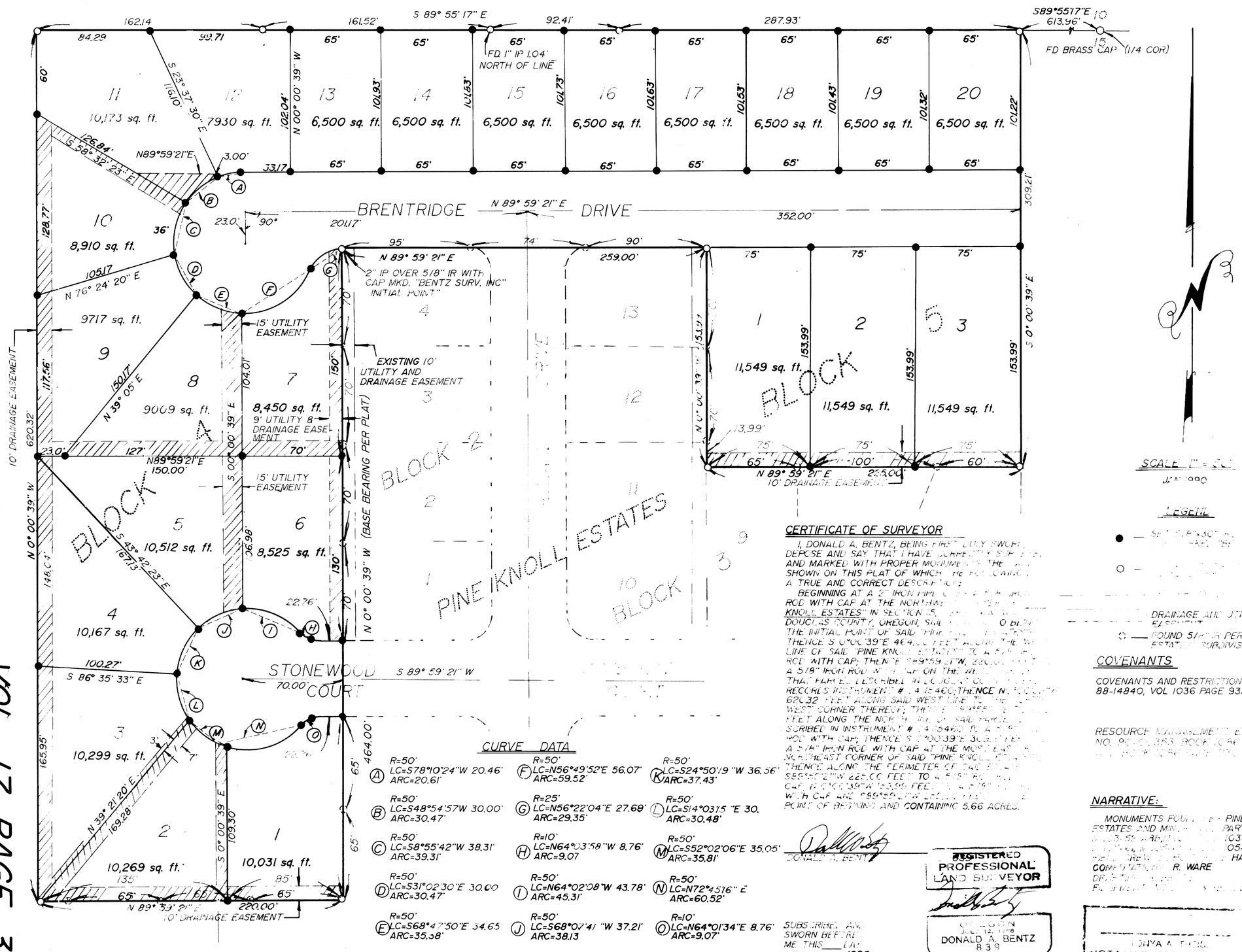
PINE KNOLLS ESTATES 1 st. ADDITION

LYING IN THE NW 1/4 OF SECTION 15, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON.

SUBDIVIDER
LANCE SHORT
P.O. BOX 80
WINCHESTER, ORE. 97495

ZONING CLASSIFICATION R-1 **PLAN DESIGNATION** URBAN RESIDENTIAL

SURVEYED BY
DONALD A. BENTZ INC.
P.O BOX 901
WINCHESTER, ORE 97495



CURVE DATA

(A)	R=50' LC=S78°10'24"W 20.46' ARC=20.61'	(F) R=50' LC=N56°49'52"E 56.07' ARC=59.52'	(K) R=50' LC=S24°50'19"W 36.56' ARC=37.43'
(B)	R=50' LC=S48°54'57W 30.00' ARC=30.47'	(G) R=25' LC=N56°22'04"E 27.68' ARC=29.35'	(L) R=50' LC=S14°03'15"E 30. ARC=30.48'
(C)	R=50' LC=S8°55'42"W 38.31' ARC=39.31'	(H) R=10' LC=N64°03'58"W 8.76' ARC=9.07	(M) R=50' LC=S52°02'06"E 35.05' ARC=35.81'
(D)	R=50' LC=S31°02'30"E 30.00 ARC=30.47'	(I) R=50' LC=N64°02'08"W 43.78' ARC=45.31'	(N) R=50' LC=N72°45'16" E ARC=60.52'
(E)	R=50' LC=S68°47'50"E 34.65 ARC=35.38'	(J) R=50' LC=S68°07'41"W 37.21' ARC=38.13	(O) R=10' LC=N64°01'34"E 8.76' ARC=9.07'

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

BEGINNING AT A 2" IRON PIPE [illegible] ROD WITH CAP AT THE NORTHWEST CORNER OF "PINE KNOLL ESTATES" IN SECTION 15, [illegible] DOUGLAS COUNTY, OREGON, SAID [illegible] BEING THE INITIAL POINT OF SAID "PINE [illegible] THENCE S 0°00'39"E 464.00 FEET ALONG THE WEST LINE OF SAID "PINE KNOLL ESTATES" TO A 5/8" IRON ROD WITH CAP; THENCE S89°59'21"W, 220.00 FEET TO A 5/8" IRON ROD WITH CAP ON THE WEST LINE OF THAT PARCEL DESCRIBED IN DOUGLAS COUNTY RECORDS INSTRUMENT # [illegible] 12460; THENCE N [illegible] 620.32 FEET ALONG SAID WEST LINE TO THE WEST CORNER THEREOF; THENCE [illegible] FEET ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN INSTRUMENT # [illegible] TO A 5/8" IRON ROD WITH CAP; THENCE S 0°00'39"E 30.00 FEET TO A 5/8" IRON ROD WITH CAP AT THE MOST EASTERLY NORTHEAST CORNER OF SAID "PINE KNOLL ESTATES"; THENCE ALONG THE PERIMETER OF SAID "PINE KNOLL ESTATES" S89°59'21"W 225.00 FEET TO A 5/8" IRON ROD WITH CAP; N 0°00'39"W 153.99 FEET TO A 5/8" IRON ROD WITH CAP; THENCE S89°59'21"W 225.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.66 ACRES.

DONALD A. BENTZ

SUBSCRIBED AND SWORN BEFORE ME THIS ___ DAY OF ___ 1990

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 12, 1966
DONALD A. BENTZ
839

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT LANCE C., LOLA I. AND HELEN M. SHORT 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 KNOLLS ESTATES 1 st ADDITION AND THAT WE HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

Lance C. Short
LANCE C. SHORT

Lola I. Short
LOLA I. SHORT

Helen M. Short
HELEN M. SHORT

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS } ss

ON THE ___ DAY OF ___ 1990 BEFORE ME APPEARED LANCE C., LOLA I. AND 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.

SCALE 1" = [illegible]
JAN 1990

LEGEND

● — SET 5/8" [illegible]
○ — [illegible]
— DRAINAGE AND UTILITY EASEMENT
○ — FOUND 5/8" IR PER PINE KNOLLS ESTATES SUBDIVISION

COVENANTS

COVENANTS AND RESTRICTIONS PER INST # 88-14840, VOL 1036 PAGE 933.

RESOURCE MANAGEMENT EASEMENT NO. 90-[illegible] BOOK [illegible] PAGE [illegible]

NARRATIVE:

MONUMENTS FOUND FOR PINE KNOLL ESTATES AND MINOR PARTITIONS [illegible] 3-56 A[illegible] 103-54 A8B, [illegible] 105-63, [illegible] HART
COMPUTATION BY R. WARE
DRAFTING [illegible]
FIELD WORK [illegible]

TONYA A. [illegible]
NOTARY PUBLIC - OREGON
My Commission Expires ___

FILED THIS 23rd DAY OF FEBRUARY 1990

Gary Fields
COUNTY SURVEYOR

APPROVALS

Joyce Morgan 2-21-90
CHAIRMAN DATE

Doris L. Wadsworth 2-20-90
COMMISSIONER DATE

Larry T. Morris DEPUTY 2-9-90
COUNTY SURVEYOR DATE

David Riddekopp 2-20-90
COUNTY ASSESSOR DATE

Keith L. Cubic 1/9/90
COUNTY PLANNING DIRECTOR DATE

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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