

Duncan's Yoncalla North

lying in Lots 2, 15, 16, 17, 18 and 19 in Block 2, "Devore's Addition to Yoncalla", and lying in the E 1/2 of Section 4, T23S, R5W, W.M.

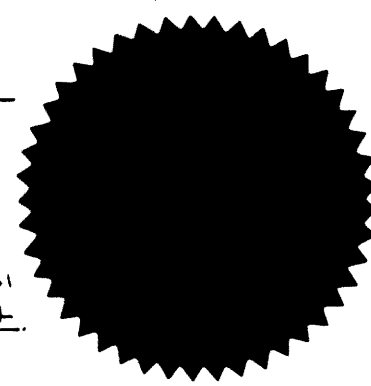
CERTIFICATE OF SURVEYOR

I, DONALD A. BENTZ, BEING FIRST 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:

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 23 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND BEING A PORTION OF LOTS 2, 15, 16, 17, 18 AND 19 IN BLOCK 2, "DEVORE'S ADDITION TO YONCALLA" AS RECORDED IN VOLUME 3 PAGE 38 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL ALSO BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 80-07782 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" x 36" GALVANIZED IRON PIPE AT THE NORTHWEST CORNER OF LOT 16, BLOCK 1, "DUNCAN'S FIRST ADDITION TO YONCALLA" AS RECORDED IN VOLUME 16 PAGE 51 A-B IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE WESTERLY LINE OF SAID "DUNCAN'S FIRST ADDITION TO YONCALLA" THE FOLLOWING COURSES: S0°54'55"W 115.00 FEET TO A 5/8" IRON ROD, S89°07'51"E 20.99 FEET TO A 5/8" IRON ROD AND S0°52'09"W 50.00 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WESTERLY LINE N89°07'51"W 21.41 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 169.99 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S80°36'20"W 59.15 FEET) 59.32 FEET TO A 5/8" IRON ROD; THENCE S70°20'30"W 80.36 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 1170.92 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S82°31'34"W 498.01 FEET TO A 5/8" IRON ROD); THENCE S5°56'03"W 4.97 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 213.73 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S8°28'E 106.31 FEET) 107.44 FEET TO A 5/8" IRON ROD; THENCE S22°52'05"E 164.07 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 741.20 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S12°23'16"E 269.63 FEET) 271.37 FEET TO A 5/8" IRON ROD; THENCE S1°54'27"E 168.29 FEET TO A 5/8" IRON ROD IN THE NORTHERLY LINE OF HAYHURST ROAD; THENCE ALONG SAID NORTHERLY LINE N89°29'18"W 50.04 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTHERLY LINE N1°54'27"W 166.17 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 691.20 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N12°23'16"W 251.44 FEET) 252.62 FEET TO A 5/8" IRON ROD; THENCE N22°52'05"W 164.07 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 263.73 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N8°28'W 131.18 FEET) 132.57 FEET TO A 5/8" IRON ROD; THENCE N5°56'03"E 4.97 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 1170.92 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N79°37'03"W 131.74 FEET) 131.81 FEET TO A 5/8" IRON ROD; THENCE N76°23'33"W 49.64 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 333.10 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S87°46'09"W 181.82 FEET) 184.16 FEET TO A 5/8" IRON ROD; THENCE S71°55'54"W 56.07 FEET TO A 5/8" IRON ROD; THENCE N17°09'W 50.00 FEET TO A 5/8" IRON ROD; THENCE N71°55'54"E 59.27 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 383.10 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N81°43'15"E 130.28 FEET) 130.92 FEET TO A 5/8" IRON ROD; THENCE N2°13'46"W 27.87 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 215.99 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N12°49'17"W 79.40 FEET) 79.85 FEET TO A 5/8" IRON ROD; THENCE EAST 183.61 FEET TO A 5/8" IRON ROD; THENCE NORTH 108.56 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF THE ABOVE SAID LOT 16, BLOCK 2 OF "DEVORE'S ADDITION TO YONCALLA"; THENCE ALONG THE NORTHERLY LINES OF THE ABOVE SAID LOTS 16, 17, 18 AND 19 OF BLOCK 2, "DEVORE'S ADDITION TO YONCALLA" S89°21'51"E 655.00 FEET TO A 5/8" IRON ROD IN THE SOUTHWESTERLY LINE OF LOT 3, BLOCK OF "DEVORE'S ADDITION TO YONCALLA"; THENCE ALONG SAID SOUTHWESTERLY LINE S17°46'37"E 40.92 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THE ABOVE SAID LOT 2, BLOCK 2 OF "DEVORE'S ADDITION TO YONCALLA"; THENCE S89°05'06"E 90.60 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 2 TO THE POINT OF BEGINNING AND CONTAINING 6.09 ACRES OF LAND, MORE OR LESS.

Donald A. Bentz
DONALD A. BENTZ
REGISTERED LAND SURVEYOR
839



SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF APRIL, 1981
MY COMMISSION EXPIRES ON THE 29th DAY OF APRIL, 1984.

Jean H. Holder
JEAN H. HOLDER
NOTARY PUBLIC, STATE OF OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, DUNCAN FAMILY CORPORATION, AND ANDREW F. CURTRIGHT AND ERMIL I. CURTRIGHT, THE OWNERS OF THE LANDS SHOWN ON THE ANNEXED PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "DUNCAN'S YONCALLA NORTH" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS SHOWN HEREON.

Margaret Duncan
MARGARET DUNCAN, CHAIRMAN OF THE BOARD
DUNCAN FAMILY CORPORATION

Aileen Pettit
AILEEN PETTIT, SECRETARY-TREASURER
DUNCAN FAMILY CORPORATION

Andrew Curtright
ANDREW F. CURTRIGHT

Ermil I. Curtright
ERMIL I. CURTRIGHT

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) ss

ON THIS 23rd DAY OF March, 1981, BEFORE ME APPEARED MARGARET DUNCAN AND AILEEN PETTIT, CHAIRMAN OF THE BOARD AND SECRETARY-TREASURER, RESPECTIVELY, OF DUNCAN FAMILY CORPORATION, AND ANDREW F. CURTRIGHT AND ERMIL I. CURTRIGHT, ALL TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE LAWFUL OWNERS OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY DO HEREBY ACKNOWLEDGE THAT THEY SIGNED THE ACCOMPANYING DEDICATION AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR ABOVE WRITTEN.

Margaret A. DeVeyne
MARGARET A. DEVYNE
NOTARY PUBLIC, STATE OF OREGON

MY COMMISSION EXPIRES ON THE 5th DAY OF December, 1983.

APPROVALS

BY ORDER OF DOUGLAS COUNTY COMMISSIONERS:

CHAIRMAN <i>Doug Patterson</i>	DATE: 2/5/82, 1981
COMMISSIONER <i>Bill Vigan</i>	2/5/82, 1981
COMMISSIONER <i>Bruce</i>	2/5/82, 1981
COUNTY HEALTH OFFICER <i>Sharon A. Thrall, MD</i>	2-5, 1982
COUNTY SURVEYOR <i>Francis L. Ingram</i>	4-13, 1981
COUNTY ASSESSOR <i>George Mack</i>	2-3, 1982

CITY OF YONCALLA:
PLANNING COMMISSION *Jean Patten, Secretary* March 26, 1981

STATE OF OREGON)
COUNTY OF DOUGLAS) ss

I, Donald A. Bentz, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "DUNCAN YONCALLA NORTH" and that the foregoing tracing is an exact copy of the map thereof.

Donald A. Bentz
Donald A. Bentz, L.S. #839
Subscribed and sworn to before me this 8th day of February, 1982.

Doris L. Wadsworth
DORIS L. WADSWORTH
County Clerk

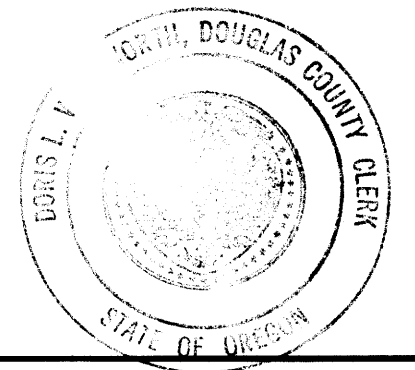
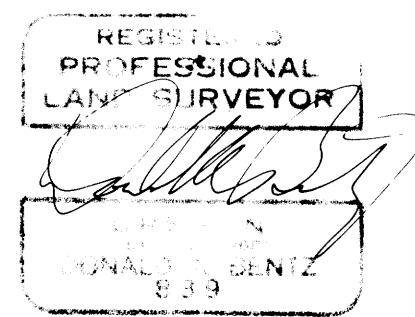
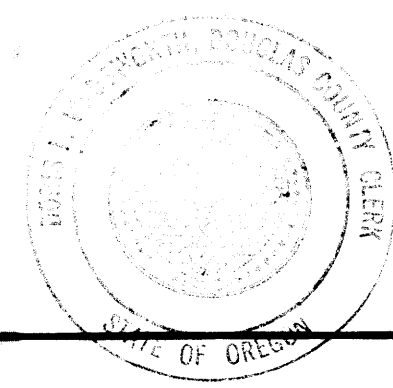
STATE OF OREGON)
COUNTY OF DOUGLAS) ss

I, Doris Wadsworth, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been by me compared with the original thereof and that it is an exact copy of the whole thereof as the same appears on file in my office and custody.

Witness my hand and seal this 8th day of February, 1982.

Doris L. Wadsworth
DORIS L. WADSWORTH
County Clerk

BHW ENGINEERING & SURVEYING
1205 S.E. COURT
ROSEBURG, OREGON
673-0165



FILED February 8, 1981
Doris L. Wadsworth
COUNTY CLERK

VOL. 16 PG. 67A

VOL. 16 PG. 67A

Duncan's Yoncalla North

lying in Lots 2, 15, 16, 17, 18 and 19 in Block 2, "Devore's Addition to Yoncalla", and lying in the E 1/2 of Section 4, T23S, R5W, W.M.

SUBDIVIDER: Duncan Family Corporation

SURVEYOR: BHW Engineering & Surveying, Inc.
1205 S.E. Court - Roseburg, Ore.

ZONED: R-1

SCALE: 1" = 100'

JANUARY 1981

LEGEND:

- - SET 2" x 36" GALVANIZED IRON PIPE - 6" BELOW GROUND INITIAL POINT OF SUBDIVISION
- - SET 5/8" x 30" IRON ROD
- - FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE

CENTERLINE DATA

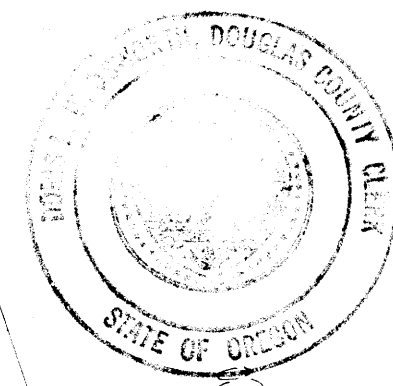
CHORD	RADIUS	DELTA	TAN. ARC.
A N87°46'09"E 195.46'	358.10'	3°40'53"	101.54'
B N82°58'29"E 696.01'	1145.92'	3°15'57"	342.33'
C N80°36'20"E 680.05'	190.99'	20°31'39"	34.58'
D S8°28'E 118.75'	238.73'	28°48'08"	61.30'
E S12°23'16"E 260.54'	716.20'	20°57'38"	132.48'

PROPERTY LINE DATA

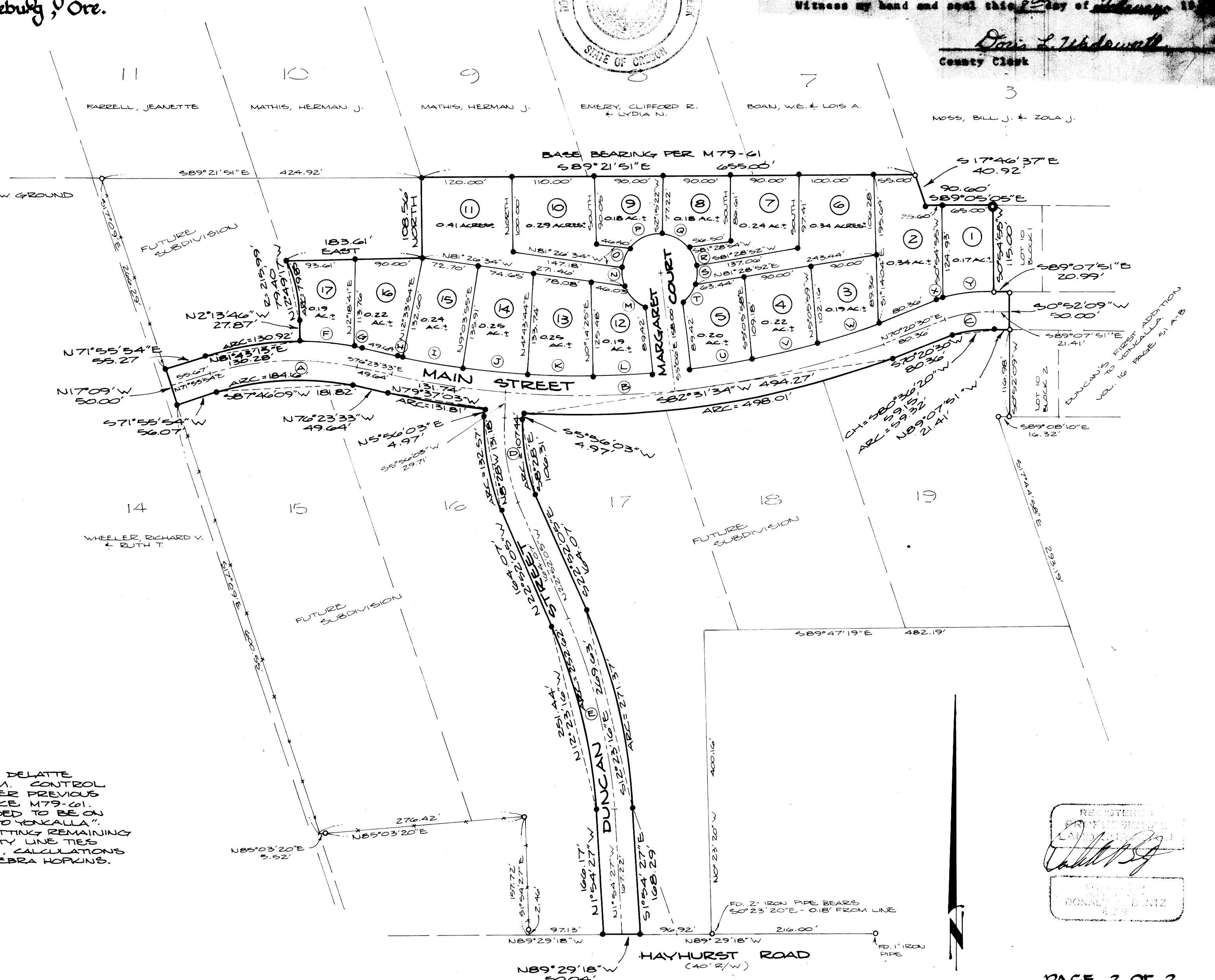
CHORD	ARC	RADIUS	DELTA
F N87°11'07"W 70.82'	70.92'	383.10'	10°36'24"
G N77°08'13"W 9.96'	9.96'	383.10'	1°29'22"
H N70°35'58"W 8.00'	8.00'	1120.92'	0°24'32"
I N78°52'04"W 80.84'	80.86'	1120.92'	4°07'59"
J N83°26'11"W 84.82'	84.84'	1120.92'	4°22'11"
K N87°30'55"W 87.79'	87.81'	1120.92'	4°29'18"
L S88°12'28"W 79.52'	79.54'	1120.92'	4°03'56"
M S43°16'18"E 37.18'	38.09'	50.00'	43°38'52"
N S6°26'52"E 25.88'	26.18'	50.00'	30°00'00"
O S23°35'25"W 25.88'	26.18'	50.00'	30°00'00"
P N69°24'25"E 45.16'	46.84'	50.00'	53°41'51"
Q S6°30'7"E 41.65'	42.96'	50.00'	49°3'43"
R S23°31'03"E 25.88'	26.18'	50.00'	30°00'00"
S S6°28'49"W 25.88'	26.18'	50.00'	30°00'00"
T S38°11'27"W 28.75'	29.16'	50.00'	33°24'54"
U N81°29'32"E 83.19'	83.21'	1120.92'	4°15'12"
V N77°02'50"E 90.69'	90.71'	1120.92'	4°38'12"
W S72°32'07"W 85.81'	85.83'	1120.92'	4°23'14"
X N71°53'50"E 11.78'	11.78'	165.99'	4°03'58"
Y N82°13'29"E 65.76'	66.20'	165.99'	22°51'02"

NARRATIVE:

FIELD SURVEY BY D. BENTZ, G. LANG AND D. DELATTE USING WILD T-1 THEODOLITE AND RED-1 E.D.M. CONTROL FOR THE SUBDIVISION PERIMETER WERE PER PREVIOUS SURVEY FILED IN COUNTY SURVEYOR'S OFFICE M79-61. WEST LINE OF SUBDIVISION IS NOT INTENDED TO BE ON WEST LINE OF LOT 15, "DEVORE'S ADDITION TO YONCALLA". ITS INTENT, HOWEVER, AT A LATER DATE PLATTING REMAINING PROPERTY TO RESOLVE THE MATTER (PROPERTY LINE TIES 8-10 FEET WEST OF EXISTING FENCE LINE). CALCULATIONS BY DON BENTZ, CHECK AND DRAFTING BY DEBRA HOPKINS.



Subscribed and sworn to before me this 1st day of January 1981.
 Donald A. Bentz, County Clerk
 State of Oregon
 County of Douglas
 I, Doris L. Wade, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been compared with the original thereof and that such an exact copy of the whole thereof as the same appears on file in my office and custody.
 Witness my hand and seal this 1st day of January 1981.
 Doris L. Wade, County Clerk



REGISTERED
 DONALD A. BENTZ
 COUNTY SURVEYOR
 DONALD A. BENTZ

VOL. 16 PG. 67B

VOL. 16 PG. 67