

**REGISTERED
OREGON
LAND SURVEYOR**

JULY 12 1968
DONALD A. BENTZ
839

EXPIRES 12-31-95

RANCHO LAGUNA SUBDIVISION

IN: SEC 23, T26S, R6W, W.M.,
DOUGLAS COUNTY, OREGON

SURVEYED FOR:
R. DUANE DOMINGUEZ
2716 FISHER ROAD
ROSEBURG, OREGON 97470

SURVEYED BY:
i.e.
ENGINEERING
548 S.E. Jackson Suite 3
Roseburg, Oregon 97470
PHONE (503) 673-0166
FAX (503) 440-9392

SCALE: AS NOTED

DATE: OCT. 1994

1023-01

PAGE: 1 OF 2

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES C. & CAROL A. KYLE 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 AND DO HEREBY DEDICATE THOSE EASEMENTS SHOWN TO THE PUBLIC USE.

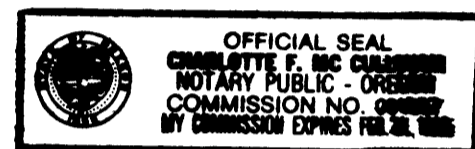
James C. Kyle Carol A. Kyle
JAMES C. KYLE CAROL A. KYLE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 31ST DAY OF October, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES C. & CAROL A. KYLE WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Charlotte J. McCallaugh



DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT R. DUANE & MARION DOMINGUEZ 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 AND DO HEREBY DEDICATE THOSE EASEMENTS SHOWN TO THE PUBLIC USE.

R. Duane Dominguez Marion J. Dominguez
R. DUANE DOMINGUEZ MARION J. DOMINGUEZ

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 21ST DAY OF OCTOBER, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED R. DUANE & MARION J. DOMINGUEZ WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Beth A. Morgan



APPROVALS:

Joyce Morgan 1/17/95
DOUGLAS COUNTY COMMISSIONER CHAIRPERSON DATE
Wangel Peterson 1-17-95
DOUGLAS COUNTY COMMISSIONER DATE
Nancy Broghill, Deputy 1/17/95
DOUGLAS COUNTY ASSESSOR DATE
Janet R. Sundeen 1/11/95
DOUGLAS COUNTY SURVEYOR DATE
Keith L. Cubic 11/9/94
DOUGLAS COUNTY PLANNING DIRECTOR DATE

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

Vickie J. Saperstein, deputy 1/17/95
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 18th DAY OF January, 1995, 11:31 O'CLOCK PM
95-00756

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK
by Nancy R. Davenport, Deputy

ZONING: R5
COMP. PLAN: RC5
WATER: UMPQUA BASIN WATER ASSOC.
SEWER: ON-SITE SEPTIC

PLANNING DEPT. FILE NO.: 94-265

T26, R6, S23
TL 107; ACCT. NO. 7424.02
TL 108; ACCT. NO. 7424.07

WATER RIGHTS:
OREGON WATER RESOURCES
PERMIT NO. 46851
APPLICATION NO. 63536
CERTIFICATE NO. 62181
PERMIT NO. 48473
APPLICATION NO. 68077
CERTIFICATE NO. 66157

SURVEYOR'S CERTIFICATE:

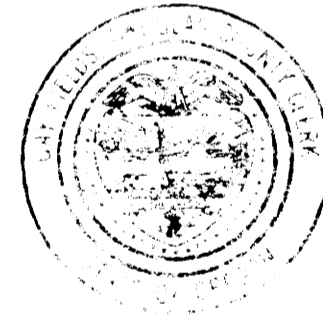
I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
A PARCEL OF LAND, BEING THAT PROPERTY DESCRIBED IN VOLUME 1312, PAGE 753 (INST. NO. 94-18293) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 23, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT, A 3/8" IRON ROD, SAID POINT BEING THE SOUTHEAST CORNER OF THE ABOVE SAID PROPERTY FROM WHICH POINT THE INITIAL POINT OF TERRI LEE HEIGHTS SUBDIVISION, VOLUME 12, PAGE 37 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON BEARS N19°48'10"W 1420.80 FEET; THENCE N75°59'40"W 2372.46 FEET ALONG THE SOUTH LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN VOLUME 1312, PAGE 753 TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF FISHER ROAD (COUNTY ROAD NO. 189) AS FOLLOWS: N15°54'25"E 326.69 FEET, N15°55'01"E 201.52 FEET, N16°04'07"E 26.77 FEET, N48°04'17"E 122.95 FEET, N48°04'42"E 452.52 FEET, N47°51'45"E 111.53 FEET, N48°11'11"E 51.67 FEET, ALONG THE ARC OF A 447.80 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S88°05'12"E 619.06 FEET) 683.50 FEET, S44°21'35"E 286.48 FEET, AND S85°43'51"E 296.18 FEET TO THE WEST RIGHT-OF-WAY LINE OF JONNI LANE; THENCE ALONG THE EAST LINE OF THE ABOVE SAID PROPERTY AS FOLLOWS: S13°26'13"E 807.41 FEET, N76°33'47"E 10.00 FEET, S13°26'13"E 81.47 FEET, S29°49'14"E 245.05 FEET, AND S29°24'12"E 321.42 FEET TO THE INITIAL POINT AND CONTAINING 50.50 ACRES, MORE OR LESS.

Donald A. Bentz LS #839

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

95 JAN 18 AM 11:31
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
by Nancy R. Davenport
FEE 30 pd
Vol 18 pg 29-A & R

95-00756



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE EXISTING PARCELS 1 AND 2 OF PARTITION PLAT 1994-0062 INTO TEN (10) 5-ACRE LOTS. THE BASIS OF BEARING WAS ESTABLISHED USING THE FOUND MONUMENT ABOUT 105 FEET SOUTHERLY OF THE SOUTHWEST CORNER OF PARCEL 2 ALONG THE EAST RIGHT-OF-WAY OF FISHER ROAD AND THE FOUND MONUMENT AT THE POINT-OF-CURVATURE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF FISHER ROAD. THE PERIMETER WAS ESTABLISHED USING FOUND MONUMENTS AND RECORD BEARINGS AND DISTANCES PER PARTITION PLAT 1994-0062. MONUMENTS WERE SET AS SHOWN.

FIELD CREW: NEIL HIBBS & ROD McALLISTER
EQUIPMENT: NIKON TOTAL STATION
OFFICE: WENDELL T. HARNES
DRAFTING: BETH MORGAN
MAPS OF REFERENCE: TERRI LEE SUBDIVISION (V12, P37), PARTITION PLAT 1994-0062, & DEED (V1312, P753)

SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY CLERKS RECORDING NO.

VOL 1312 . PG 753
(PER INST. NO. 94-18293)

95-00756

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

		RANCHO LAGUNA SUBDIVISION IN: SEC 23, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: R. DUANE DOMINGUEZ 2716 FISHER ROAD ROSEBURG, OREGON 97470		SURVEYED BY: 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392	
SCALE: NONE	DATE: OCT. 1994	1023-01	PAGE: 2 OF 2