

# 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°38'41"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)

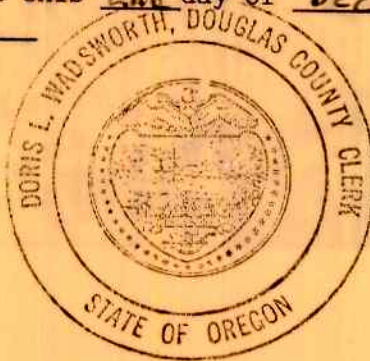
I, DONALD A. BENTZ, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "STENBECK ESTATES SUBDIVISION" and that the foregoing tracing is an exact copy of the map thereof.

Subscribed and sworn to before me this 2nd day of Dec, 1986.

*Doris L. Wadsworth*  
 COUNTY CLERK *by Mary J Deal* STATE OF OREGON )ss  
 COUNTY OF DOUGLAS)

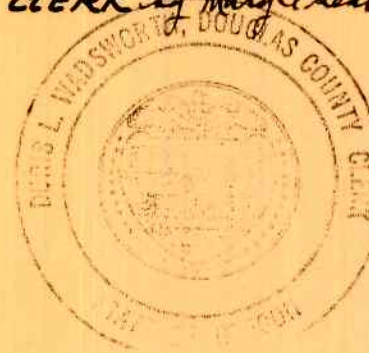
I, DORIS WADSWORTH, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been by me compared with the original thereof and that it is an exact copy of the whole thereof as the same appears on file in my office and custody. Witness my hand and seal this 2nd day of Dec, 1986.

*Doris L. Wadsworth*  
 COUNTY CLERK *by Mary J Deal*



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*  
 NANCY A. WINCHELL  
 NOTARY PUBLIC - OREGON  
 10/20/89

NOTARY 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 \_\_\_\_\_, 1986 \_\_\_\_\_ COMMISSIONER  
 DATE  
 APPROVED 12-2, 1986 *Bruce Jorg* COMMISSIONER  
 DATE  
 APPROVED November 26, 1986 *James E. Morrison* DEPUTY COUNTY SURVEYOR  
 DATE  
 APPROVED 12-2, 1986 *Shane Mack* COUNTY ASSESSOR  
 DATE  
 APPROVED NOVEMBER 3, 1986 *Keith L. Cubic* PLANNING DIRECTOR  
 DATE

### 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*  
 JOHN H. STENBECK LORETTA M. STENBECK

### ACKNOWLEDGEMENT:

STATE OF OREGON → 33  
 COUNTY OF DOUGLAS

*Virginia C. Saenger*  
 7-12-89

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

*Virginia C. Saenger*  
 NOTARY PUBLIC, STATE OF OREGON  
 MY COMMISSION EXPIRES ON 12th DAY OF JULY, 1989.

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*



VOL. 17 PAGE 7 A

VOL. 17 PAGE 7 A