

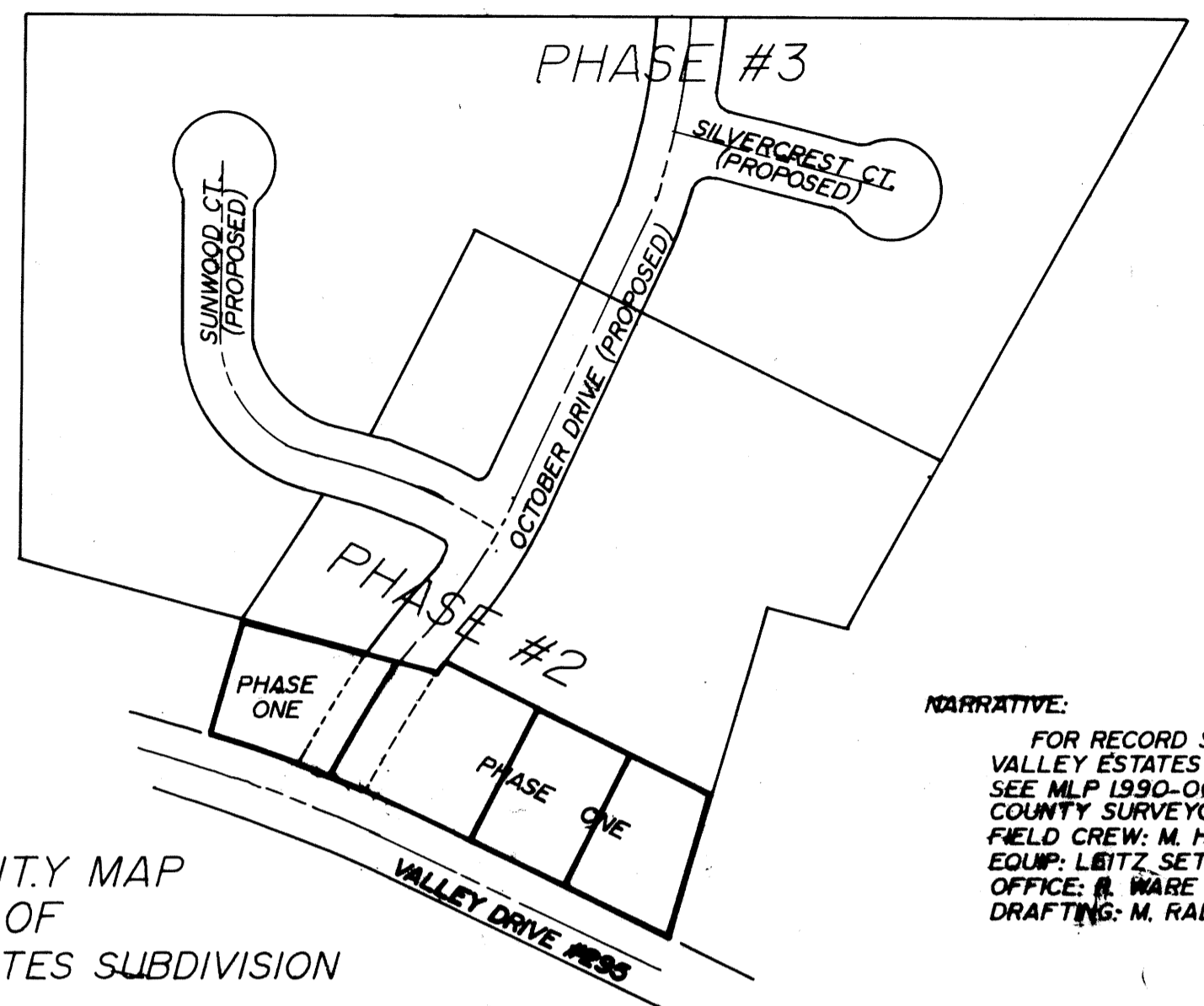
VALLEY ESTATES SUBDIVISION PHASE I

IN THE NW 1/4 OF SEC. 8, T30S, R5W, W.M.,
DOUGLAS COUNTY, OREGON.

SURVEYED FOR:
OCTOBER COMPANY
C/O ROD JOHNSON, PRESIDENT
P.O. BOX 2009
ROSEBURG, OR. 97470

SURVEYED BY:
DONALD A. BENTZ INC.
1205 SE COURT
ROSEBURG, OR. 97470
(503) 673-0166

SCALE 1"=50'
JAN. 1991



VICINITY MAP
OF
VALLEY ESTATES SUBDIVISION

NARRATIVE:
FOR RECORD SURVEYS OF PERIMETER OF VALLEY ESTATES SUBDIVISION AS PROPOSED SEE MLP 1990-0030 AND 1990-0032, DOUGLAS COUNTY SURVEYORS OFFICE.
FIELD CREW: M. HOLT, M. HIBBS
EQUIP: LEITZ SET 4 TOTAL STATION
OFFICE: R. WARE
DRAFTING: M. RADCLIFFE

DESCRIPTION:
BEGINNING AT THE INITIAL POINT, WHICH LIES IN THE SOUTHERLY LINE OF PARCEL TWO OF THAT MINOR LAND PARTITION RECORDED AS 1990-0032 IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH POINT THE SOUTHEAST CORNER OF LOT 3, MARCH PLAT BEARS S42°12'11"E 930.19' FEET; THENCE ALONG SAID SOUTHERLY LINE N73°28'00"W 121.96' FEET TO A 5/8" IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF VALLEY DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N26°51'39"E 206.86' FEET TO A 1-1/2" IRON PIPE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A 1181.56' FOOT RADIUS CURVE TO THE LEFT THE CHORD OF WHICH BEARS N25°05'07"E 68.04' FEET, N22°45'21"E 28.00' FEET, N21°23'58"E 28.00' FEET, AND N18°47'00"E 79.84' FEET TO A 5/8" IRON ROD WITH CAP AT THE SOUTHWEST CORNER OF PARCEL 2 OF THAT MINOR LAND PARTITION RECORDED AS 1990-0030 IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON; THENCE LEAVING SAID RIGHT-OF-WAY S73°10'00"E 100.01' FEET ALONG THE SOUTH LINE OF SAID MINOR LAND PARTITION TO A 5/8" IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE S14°54'00"W 105.39' FEET TO A 5/8" IRON ROD WITH CAP; THENCE S19°47'53"W 59.79' FEET TO A 5/8" IRON ROD WITH CAP; THENCE S48°22'16"E 10.69' FEET TO A 5/8" IRON ROD WITH CAP; THENCE S26°52'00"W 240.10' FEET TO THE POINT OF BEGINNING. ALL LYING IN SEC. 8, T30S, R5W, W.M.

ZONED: R1
COMP: RMD
FILE #: 90-165

DEDICATION:
KNOW ALL PEOPLE BY THESE PRESENTS OCTOBER CO., C/O ROD JOHNSON, PRESIDENT IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS SHOWN ON THE ANNEXED MAP
OCTOBER COMPANY
ROD JOHNSON, PRESIDENT

- LEGEND:**
- SET 5/8"x30" I.R. W/CAP MARKED "BENTZ-SUR. INC."
 - FD. 5/8" I.R. UNLESS NOTED OTHERWISE.
 - ⊙ SET 2"x36" IRON PIPE WITH A 5/8" I.R. W/CAP INSIDE "INITIAL POINT"
 - ⦿ FD. 1-1/2" IRON PIPE

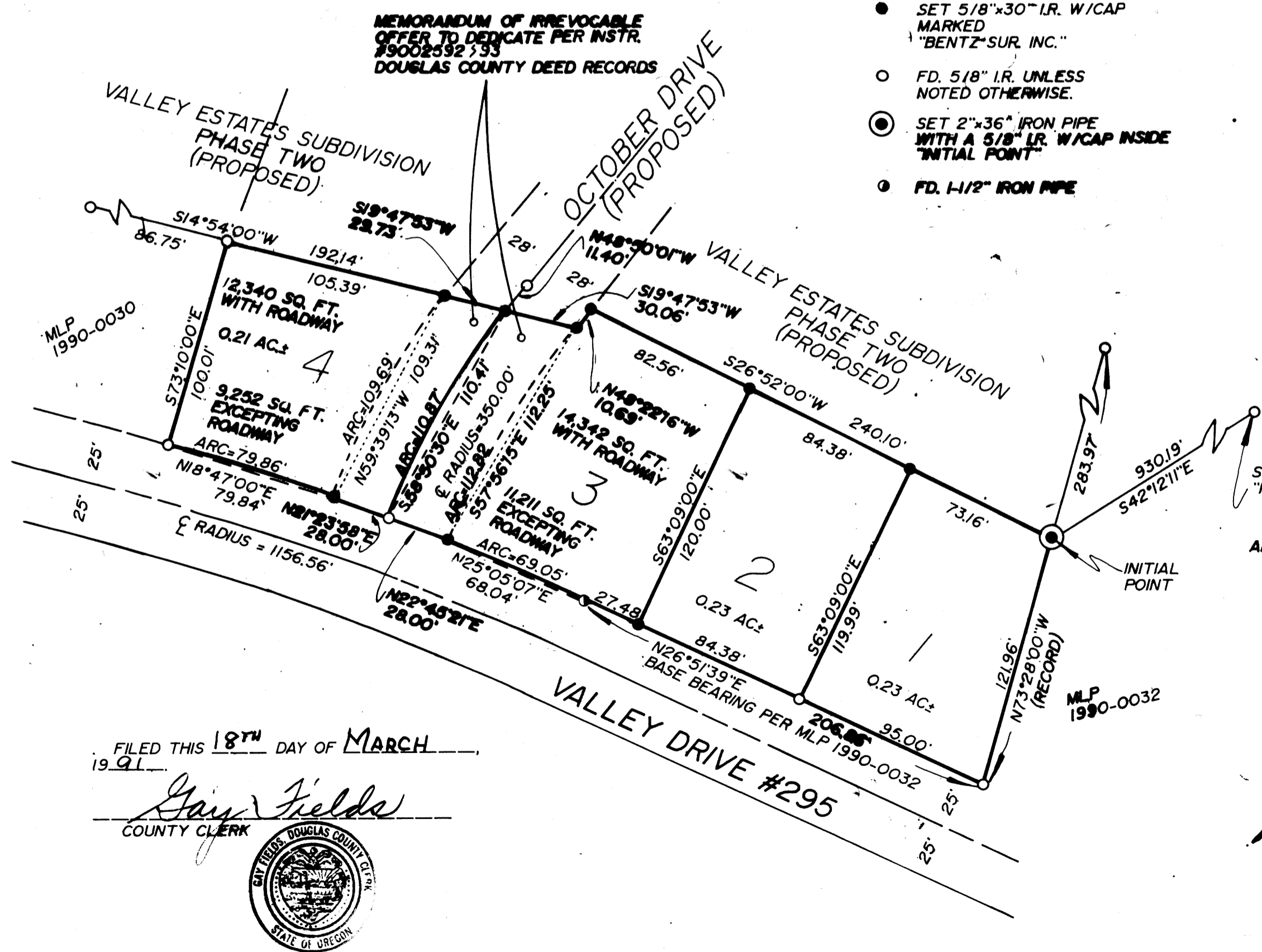
ACKNOWLEDGEMENT:
KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 23RD DAY OF JANUARY 1991 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROD JOHNSON, PRESIDENT OF OCTOBER COMPANY, WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Commissioner of Public Lands
David L. Emmett

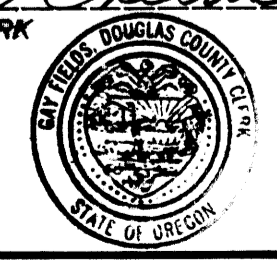
APPROVALS

Donna L. Wadsworth	3-5-91
COMMISSIONER	DATE
Joyce Morgan	3-6-91
COMMISSIONER	DATE
ABSENT	DATE
Keith L. Cubic	2/11/91
DO. CO. PLANNING DIRECTOR	DATE
David O. Redekopp	3-5-91
DO. CO. ASSESSOR	DATE
Jerry E. Monahan	2-28-91
DO. CO. SURVEYOR DEPUTY	DATE

SURVEYORS CERTIFICATE:
I, DONALD A. BENTZ, BEING DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENT, THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON:
DONALD A. BENTZ LS839



FILED THIS 18TH DAY OF MARCH 1991
Gay Fields
COUNTY CLERK



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE