

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 21ST 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 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 Morgan 3-14-95
DOUGLAS COUNTY COMMISSIONER DATE

Sam F. Morgan 3-3-95
DOUGLAS COUNTY SURVEYOR DATE

Marie Raddekopp 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 16th DAY OF MARCH, 1995, 1:09 O'CLOCK PM
GAY FIELDS, COUNTY CLERK
DOUGLAS COUNTY CLERK BY: *Glenn D. 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 *Glenn D. 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 21ST 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 Morgan

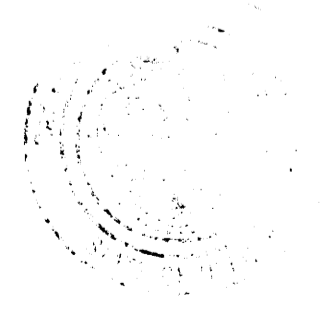


ZONING: 5R
COMP. PLAN: RR5
WATER: UMPQUA WATER BASIN
SEWER: ON-SITE SEPTIC & DRAINFIELD

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



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	
		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	18-12	PAGE: 2 OF 2