONUMENTED AS SHOWN.

FIELD CREW: RYAN PALMER & TYSON VERMILLION  
EQUIPMENT: NIKON TOP GUN TOTAL STATION  
OFFICE: BEN JOHNSON  
DRAFTING: TIM ADAMS

**APPROVALS:**

*Keith L. Cubic* 6/23/98  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

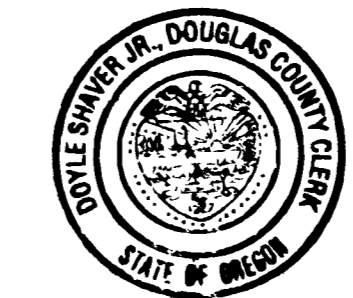
*Ed Moman* 6-23-98  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

*Vickey Santerani* 6-23-98  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24<sup>th</sup> DAY OF JUNE, 1998, 1:22 O'CLOCK

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



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 JUN 24 AM 8:32

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
*[Signature]*  
PP

98-14662

		<b>LAND PARTITION</b>	
		IN THE NE1/4 OF SEC. 25, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: YRAGUEN RENTALS 1039 PARKHILL LN. SUTHERLIN, OREGON 97479		SURVEYED BY: <b>i.e.</b> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392	
SCALE: NO SCALE	DATE: APRIL, 1998	JOB NO. 1564-01	PAGE: 1 OF 2

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