

IRREVOCABLE OFFER TO DEDICATE FILED PER BOOK 1333, PAGE 558

25' WIDE ADDITIONAL UTILITY EASEMENT TO BENEFIT ALL LOTS OF THIS SUBDIVISION

60' WIDE ACCESS & UTILITY EASEMENT

20' WIDE WATERLINE EASEMENT PER VIO44, P729 DEED RECORDS

25' WIDE ADDITIONAL UTILITY EASEMENT

UNDER ASPHALT DRIVE

20' WIDE UTILITY EASEMENT

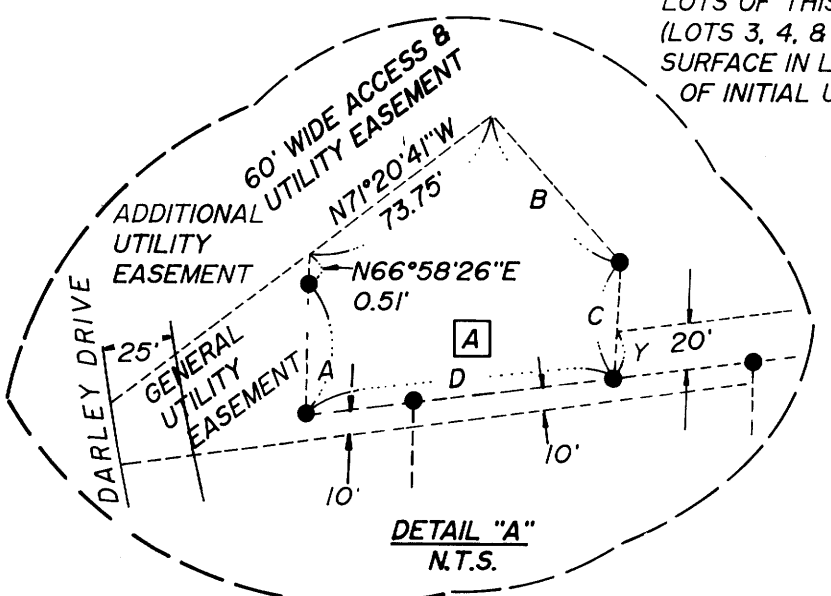
25' WIDE ADDITIONAL UTILITY EASEMENT

STAMPED "B9" IN A 9" SQ. CONC. POST FLUSH w/GROUND @ INTERSECTION JONES RD. w/MELROSE-CONN FORD RD. BEARS 577°34'14"W

- A - N66°58'26"E 49.62'
- B - S18°39'19"W 59.71'
- C - S67°07'40"W 49.23'
- D - N32°54'03"W 94.91'
- E - N32°54'03"W 60.00'
- F - S67°00'00"W 70.00'
- G - S32°54'03"E 110.00'
- H - N67°00'00"E 70.00'
- I - N32°54'03"W 50.00'
- J - N44°58'46"E 64.00'
- K - S58°00'18"E 95.37'
- L - S41°32'04"W 63.20'
- M - N58°01'41"W 99.27'
- N - S58°01'41"E 54.69'
- O - N40°40'50"E 72.05'
- P - S40°40'50"W 65.19'
- Q - S72°45'10"E 64.83'
- R - S21°24'17"E 86.58'
- S - S0°03'03"E 43.68'
- T - S32°54'03"E 46.45'
- U - S58°00'18"E 20.00'
- V - N40°40'50"E 60.00'
- W - S84°57'22"E 24.33'
- X - S82°56'24"E 33.22'
- Y - S67°07'40"E 20.31'

PARCEL 2 M.L.P. 1991-0039A

- DRAINFIELD A - NEW & REPAIR SYSTEM TO SERVE LOT 3
- DRAINFIELD B - NEW & REPAIR SYSTEM TO SERVE LOT 4
- DRAINFIELD C - NEW & REPAIR SYSTEM TO SERVE LOT 5
- DRAINFIELD D - PARTIAL NEW & REPAIR SYSTEM TO SERVE LOT 2



NOTE: 20' UTILITY EASEMENT TO BENEFIT LOTS 3, 4, & 5 TO EACH RESPECTIVE DRAINFIELD & FOR UTILITIES, GAS, POWER, TELEPHONE, & CABLE TV TO SERVE ALL LOTS OF THIS SUBDIVISION. EACH PARTY (LOTS 3, 4, & 5) IS RESPONSIBLE TO REPLACE SURFACE IN LINE CONDITION WITHIN 30 DAYS OF INITIAL USE OF THE EASEMENT.

- LEGEND**
- SET 5/8" x 30" I.R. w/CAP MARKED "i.e. ENGINEERING" UNLESS NOTED OTHERWISE
  - FD 5/8" I.R. UNLESS NOTED OTHERWISE
  - △ COMPUTED POINT
  - ⊙ DRAINFIELD TEST HOLES
  - ( ) RECORD DATA PER LAND PARTITION 1991-0039
  - [ ] RECORD DATA PER LAND PARTITION 1993-0065
  - /// LIMITS OF VARIABLE WIDTH EASEMENT TO BENEFIT LOTS 2, 3, 4, & 5

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

95-05258

**DARLEY SUBDIVISION**

IN: NE 1/4 OF SEC 10 & NW 1/4 OF SEC 11, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON

REGISTERED OREGON LAND SURVEYOR

JULY 12, 1968

DOÑALD A. BENTZ 839

EXPIRES 12-31-95

SURVEYED FOR: DONALD A. BENTZ INC. & KYTOLA INC. 548 S.E. JACKSON-SUITE 3 ROSEBURG, OREGON 97470 (503) 673-0166

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

SCALE: 1"=100' DATE: SEPT 1994 18-12 PAGE: 1 OF 2

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DONALD A. BENTZ INC. & KYTOLA INC. 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 ALL EASEMENTS SHOWN HEREON.

*Donald A. Bentz*  
DONALD A. BENTZ  
DONALD A. BENTZ INC.

*Quinten Kytola*  
QUINTEN KYTOLA  
KYTOLA INC.

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21<sup>ST</sup> DAY OF OCTOBER, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONALD A. BENTZ, DONALD A. BENTZ INC. & QUINTEN KYTOLA, KYTOLA INC., 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.

*Beth A. Morgan*



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, SAID POINT BEING A 5/8" IRON ROD ON THE WEST LINE OF RIDGEVIEW RANCH P.U.D. AND ON THE EAST LINE OF PARCEL 3 OF LAND PARTITION NUMBER 1991-0039A, SAID POINT ALSO BEARS S21°42'29"E 985.74 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10, & 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 3 THE FOLLOWING: S62°57'22"W 174.53 FEET TO A 5/8" IRON ROD, S37°33'52"W 494.26 FEET TO A 5/8" IRON ROD, S47°46'12"W 128.85 FEET TO A 5/8" IRON ROD, AND S74°32'10"W 252.62 FEET; THENCE N29°12'31"W 1345.63 FEET ALONG THE SOUTH-WESTERLY LINE OF SAID PARCEL 3 TO A 5/8" IRON ROD IN THE CENTERLINE OF DARLEY DRIVE, A 60 FOOT PRIVATE ROADWAY; THENCE ALONG SAID CENTERLINE N40°52'56"E 153.49 FEET AND ALONG THE ARC OF A 1273.24 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N45°01'09"E 179.87 FEET) 180.02 FEET; THENCE LEAVING SAID CENTERLINE S71°20'41"E 401.59 FEET TO A 5/8" IRON ROD; THENCE S82°56'24"E 408.50 FEET TO A 5/8" IRON ROD; THENCE S35°30'58"E 493.11 FEET TO A 5/8" IRON ROD; THENCE S35°36'43"E 261.50 FEET TO THE POINT OF BEGINNING ALL BEING IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11, SAID TOWNSHIP, RANGE, AND COUNTY AND CONTAINING 25.99 ACRES, MORE OR LESS.

*Donald A. Bentz*  
DONALD A. BENTZ LS# 839

NARRATIVE:

PLAT TO CREATE FIVE (5) PARCELS. PERIMETER ESTABLISHED PER MAJOR LAND PARTITION NO. 1991-0039 A88.

FIELD CREW: WENDELL HARNESS & RICH SCHÄFF  
EQUIPMENT: NIKKON TOTAL STATION  
OFFICE: DON BENTZ  
DRAFTING: BETH MORGAN

APPROVALS:

*Keith L. Cubic* 1/18/95  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Vance Robertson* 3-14-95  
DOUGLAS COUNTY COMMISSIONER DATE

*Beth A. Morgan* 3-14-95  
DOUGLAS COUNTY COMMISSIONER DATE

*Sam J. Morgan* 3-3-95  
DOUGLAS COUNTY SURVEYOR DATE

*Marie J. Raddehoff* 3-14-95  
DOUGLAS COUNTY ASSESSOR DATE

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

*Suzanne C. Cates, Dep.* 3-14-95  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16<sup>th</sup> DAY OF MARCH, 1995, 1:09 O'CLOCK PM  
GAY FIELDS, COUNTY CLERK  
DOUGLAS COUNTY CLERK BY: *Gay Bennett* DEPUTY

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

RECORDED BY 1:09  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Gay Bennett* DEPUTY  
FEB 30 1995

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DONALD D. WARE IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN ON THIS MAP AND DO HEREBY DEDICATED ALL EASEMENTS SHOWN HEREON.

*Donald D. Ware*  
DONALD D. WARE

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 21<sup>ST</sup> DAY OF OCTOBER, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONALD D. WARE WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Beth A. Morgan*



ZONING: 5R  
COMP. PLAN: RR5  
WATER: UMPQUA WATER BASIN  
SEWER: ON-SITE SEPTIC & DRAINFIELD

PLANNING DEPT. FILE NO.: 94-085

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

T27, R6, S10 TL 1003  
ACCT. NO.: 8853.07

95-05258

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

	<b>DARLEY SUBDIVISION</b> IN: NE 1/4 OF SEC 10 & NW 1/4 OF SEC 11, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: DONALD A. BENTZ INC. & KYTOLA INC. 548 S.E. JACKSON-SUITE 3 ROSEBURG, OREGON 97470 (503) 673-0166	SURVEYED BY: 548 S.E. Jackson - Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: NONE	DATE: SEPT 1994	PAGE: 2 OF 2