

STENBECK ESTATES SUBDIVISION

IN THE N.W. 1/4 OF SECTION 27 AND THE N.E. 1/4 OF SECTION 28, T26S, R6W, W.M.

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

FOR: JOHN STENBECK
 4070 DEL RIO ROAD
 ROSEBURG, OR. 97470

CERTIFICATE OF SURVEYOR

STATE OF OREGON
 COUNTY OF DOUGLAS

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

BEGINNING AT THE INITIAL POINT, A 2" x 36" IRON PIPE ON THE EAST LINE OF WILBUR-GARDEN VALLEY COUNTY ROAD NO. 31 AND THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 86-4097 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH POINT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 26 WEST, RANGE 6 WEST, WILLAMETTE MERIDIAN BEARS S19°38'47"E 2997.60 FEET; THENCE ALONG SAID EAST LINE AND THE SOUTHERLY LINE OF SAID WILBUR-GARDEN VALLEY COUNTY ROAD NO. 31 AS FOLLOWS: N0°00'28"W 800.97 FEET, ALONG THE ARC OF A 328.10 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CORD OF WHICH BEARS N37°32'44"E 399.95 FEET) 490.09 FEET, N86°09'18"E 86.51 FEET, S89°39'30"E 304.70 FEET, N87°33'38"E 100.06 FEET, AND S89°34'54"E 586.72 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 86-6035 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AS FOLLOWS: S27°17'38"E 536.10 FEET, S89°38'38"E 381.25 FEET, AND S0°06'15"E 975.71 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 86-6035 AS FOLLOWS: WEST 184.93 FEET, S89°52'03"W 200.66 FEET, N21°40'51"W 347.24 FEET, S89°59'12"W 385.00 FEET, AND N89°29'55"W 328.83 FEET TO THE NORTHEAST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 86-4097 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 86-4097, N89°29'55"W 725.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.82 ACRES OF LAND, MORE OR LESS, LYING IN SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN.

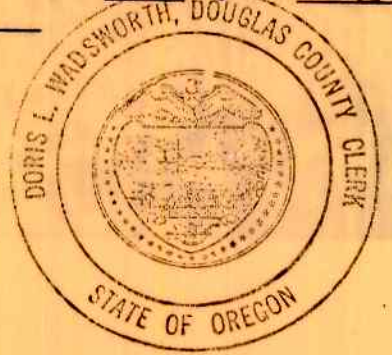
STATE OF OREGON → 33
 COUNTY OF DOUGLAS

I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE, AND SAY THAT I AM THE SURVEYOR WHO SURVEYED THE PLAT OF "STENBECK ESTATES SUBDIVISION" AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF THE FINAL PLAT THEREOF.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF OCT. 1986.

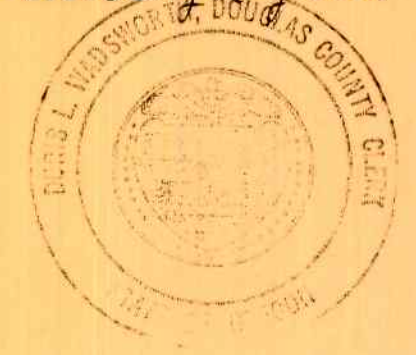
STATE OF OREGON)ss
 COUNTY OF DOUGLAS)
 I, DONALD A. BENTZ, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "STENBECK ESTATES SUBDIVISION" and that the foregoing tracing is an exact copy of the map thereof.

Subscribed and sworn to before me this 2nd day of Dec, 1986.
 DONALD A. BENTZ #839
 STATE OF OREGON)ss
 COUNTY OF DOUGLAS)
 I, DORIS WADSWORTH, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been by me 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 seal this 2nd day of Dec, 1986.



FILED Dec 2nd 1986

Doris L. Wadsworth
 COUNTY CLERK by Mary J Deal



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 12, 1989
 DONALD A. BENTZ
 #839

COVENANTS

RESTRICTIONS AND COVENANTS FILED IN VOL. 964 PAGE 20 THRU 22 (INSTR. #86-14646).

Nancy A. Winchell
 NOTARY PUBLIC - OREGON
 10/20/89

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

APPROVALS:

BY ORDER OF BOARD OF DOUGLAS COUNTY COMMISSIONERS:

APPROVED 12-2, 1986 Bill Vian CHAIRMAN
 DATE
 APPROVED 12-2, 1986 Commissioner
 DATE
 APPROVED November 26, 1986 Deputy County Surveyor
 DATE
 APPROVED 12-2, 1986 County Assessor
 DATE
 APPROVED NOVEMBER 3, 1986 Keith L. Cubic PLANNING DIRECTOR

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT WE, JOHN H. STENBECK AND LORETTA M. STENBECK, OWNERS OF THE LAND SHOWN ON THE ANNEXED PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "STENBECK ESTATES SUBDIVISION."
 JOHN H. STENBECK LORETTA M. STENBECK

ACKNOWLEDGEMENT:

STATE OF OREGON → 33
 COUNTY OF DOUGLAS
 ON THE 28th DAY OF OCTOBER, 1986 BEFORE ME APPEARED JOHN H. STENBECK AND LORETTA M. STENBECK, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THE ANNEXED PLAT, AND ACKNOWLEDGED THAT THE ABOVE INSTRUMENT WAS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

STATE OF OREGON → 33
 COUNTY OF DOUGLAS

I, DORIS WADSWORTH, COUNTY CLERK OF DOUGLAS COUNTY, OREGON, DO HEREBY CERTIFY THAT THE WITHIN COPY OF THE 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.

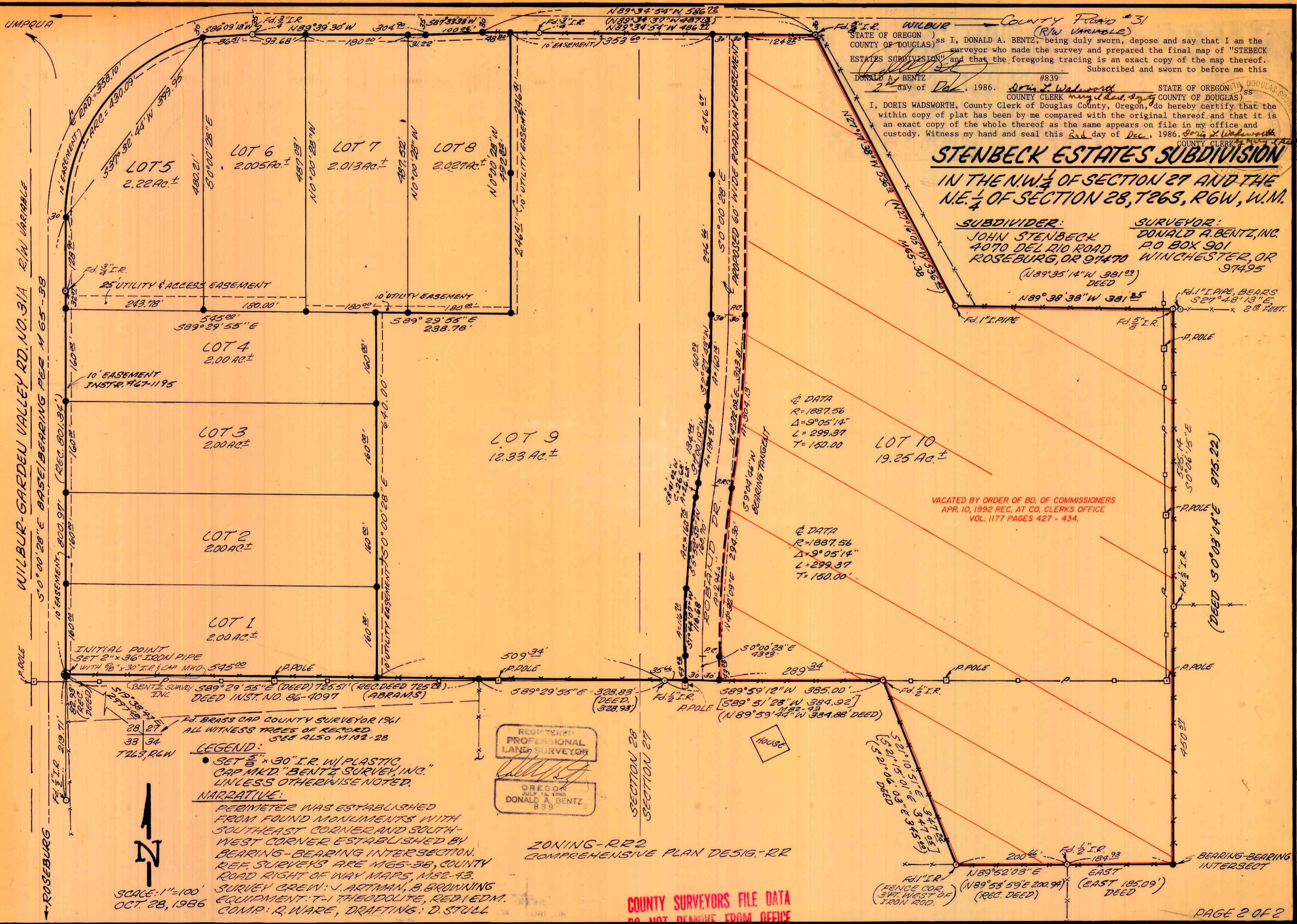
WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF Dec 1986.



Doris L. Wadsworth
 COUNTY CLERK by Mary J Deal
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VOL. 17 PAGE 7 A



STATE OF OREGON) ss I, DONALD A. BENTZ, being duly sworn, depose and say that I am the
 COUNTY OF DOUGLAS) surveyor who made the survey and prepared the final map of "STENBECK
 ESTATES SUBDIVISION" and that the foregoing tracing is an exact copy of the map thereof.
 Subscribed and sworn to before me this _____ day of _____, 1986. #839
 DONALD A. BENTZ
 County Clerk of Douglas County, Oregon
 I, DORIS WADSWORTH, County Clerk of Douglas County, Oregon, do hereby certify that the
 within copy of plat has been by me 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 seal this 2nd day of Dec., 1986. Doris Wadsworth
 County Clerk of Douglas County, Oregon

STENBECK ESTATES SUBDIVISION
 IN THE N.W. 1/4 OF SECTION 27 AND THE
 N.E. 1/4 OF SECTION 28, T66S, R6W, W.M.

SUBDIVIDER: JOHN STENBECK
 4070 DEL RIO ROAD
 ROSEBURG, OR 97140
 (N89°35'14"W 381.02')
 DEED

SURVEYOR: DONALD A. BENTZ, INC.
 P.O. BOX 901
 WINCHESTER, OR 97149

DATA
 R=1887.56
 Δ=9°05'14"
 L=299.37
 T=150.00

DATA
 R=1887.56
 Δ=9°05'14"
 L=299.37
 T=150.00

VACATED BY ORDER OF BD. OF COMMISSIONERS
 APR. 10, 1992 REC. AT CO. CLERKS OFFICE
 VOL. 1177 PAGES 427 - 434.

LEGEND:
 SET 5/8" x 30" I.R. W/ PLASTIC
 CAP MKD. BENTZ SURVEY, INC.
 UNLESS OTHERWISE NOTED.

NARRATIVE:
 PERIMETER WAS ESTABLISHED
 FROM FOUND MONUMENTS WITH
 SOUTHEAST CORNER AND SOUTH-
 WEST CORNER ESTABLISHED BY
 BEARING-BEARING INTERSECTION.
 REF. SURVEYS ARE M65-38, COUNTY
 ROAD RIGHT OF WAY MAPS, M82-43.
 SURVEY CREW: J. ARTMAN, B. BRUNNING
 EQUIPMENT: T-1 THEODOLITE, RED EDM.
 COMP: R. WARE, DRAFTING: D. STILL



ZONING-RR2
 COMPREHENSIVE PLAN DESIG.-RR

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

SCALE: 1"=100'
 OCT. 28, 1986