

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN HEREBY DEPOSE AND SAY THAT I HAVE 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 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF WILBUR-GARDEN VALLEY ROAD, COUNTY ROAD NO. 31C, SAID POINT ALSO THE NORTHWEST CORNER OF PARCEL 1, PARTITION #1991-0006, SAID POINT ALSO BEARS S 78° 08' 05" E 1166.72 FEET FROM THE SOUTHWEST CORNER OF THE EAST 1/2 OF HENRY EVANS DLC #43 IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG THE WESTERLY AND SOUTHWESTERLY LINE OF SAID PARTITION 1991-0006 THE FOLLOWING: S 21° 23' 05" W 345.61 FEET, S 20° 55' 02" W 53.18 FEET, S 20° 59' 43" W 104.45 FEET AND S 47° 36' 07" E 1056.19 FEET TO A POINT ON THE RIGHT BANK OF THE NORTH UMPQUA RIVER; THENCE DOWNSTREAM ALONG SAID RIGHT BANK S 35° 26' 14" W 759.36 FEET AND S 35° 28' 33" W 467.60 FEET; THENCE LEAVING SAID BANK N 46° 35' 16" W 1084.24 FEET ALONG A NORTHEASTERLY LINE OF THAT PARCEL DESCRIBED IN INSTRUMENT NO. 78-15748; THENCE N 13° 57' 31" E 40.08 FEET; THENCE ALONG THE WEST AND NORTH LINES OF THAT PARCEL DESCRIBED IN INSTRUMENT NO. 83-09539, N 13° 32' 39" E 362.46 FEET, NORTH 514.61 FEET AND N 88° 04' 30" E 284.87 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN INSTRUMENT NO. 83-09537; THENCE ALONG SAID WESTERLY LINE NORTH 300.00 FEET AND N 23° 42' 30" E 398.30 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD #31C; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: ALONG THE ARC OF A 115.92 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 70° 34' 36" E 161.42 FEET) 161.56 FEET, S 66° 23' 36" E 185.38 FEET AND ALONG THE ARC OF A 1175.97 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S 67° 27' 08" E 43.56 FEET) 43.56 FEET TO THE POINT OF BEGINNING.

*[Signature]*  
DONALD A. BENTZ LS 839

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW THIS PERSON BY THESE PRESENTS, ON THIS 9<sup>th</sup> DAY OF NOV. 1992, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONALD A. BENTZ AND BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*[Signature]*  
TONYA STARR

NOTE A:

ACCESS TO COUNTY ROAD #310 IS LIMITED TO THE RIO VISTA DRIVE, AS SHOWN HEREON, BETWEEN LOTS 1 & 2, THE 12' WIDE ROAD, AND SUBSEQUENT 25' AND 35' EASEMENTS, ARE TO BE PERMANENTLY GATED TO PROHIBIT THRU TRAFFIC. USE OF THE 12' ROAD EASEMENT SHOWN IS LIMITED TO PROPERTY OUTSIDE THIS DEVELOPMENT.

NOTE B:

RIO VISTA DRIVE & STENGAR DRIVE TOGETHER WITH THE CUL-DE-SAC ARE ACCESS & UTILITY EASEMENTS TO THE BENEFIT OF ALL PROPERTIES IN THE SUBDIVISION AND UTILITIES SERVING SAME.

FILED THIS 16<sup>th</sup> DAY OF NOV. 1992

GAY FIELDS, County Clerk  
COUNTY CLERK

By: *[Signature]*  
DEPUTY



APPROVALS:

*[Signature]* 11-12-92  
DOUGLAS COUNTY COMMISSIONER CHAIRMAN DATE

*[Signature]* 11-13-92  
DOUGLAS COUNTY COMMISSIONER DATE

*[Signature]*  
DOUGLAS COUNTY COMMISSIONER DATE

*[Signature]* 11-13-92  
COUNTY ASSESSOR DATE

*[Signature]* DEPUTY 11-9-92  
DOUGLAS COUNTY SURVEYOR DATE

*[Signature]* 11/2/92  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

NARRATIVE:

MONUMENTS FOUND PER SURVEYS 1991-0006, M 87-15, M88-33, M88-23, M67-70 AND DEEDS. NORTHWEST CORNER ON RIGHT-OF-WAY, ESTABLISHED BY USING RECORD 43.56 FEET (M87-15A) ON RADIUS.

FIELD CREW: M. HOLT, R. MCCALLISTER  
COMPUTATIONS: D. BENTZ  
DRAFTING: F. BARKER

PARCEL HAS APPURTENANT WATER RIGHTS - CERTIFICATE - NO.28416

DEDICATION:

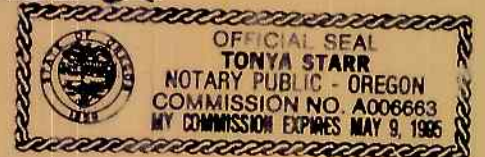
KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN H. & LORETTA STENBECK AND L.R. & JANE GARZENELLI ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "GARSTEN SUBDIVISION"

*[Signatures]*  
JOHN H. STENBECK  
LORETTA M. STENBECK  
L.R. GARZENELLI  
JANE GARZENELLI

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL THESE PERSONS BY THESE PRESENTS, ON THIS 19<sup>th</sup> DAY OF OCTOBER 1992, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN H. & LORETTA M. STENBECK AND L.R. & JANE GARZENELLI 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.

*[Signature]*  
TONYA STARR



FENCE LINES WITHIN ACCESS RIGHTS OF WAY (EASEMENTS) ARE PROHIBITED AS A CONDITION OF THIS PLAT.

STATE OF OREGON |  
COUNTY OF DOUGLAS | SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED  
1992 NOV 16 AM 9:48

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
By: *[Signature]* DEPUTY  
30<sup>00</sup>  
FEE

VOL 17 PG 58 A-B  
92-20445

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE



GARSTEN SUBDIVISION

LYING IN THE NW 1/4, SE 1/4 & SW 1/4 OF SEC. 27, T26S, R6W, W.M.  
DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
JOHN H. & LORETTA M. STENBECK  
L.R. & JANE GARZENELLI  
4076 DEL RIO ROAD  
ROSEBURG, OREGON 97470

SURVEYED BY:  
*[Signature]*  
i.e. ENGINEERING  
1205 S.E. Court Street  
Roseburg, Oregon 97470  
PHONE (503) 873-0166  
FAX (503) 440-9392

SCALE: 1"=50'

DATE: OCT. 1992

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