

ZONING: 5R
COMP. PLAN: RC5
WATER: SURFACE WATER
SEWER: SEPTIC SYSTEM

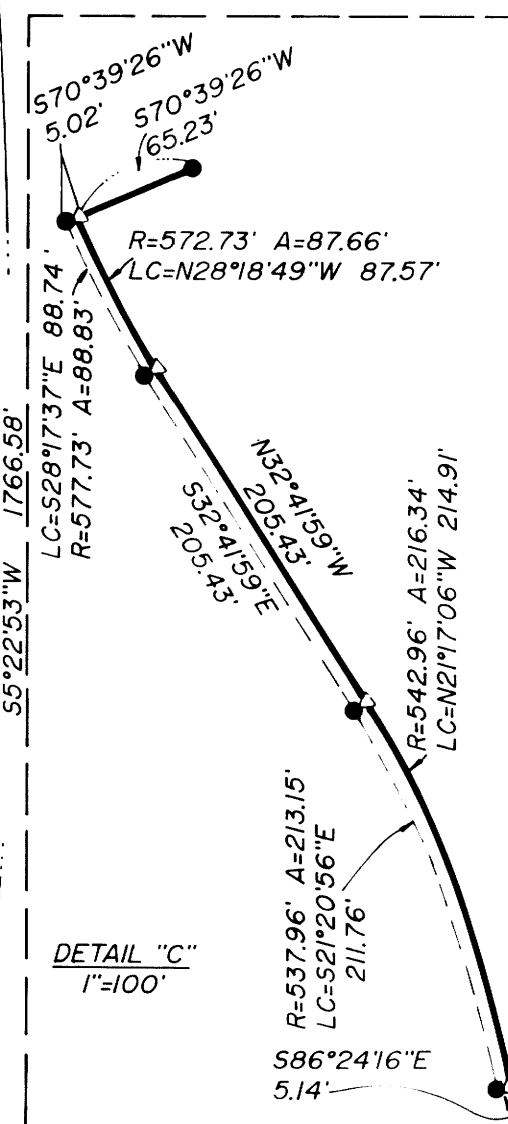
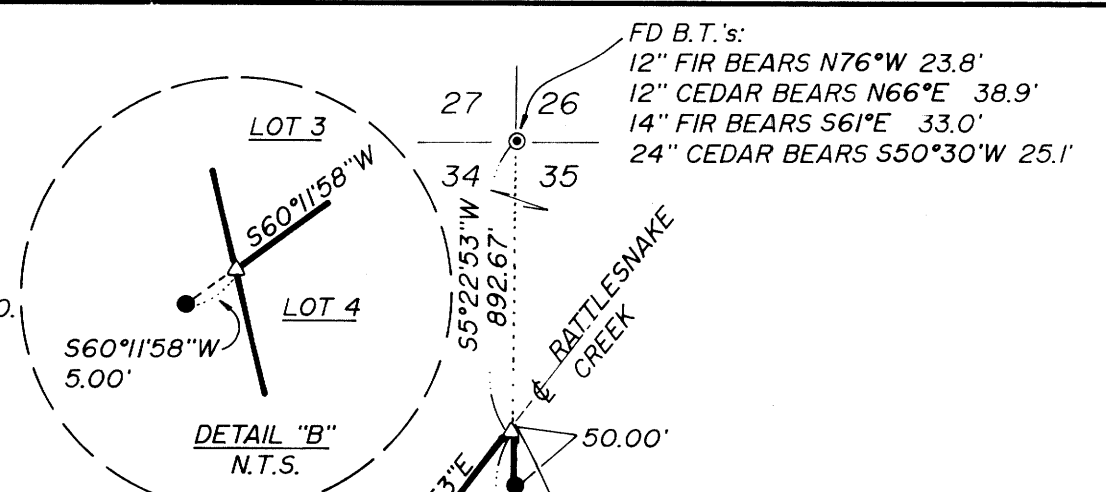
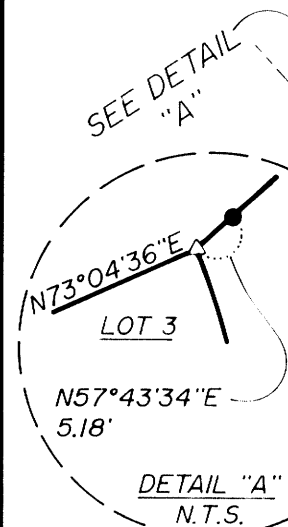
PLANNING DEPT. FILE NO.: 93-189

THERE ARE APPURTENANT WATER RIGHTS ON THIS PROPERTY - LOCATION/PERMIT NO. NOTED ON PLAT

T26, R3, S34 TL 1200
ACCT. NOS.: 7002.02 & 7002.05
T26, R3, S34 TL 300
ACCT. NO.: 7002.06

OREGON WATER RESOURCES PERMIT NO. 14036
CERT. NO. 13804
FOR LOTS 2 & 3

FD D.C.S.O. BRASS CAP "SNAKE" BEARS N27°23'34"W 1336.64' FROM 1/4 COR SECTIONS 34 & 35



EXISTING POWER LINES (100' WIDE EASEMENT PER B220, P447)

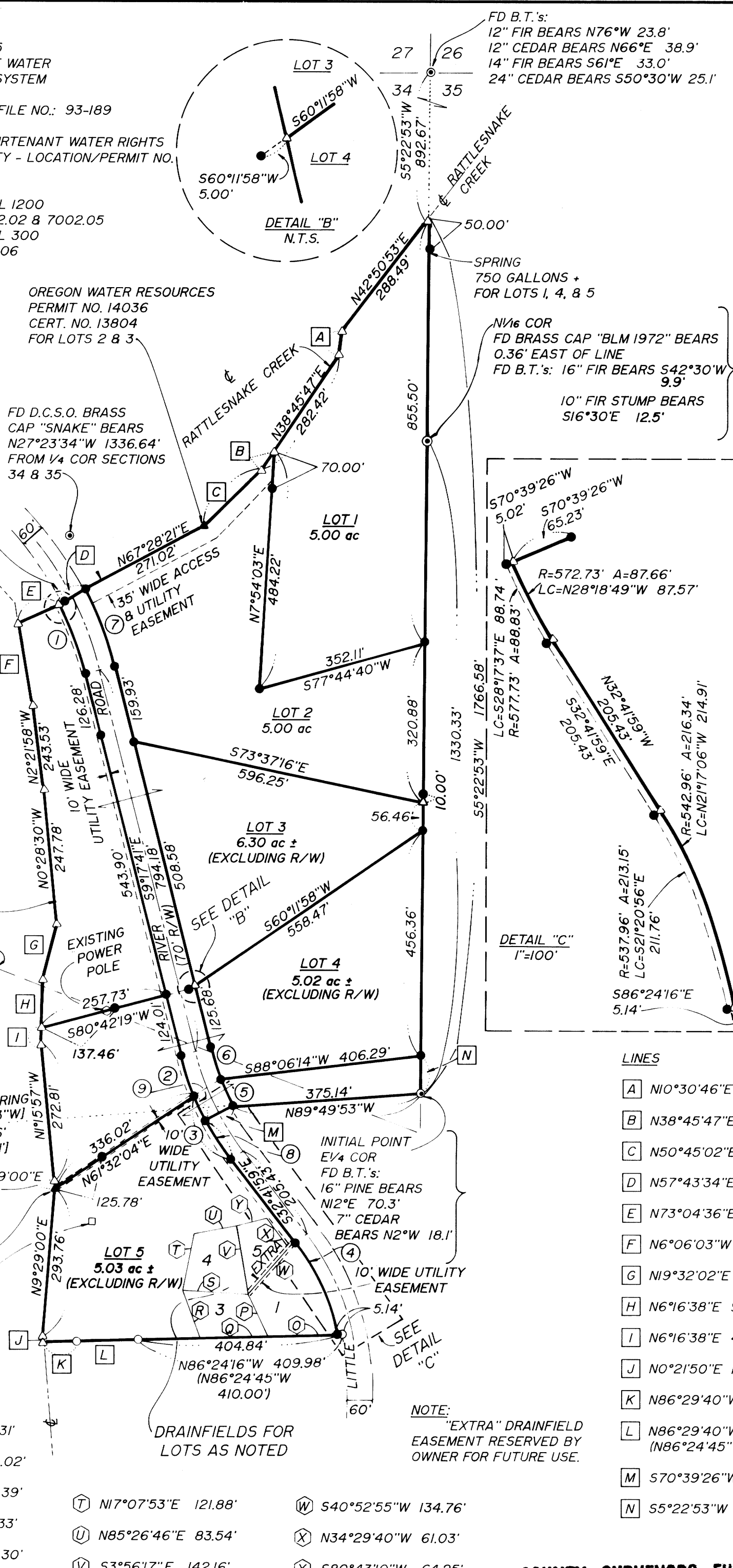
FD B.T.: 10" CEDAR BEARS S13°E 5.1'

CE 1/6 COR SEC 34 BASE OF BEARING: N89°49'53"W 1205.76' [1206.21]

OREGON WATER RESOURCES REF. NO. F-74076 (APPLIED FOR) FOR LOTS 4 & 5

EXISTING METAL SHED

- DRAINFIELDS: S86°24'16"E 130.31', N22°00'49"W 94.02', S86°24'16"W 139.39', N4°28'14"W 100.33', N81°44'26"W 130.30', N7°07'53"E 121.88', N85°26'46"E 83.54', S3°56'17"E 142.16', S40°52'55"W 134.76', N34°29'40"W 61.03', S80°43'10"W 64.25'



NOTE: "EXTRA" DRAINFIELD EASEMENT RESERVED BY OWNER FOR FUTURE USE.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICHARD P. & MARCIA R. SUMNER ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THIS MAP AND DO HEREBY DEDICATE THAT ADDITIONAL PORTION OF LITTLE RIVER ROAD SHOWN TO THE PUBLIC USE FOREVER.

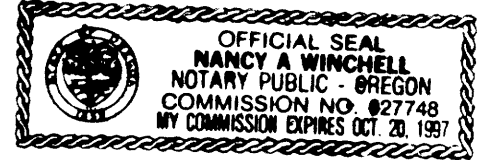
Richard P. Sumner, Marcia R. Sumner

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 23 DAY OF August, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD P. & MARCIA R. SUMNER WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Nancy A. Winchell



APPROVALS:

Keith L. Aubric 8/24/94
Douglas County Planning Director
Nancy Bryhill, Deputy 10/7/94
Douglas County Assessor
... 5-7-94
... 5-7-94
... 10-5-94
Anne E. Schroeder 10-6-94
Douglas County Tax Collector
... 2:19 PM 94-21710
GAY FIELDS, County Clerk
Douglas County Clerk

NOTE: BY THIS PLAT A 5 FOOT STRIP PARALLEL AND ADJACENT TO THE EXISTING RIGHT-OF-WAY IS HEREBY DEDICATED. REFERENCE DOCUMENTS: BOOK 1308, PAGE 458; BOOK 1308, PAGE 461

- LINES: A N10°30'46"E 45.13', B N38°45'47"E 37.51', C N50°45'02"E 160.08', D N57°43'34"E 71.05', E N73°04'36"E 88.64', F N6°06'03"W 122.50', G N19°32'02"E 112.30', H N6°16'38"E 96.43', I N6°16'38"E 42.47', J N0°21'50"E 16.99', K N86°29'40"W 67.57', L N86°29'40"W 124.10', M S70°39'26"W 65.23', N S5°22'53"W 77.38'

- CURVES: 1 R=650.50', LC=S15°35'27"E 142.64', A=142.92'; 2 R=577.73', LC=S13°37'57"E 87.36', A=87.44'; 3 R=577.73', LC=S25°19'50"E 148.15', A=148.56'; 4 R=537.96', LC=S21°20'56"E 211.76', A=213.15'; 5 R=507.73', LC=S20°44'28"E 66.82', A=66.87'; 6 R=507.73', LC=N13°08'10"W 67.99', A=68.04'; 7 R=720.50', LC=N16°06'00"W 170.72', A=171.12'; 8 R=577.73', LC=S28°17'37"E 88.74', A=88.83'; 9 R=577.73', LC=S20°55'51"E 59.71', A=59.73'

LEGEND

- SET 5/8" x 30" I.R. w/CAP MARKED "i.e. ENGINEERING" UNLESS NOTED OTHERWISE
- FD 5/8" I.R. w/CAP MARKED "LS 1076" UNLESS NOTED OTHERWISE
- FD 5/8" I.R. w/NO CAP
- FD BRASS CAP
- RECORD DATA PER M100-67
- RECORD DATA PER M51-34
- WATER RIGHTS DIVERSION POINT / CALCULATED POINT
- CALCULATED POINT

STATE OF OREGON 1 SS.
COUNTY OF DOUGLAS 1 SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED OCT-7 PM 2:19

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Nancy A. Winchell
Vol 18 Pg 23 DEPUTY
FEE 15.00

SURVEYORS CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
BEGINNING AT THE INITIAL POINT, A BRASS CAP, SAID POINT BEING THE EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 34 N89°49'53"W 375.14 FEET TO THE EAST RIGHT-OF-WAY OF LITTLE RIVER ROAD (COUNTY ROAD NO. 17); THENCE S70°39'26"W 65.23 FEET TO THE WEST RIGHT-OF-WAY OF SAID LITTLE RIVER ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY AS FOLLOWS: ALONG THE ARC OF A 572.73 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S28°18'49"E 87.57 FEET) 87.66 FEET, S32°41'59"E 205.43 FEET, AND ALONG THE ARC OF A 542.96 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S21°17'06"E 214.91 FEET) 216.34 FEET TO THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN INST. NO. 93-07006 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID SOUTH LINE N86°24'16"W 409.98 FEET AND N86°29'40"W 191.67 FEET TO THE CENTERLINE OF LITTLE RIVER; THENCE ALONG SAID CENTERLINE OF LITTLE RIVER AS FOLLOWS: N0°21'50"E 16.99 FEET, N9°29'00"E 304.76 FEET, N15°57"W 272.81 FEET, N6°16'38"E 138.90 FEET, N19°32'02"E 112.30 FEET, N0°28'30"W 247.78 FEET, N2°21'58"W 243.53 FEET, AND N6°06'03"W 122.50 FEET TO THE NORTHWEST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN INST. NO. 93-07006; THENCE ALONG THE NORTHERLY LINE OF SAID PROPERTY, ALSO BEING THE CENTERLINE OF RATTLESNAKE CREEK, AS FOLLOWS: N73°04'36"E 88.64 FEET, N57°43'34"E 71.05 FEET, N67°28'21"E 271.02 FEET, N50°45'02"E 160.08 FEET, N38°45'47"E 282.42 FEET, N10°30'46"E 45.13 FEET, AND N42°50'53"E 288.49 FEET TO THE EAST LINE OF THE ABOVE SAID SECTION 34; THENCE ALONG THE EAST LINE OF SAID SECTION 34 S5°22'53"W 1766.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.16 ACRES, MORE OR LESS.
EXCEPTING THEREFROM THAT PART LYING WITHIN LITTLE RIVER COUNTY ROAD NO. 17.

NARRATIVE:

USED THE FOUND MONUMENTS BETWEEN THE CENTER CORNER OF SECTION 34 AND THE EAST 1/4 CORNER OF SECTION 34 AS THE BASIS OF BEARING PER M51-34. COMPUTED THE CENTERLINE OF LITTLE RIVER AND RATTLESNAKE CREEK AND THE RIGHT-OF-WAY LINES OF LITTLE RIVER ROAD USING FIELD DATA AS IT WAS LOCATED. COMPUTED THE NORTHEAST CORNER OF THE SUBDIVISION BY INTERSECTING THE CENTERLINE OF RATTLESNAKE CREEK WITH THE SECTION LINE OF SECTIONS 34 AND 35 USING THE FOUND MONUMENTS AT THE NORTHEAST CORNER OF SECTION 34 AND THE EAST 1/4 CORNER OF SECTION 34. THE MOST SOUTHERLY POINT OF THE WEST RIGHT-OF-WAY LINE WAS DETERMINED USING A FOUND MONUMENT AT THE SOUTHEAST CORNER OF LOT 5; THE NORTHERLY POINTS OF BOTH RIGHT-OF-WAY LINES (AT THE PERIMETER) WERE DETERMINED BY INTERSECTING WITH RATTLESNAKE CREEK. COMPUTED AND SET THE SOUTHWEST CORNER OF THE PORTION OF LOT 5 EAST OF LITTLE RIVER ROAD BY INTERSECTING THE EAST RIGHT-OF-WAY OF LITTLE RIVER ROAD WITH THE BASIS OF BEARING. COMPUTED AND SET THE NORTHERLY PERIMETER POINT OF LOT 5 AT THE WEST RIGHT-OF-WAY OF LITTLE RIVER ROAD BY TRAVERSING RADIAL FROM THE SOUTHWEST CORNER OF THE PORTION OF LOT 5 EAST OF LITTLE RIVER ROAD TO THE WEST RIGHT-OF-WAY. COMPUTED THE SOUTHWEST CORNER OF LOT 5 BY EXTENDING THE FOUND MONUMENTS OF THE SOUTH LINE OF LOT 5 AND INTERSECTING WITH THE CENTERLINE OF LITTLE RIVER.

FIELD CREW: NEIL HIBBS & ROD McALLISTER
EQUIPMENT: NIKKON TOTAL STATION
OFFICE: WENDELL T. HARNES
DRAFTING: BETH MORGAN

Vol 18 Pg 23 94-21710

REGISTERED OREGON LAND SURVEYOR
DONALD A. BENTZ 839
EXPIRES 12-31-95
RATTLESNAKE CREEK SUBDIVISION
IN: NE 8 SE 1/4 SEC 34, T26S, R3W, W.M., DOUGLAS COUNTY, OREGON
SURVEYED FOR: RICHARD & MARCIA SUMNER
SURVEYED BY: i.e. ENGINEERING
SCALE: 1"=200' DATE: AUGUST 1994