

WINTER CREEK HOMES

IN NE 1/4 OF SEC. 27, NW 1/4 OF SEC. 26 & SW 1/4 OF SEC. 26
T26S, R6W, W.M. DOUGLAS COUNTY,
OREGON

TITLEHOLDER
CHARLES & PEGGY STARK
521 WHITETAIL LANE
ROSEBURG, OREGON 97470

OWNER/SUBDIVIDER
M.W. LEASING INC.
P.O. BOX 936
ROSEBURG, OREGON 97470

SURVEYOR
DONALD A. BENTZ INC.
P.O. BOX 901
WINCHESTER, OREGON 97195

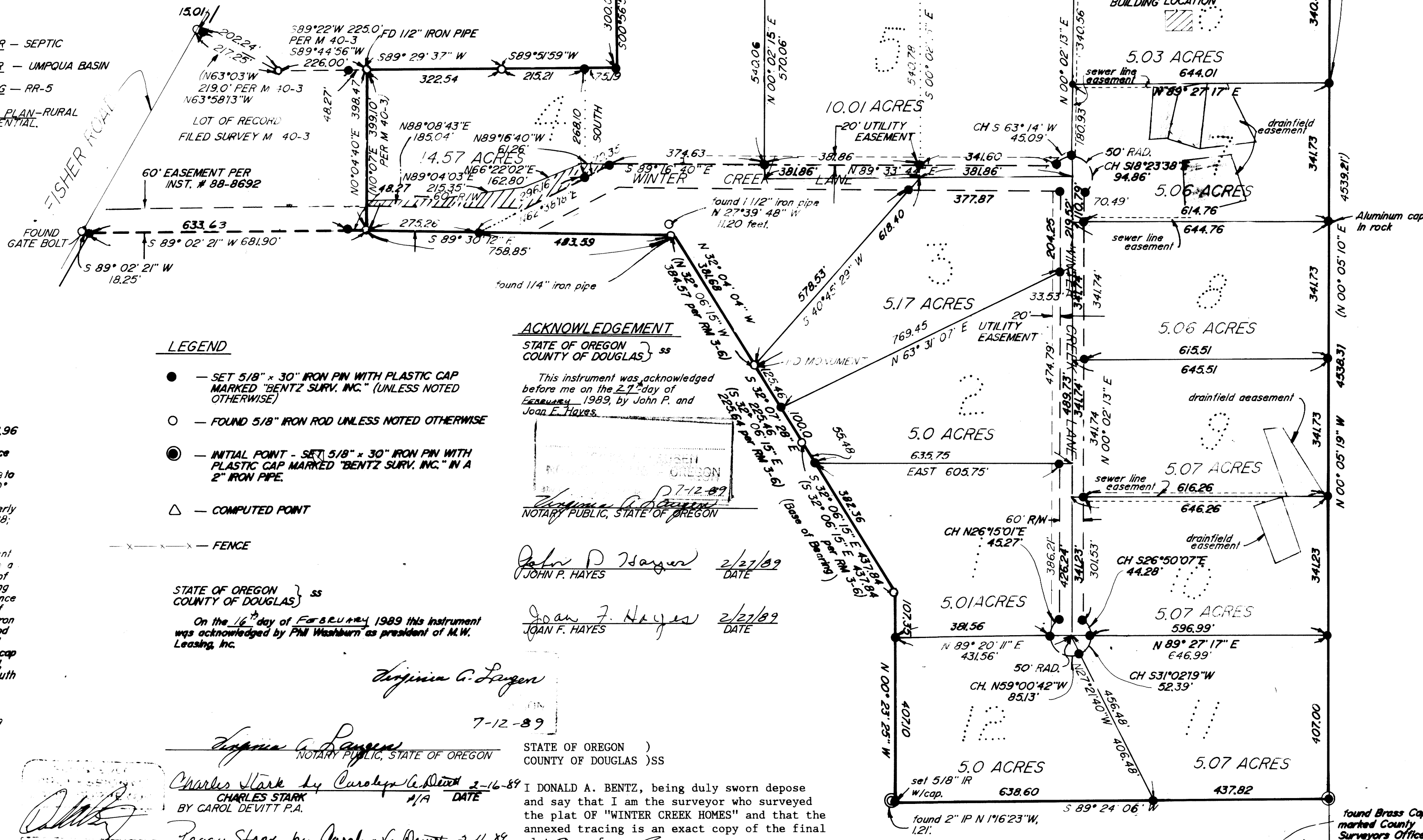
SEWER - SEPTIC
WATER - UMPQUA BASIN
ZONING - RR-5
COMP. PLAN - RURAL
RESIDENTIAL

SCALE: 1" = 200'

FEB. 1989

FILED 28 FEBRUARY 1989

Gay Fields
COUNTY CLERK



CERTIFICATE OF SURVEYOR

I, Donald A. Bentz, being first duly sworn, depose and say that I correctly surveyed and marked with proper monuments the lands shown on the annexed plat of which the following is a true and correct description: Beginning at a 2" iron pipe at the south-east corner of that parcel described in Instrument 88-14828 Douglas County Deed Records, said point also bears N 0° 05' 19" W 950.76 feet from the southeast corner of DLC # 47 in T26S, R6W, W.M., Douglas County, Oregon, thence N 0° 05' 19" W 2113.96 feet along the east line of said parcel to an aluminum cap set in rock at the northeast corner thereof, thence S 89° 27' 17" W 1782.22 feet along a northerly line of that parcel described in said Instrument # 88-14828 to a 1/2" iron pipe, thence leaving said northerly line S 0° 56' 56" E 300.00 feet to a 5/8" iron rod with cap; thence S 89° 51' 59" W 290.40 feet along a northerly line of said parcel described in Instrument # 88-14828; thence S 89° 29' 37" W 322.54 feet along said northerly line to a 1/2" iron pipe at the most westerly Northwest Corner of said parcel described in Instrument # 88-14828, thence S 0° 04' 40" W 398.47 feet to a 5/8" iron rod at the most westerly southwest corner of said parcel, thence S 89° 30' 12" E 758.85 feet along a southerly line of said parcel to a 1/4" iron pipe, thence leaving said southerly line and along a westerly line of said parcel S 32° 04' 04" E 381.68 feet to a 5/8" iron rod, S 32° 07' 28" E 223.46 feet to a 5/8" iron rod S 32° 06' 15" E 437.84 feet to a 5/8" iron rod and S 0° 23' 25" E 514.45 feet to a 5/8" iron rod with cap at the most southerly southwest corner of said parcel, thence N 89° 24' 06" E 1076.42 feet along the south line of said parcel to the point of beginning.

LEGEND

- — SET 5/8" x 30" IRON PIN WITH PLASTIC CAP MARKED "BENTZ SURV. INC." (UNLESS NOTED OTHERWISE)
- — FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
- ⊙ — INITIAL POINT - SET 5/8" x 30" IRON PIN WITH PLASTIC CAP MARKED "BENTZ SURV. INC." IN A 2" IRON PIPE.
- △ — COMPUTED POINT
- — FENCE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS) ss

This instrument was acknowledged before me on the 27th day of February 1989, by John P. and Joan F. Hayes.

John P. Hayes 2/27/89
JOHN P. HAYES DATE

Joan F. Hayes 2/27/89
JOAN F. HAYES DATE

John P. Hayes 2/27/89
JOHN P. HAYES DATE

Joan F. Hayes 2/27/89
JOAN F. HAYES DATE

Virginia G. Sengen
7-12-89

STATE OF OREGON)
COUNTY OF DOUGLAS)SS

I DONALD A. BENTZ, being duly sworn depose and say that I am the surveyor who surveyed the plat of "WINTER CREEK HOMES" and that the annexed tracing is an exact copy of the final plat thereof.

Donald A. Bentz
DONALD A. BENTZ L.S. #839

Subscribed and sworn to before me this 28th day of FEBRUARY, 1989.
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 by me 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 28th day of FEBRUARY, 1989.

Gay Fields
GAY FIELDS
County Clerk

Virginia G. Sengen
7-12-89
NOTARY PUBLIC, STATE OF OREGON

STATE OF OREGON)
COUNTY OF DOUGLAS) ss

On the 16th day of FEBRUARY 1989 this instrument was acknowledged by Phil Washburn as president of M.W. Leasing, Inc.

Charles Stark 2-16-89
CHARLES STARK BY CAROL DEVITT P.A. #/A DATE

Peggy Stark 2-16-89
PEGGY STARK BY CAROL DEVITT P.A. #/A DATE

Charles Stark 2-16-89
CHARLES STARK BY CAROL DEVITT P.A. #/A DATE

Peggy Stark 2-16-89
PEGGY STARK BY CAROL DEVITT P.A. #/A DATE

Phil Washburn 2-16-89
M.W. LEASING, INC. PHIL WASHBURN, President

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) ss

This instrument was acknowledged before me on the 16th day of FEBRUARY 1989, by Carol Devitt P.A. for Charles Stark and Peggy Stark.

Virginia G. Sengen
7-12-89
NOTARY PUBLIC, STATE OF OREGON

APPROVALS:

BY ORDER OF DOUGLAS COUNTY COMMISSIONERS:

Jim Ralston 2-29-89
JIM RALSTON CHAIRMAN DATE

Jose Morgan 2-28-89
JOSE MORGAN COMMISSIONER DATE

Keith L. Cubie 2/6/89
KEITH L. CUBIE PLANNING DIRECTOR DATE

Francis L. Ingram 2-17-89
FRANCIS L. INGRAM COUNTY SURVEYOR DATE

Marie C. Reddekopp 2-27-89
MARIE C. REDDEKOPP COUNTY ASSESSOR DATE

Found Brass Cap marked County Surveyors Office DLC 47, W.C. 10' East to Cor. T26S, R6W.

EAST 10' found bearing trees 21" w. oak bears S 44° E 15.2' 19" w. oak bears N 41° W 42'

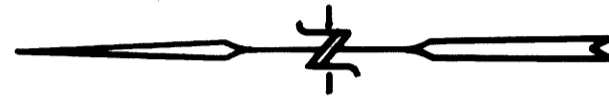
WINTER CREEK HOMES

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T26S, R6W, W.M., DOUGLAS COUNTY,
OREGON.

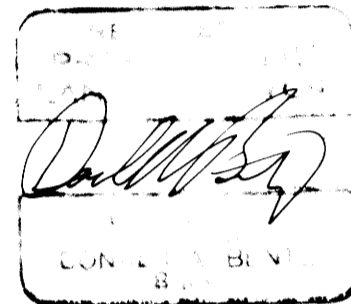
NARRATIVE

SURVEY TO LOCATE MAXIMUM NUMBER OF 5+ ACRE PARCELS, BASED ON THE NUMBER OF AVAILABLE SEPTIC PERMITS. THE EAST LINE DETERMINED BY ULC LINE. THE NORTHEAST CORNER WAS PROPORTIONED PER M-36-49, AND THEN THE SOUTHWEST CORNER WAS PROPORTIONED PER M 40-3. THE MOST SOUTHERLY SOUTHWEST CORNER WAS ESTABLISHED USING RECORD PER RM 3-6. ANGLE POINT IN NORTHERLY LINE ESTABLISHED USING DEED DISTANCE(DISTANCE-DISTANCE INTERSECTION). REMAINING EXTERIOR PER FOUND MONUMENTS.
FIELD-WORK - M. HOLT, T. THEISS
COMP. - D. BENTZ
DRAFTING - R. BRITTELL

LOT DETAIL ONLY



SCALE 1" = 100'



STATE OF OREGON)
COUNTY OF DOUGLAS)SS

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Gay Fields
County Clerk

