

PINE KNOLL ESTATES IN THE NW1/4 OF SEC.15, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON

APPROVALS:

CHAIRMAN:	<i>Dejo L. Woodworth</i>	DATE:	9-13-88
COMMISSIONER:	<i>Lang Roberts</i>		9-13-88
COMMISSIONER:			
COUNTY SURVEYOR:	<i>Francis DeLong</i>		9-6-88
COUNTY ASSESSOR:	<i>Mario J. Ralkepp</i>		9-13-88
COUNTY PLANNING DIRECTOR:	<i>Kerthod. Cubie</i>		7/20/88

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT LANCE G., LOLA I. & HELEN M. SHORT & KENNETH L. HEBARD, ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT AND THAT THE OWNERS HAVE CAUSED THE SAME TO BE SURVEYED AND TO BE PLATTED BY THE NAME OF PINE KNOLL ESTATES AND THAT WE HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

Lance G. Short
LANCE G. SHORT

Lola I. Short
LOLA I. SHORT

Helen M. Short
HELEN M. SHORT

Kenneth L. Hebard
KENNETH L. HEBARD

SCALE: 1"=50'
OCT., 1987

SUBDIVIDER:
LANCE SHORT
P.O. BOX 80
WINCHESTER, OR.
97495

SURVEYED BY:
DONALD A. BENTZ
P.O. BOX 901
WINCHESTER, OR.
97495

ZONING CLASSIFICATION/ PLAN DESIGNATION
R-1 URBAN RESIDENTIAL

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS SS
ON THE 9th DAY OF SEPT., 1988, BEFORE ME APPEARED LANCE G., LOLA I. & HELEN M. SHORT WHO BEING DULY SWORN, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSE SET FORTH THEREIN.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS SS
ON THE 9th DAY OF SEPT., 1988, BEFORE ME APPEARED KENNETH L. HEBARD, WHO BEING DULY SWORN, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSE SET FORTH THEREIN.

Virginia A. Laugen
NOTARY PUBLIC, STATE OF OREGON
MY COMMISSION EXPIRES: 7-12-89

Virginia A. Laugen
NOTARY PUBLIC, STATE OF OREGON
MY COMMISSION EXPIRES: 7-12-89

CERTIFICATE OF SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
DONALD A. BENTZ
839

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 THIS PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A 2" IRON PIPE OVER A 5/8" IRON ROD WITH CAP, SAID POINT BEARS N 89° 55' 17" W 1097.96 FEET AND S 0° 00' 39" E 153.98 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 10 AND 15, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON; THENCE S 0° 00' 39" E 464.00 FEET TO A 5/8" IRON ROD WITH CAP; THENCE N 89° 59' 21" E 40.00 FEET TO A 5/8" IRON ROD WITH CAP; THENCE S 0° 00' 39" E 100.12 FEET TO A 5/8" IRON ROD WITH CAP ON THE NORTHERLY RIGHT OF WAY OF HARMONY LANE; THENCE S 89° 54' 22" E 13.00 FEET ALONG SAID RIGHT OF WAY TO A 5/8" IRON ROD WITH CAP; THENCE LEAVING SAID RIGHT OF WAY N 0° 00' 39" W 100.34 FEET TO A 5/8" IRON ROD WITH CAP; THENCE N 89° 59' 21" E 325.00 FEET TO A 5/8" IRON ROD WITH CAP; THENCE N 0° 00' 39" W 310.00 FEET TO A 5/8" IRON ROD WITH CAP; THENCE S 89° 59' 21" W 225.00 FEET TO A 5/8" IRON ROD WITH CAP; THENCE N 0° 00' 39" W 153.99 FEET TO A 5/8" IRON ROD WITH CAP; THENCE S 89° 59' 21" W 259.00 FEET TO THE POINT OF BEGINNING.

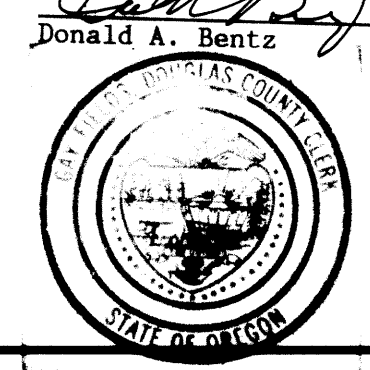
NARRATIVE:

MONUMENTS ALONG SOUTH LINE SET BY MINOR LAND PARTITION REMAINING CORNERS SET. ALL CONTROL FROM PRIOR SURVEYS.
FIELD CREW: G. LANG, D. DELATTE
COMPUTATIONS: D. BENTZ
DRAFTING: M. JOHNSON
EQUIPMENT: WILD T1 & RED 1 EDM

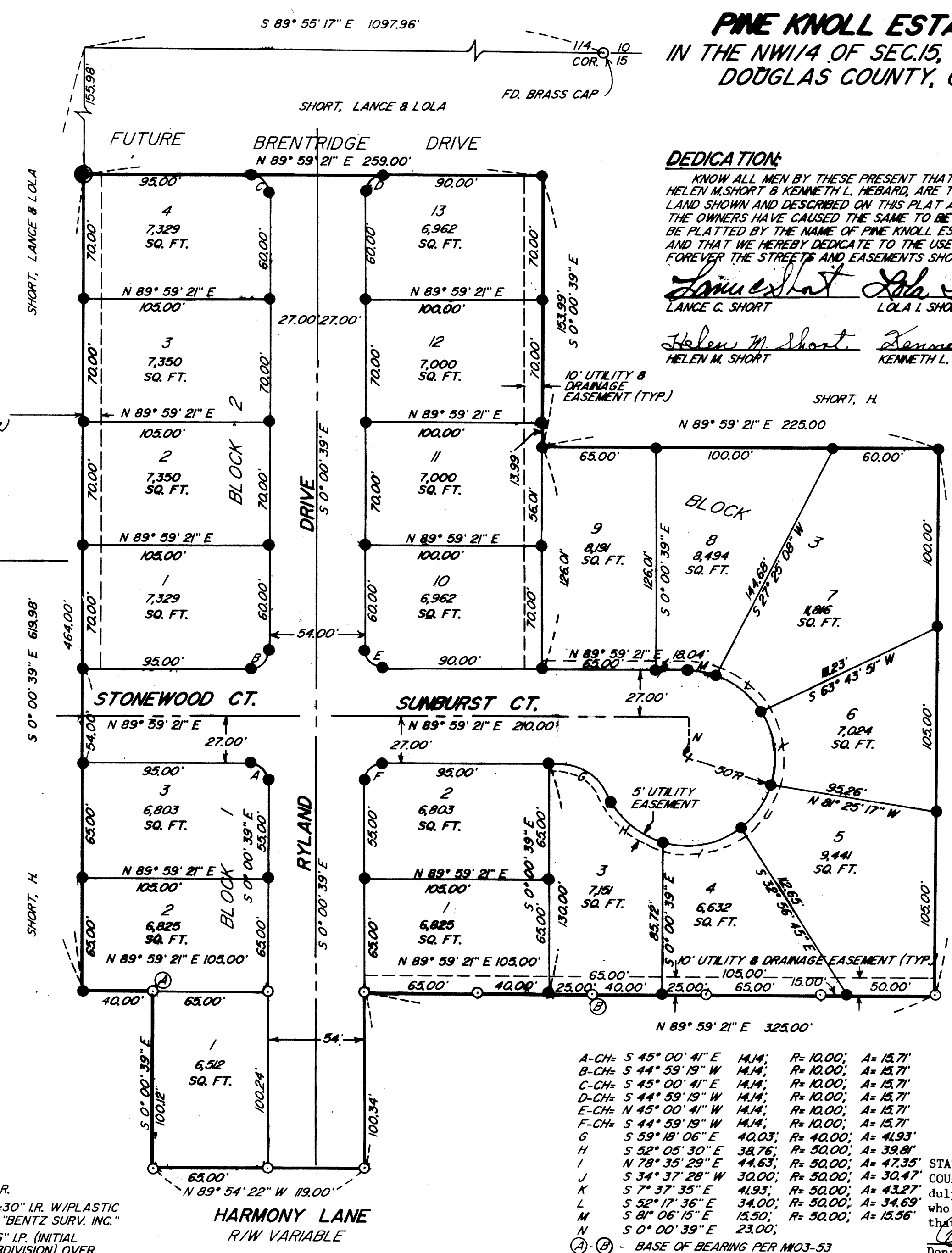
EAST LINE ON DIVISION LINE REMAINING LINES, WHERE NOT PREVIOUSLY MONUMENTED, ARE RANDOM.
I, DONALD A. BENTZ, being duly sworn depose and say that I am the surveyor who surveyed the plat of "PINE KNOLLS ESTATES", and that the annexed tracing is an exact copy of the final plat thereof.

CERTIFICATE OF SURVEYOR

SUBSCRIBED AND SWORN BEFORE ME THIS 2nd DAY OF SEPT., 1988.



STATE OF OREGON)
COUNTY OF DOUGLAS)SS I, GAY FIELDS, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been 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 official seal this 16th day of SEPT. 1988.



A-CH=	S 45° 00' 41" E	14.14'	R= 10.00'	A= 15.71'
B-CH=	S 44° 59' 19" W	14.14'	R= 10.00'	A= 15.71'
C-CH=	S 45° 00' 41" E	14.14'	R= 10.00'	A= 15.71'
D-CH=	S 44° 59' 19" W	14.14'	R= 10.00'	A= 15.71'
E-CH=	N 45° 00' 41" W	14.14'	R= 10.00'	A= 15.71'
F-CH=	S 44° 59' 19" W	14.14'	R= 10.00'	A= 15.71'
G	S 59° 18' 06" E	40.03'	R= 40.00'	A= 41.93'
H	S 52° 05' 30" E	38.76'	R= 50.00'	A= 39.81'
I	N 78° 35' 29" E	44.63'	R= 50.00'	A= 47.35'
J	S 34° 37' 28" W	30.00'	R= 50.00'	A= 30.47'
K	S 7° 37' 35" E	41.93'	R= 50.00'	A= 43.27'
L	S 52° 17' 36" E	34.00'	R= 50.00'	A= 34.69'
M	S 81° 06' 15" E	15.50'	R= 50.00'	A= 15.56'
N	S 0° 00' 39" E	23.00'		

(A)-(B) - BASE OF BEARING PER M03-53

LEGEND:
○ — FD. 5/8" I.R.
● — SET 5/8"x30" I.R. W/PLASTIC CAP MKD. "BENTZ SURV. INC."
● — SET 2"x36" I.P. (INITIAL POINT SUBDIVISION) OVER 5/8"x30" I.R. W/PLASTIC CAP MKD. "BENTZ SURV. INC."

FILED
16 SEPTEMBER 1988
Gay Fields
COUNTY CLERK

DO NOT REMOVE FROM OFFICE