

DESCRIPTION:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A BRASS CAP AT THE NORTH 1/4 CORNER OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN; THENCE S31°46'E 571.21 FEET TO A 2" IRON PIPE; THENCE S58°15'21"W 358.10 FEET TO A 2" IRON PIPE IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TERRACE DRIVE; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE N37°28'54"W 597.88 FEET TO A 3/8" IRON ROD AND ALONG THE ARC OF A 385.70 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N44°08'46"W 86.66 FEET) 86.84 FEET TO A 3/8" IRON ROD; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE N32°38'41"E 172.50 FEET TO A 3/8" IRON ROD; THENCE S88°39'34"E 335.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.15 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AND THE ABOVE INSTRUMENT IS A TRUE AND CORRECT DESCRIPTION.

DONALD A. BENTZ LS 839

NARRATIVE:

SURVEY TO MONUMENT THE 4 LOTS PER SUBDIVISION OF BUCK CREEK ESTATES AS SHOWN HEREON. THE MOST WESTERLY CORNER OF LOT 1 WAS ESTABLISHED BY DISTANCE-DISTANCE INTERSECT FROM THE TWO FOUND 3/8" IRON RODS. THE POINT OF CURVATURE WAS ESTABLISHED BY DISTANCE-DISTANCE INTERSECT FROM THE ESTABLISHED MOST WESTERLY CORNER OF LOT 1 AND THE MOST SOUTHERLY CORNER OF LOT 3.

FIELD CREW: MARC HOLT & DAVE WILLIAMS  
EQUIPMENT: LEITZ SET-4 TOTAL STATION  
OFFICE: ROMEY WARE  
DRAFTING: BETH MORGAN  
MAPS OF REFERENCE: M74-62 & RM-58

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DAVID J. DeBELL, KEN E. DeBELL & MICHAEL L. DeBELL ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN ON THIS MAP.

David J. DeBell 1/4/94  
DAVID J. DeBELL DATE

Ken E. DeBell 4/4/94  
KEN E. DeBELL DATE

Michael L. DeBell 4/4/94  
MICHAEL L. DeBELL DATE

ACKNOWLEDGEMENT:

STATE OF OREGON HAWAII  
COUNTY OF DOUGLAS HAWAII

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 4th DAY OF April, 1994, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID J. DeBELL, KEN E. DeBELL & MICHAEL L. DeBELL WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Patty Champlin  
Notary Public, State of Hawaii

My commission expires: June 1, 1997

ZONING: IR WATER: GLIDE WATER ASSOC.  
COMP. PLAN: RCI SEWER: GLIDE SEWER DISTRICT  
TAX ACCT. NOS.: 688111 & 688137  
TAX LOT NO.: 100 (SEC. 20B, T26S, R3W, W.M.)  
PLANNING DEPT. FILE NO.: 93-108

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

BUILDING SETBACK REQUIREMENTS:

FRONT: 30 FEET  
SIDE & REAR: 10 FEET  
COVENANTS & RESTRICTIONS PER BOOK 399, PAGE 80 & 81

IRREVOCABLE OFFER TO DEDICATE 30 FOOT ROADWAY PER VOLUME 1302, PAGE 167 (INST. NO. 94-13459)

APPROVALS:

Sam Katerden 10-31-94  
DOUGLAS COUNTY CHAIRPERSON DATE

Joyce Morgan 10-31-94  
DOUGLAS COUNTY COMMISSIONER DATE

Keith L. Cubic 8/25/94  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

David C. Redden 10-31-94  
DOUGLAS COUNTY ASSESSOR DATE

Gay Fields 10-31-94  
DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 10-31-94  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2nd DAY OF NOVEMBER, 1994, 11:45 O'CLOCK AM

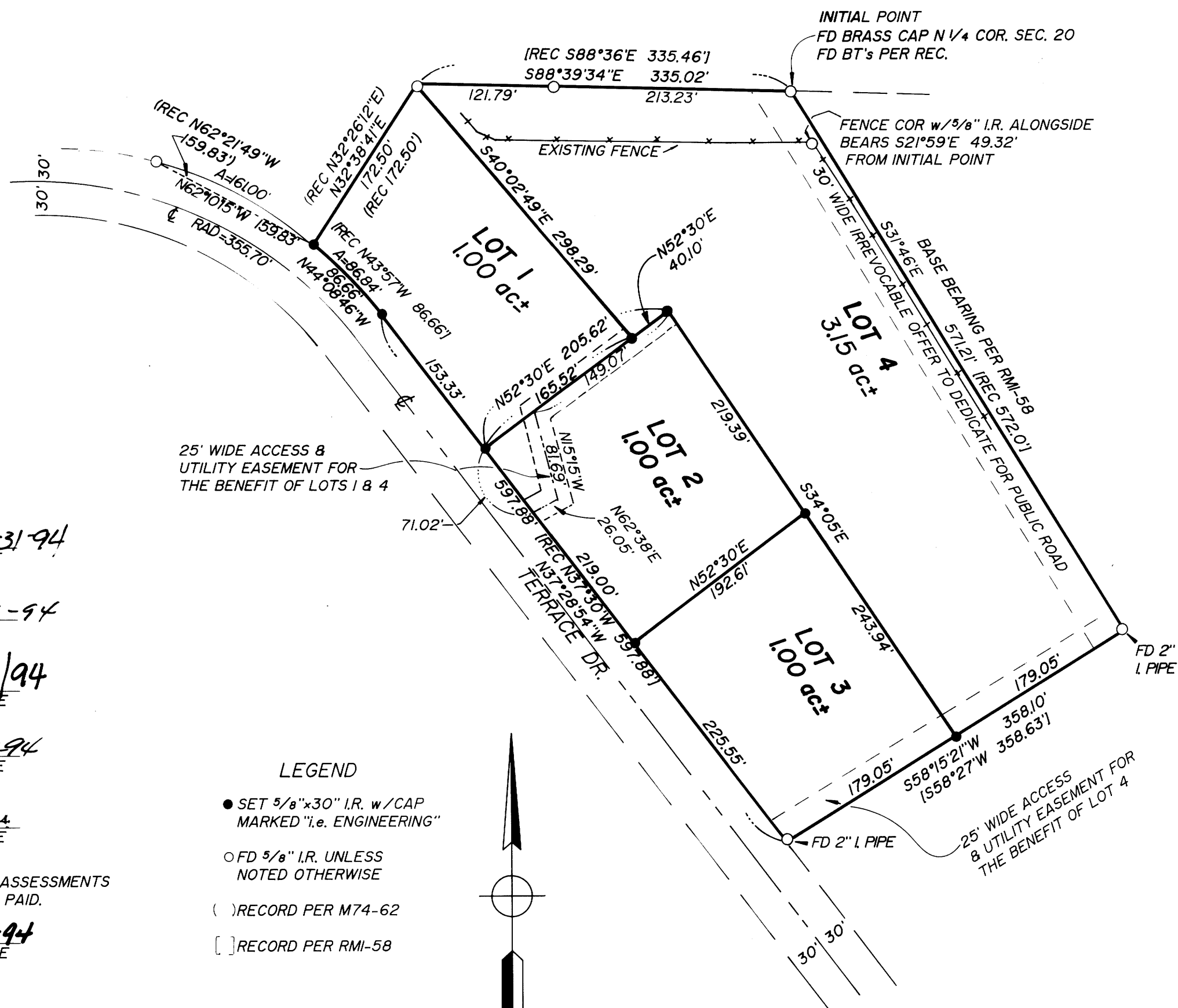
Gay Fields, County Clerk  
Douglas County Clerk  
34 DEPUTY

STATE OF OREGON ]  
COUNTY OF DOUGLAS ]  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

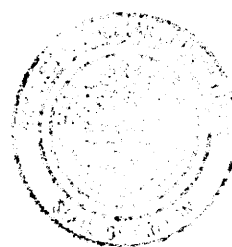
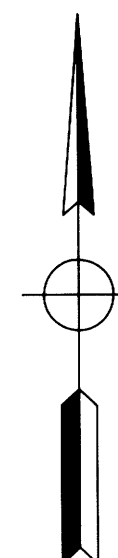
BY Gay Fields  
DEPUTY

VOL 18 PG 26 FEE 15.00



LEGEND

- SET 3/8"x30" I.R. w/CAP MARKED "i.e. ENGINEERING"
- FD 3/8" I.R. UNLESS NOTED OTHERWISE
- ( ) RECORD PER M74-62
- [ ] RECORD PER RM-58



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BUCK CREEK ESTATES

IN: THE NW/4 & NE/4 OF SEC. 20, T26S, R3W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:

DAVID DeBELL  
HC 60, BOX 25  
IDLEYLD PARK, OREGON 97447

SURVEYED BY:

i.e. ENGINEERING  
1205 S.E. Court Street  
Roseburg, Oregon 97470  
PHONE (503) 673-0166  
FAX (503) 440-9392

SCALE: 1" = 100'

DATE: FEB 1994

800-01

PAGE: 1 OF 1

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE