

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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:

A PARCEL OF LAND, BEING THAT PROPERTY DESCRIBED IN VOLUME 1179, PAGE 134 (INSTRUMENT NO. 92-07601) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON SAID PARCEL LYING IN SECTION II, TOWNSHIP 27 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE SAID PROPERTY, SAID POINT BEING THE NORTH 1/4 CORNER OF THE ABOVE SAID SECTION II; THENCE ALONG THE NORTH LINE OF SAID PROPERTY S89°55'07"E 663.04 FEET AND S89°59'43"E 666.41 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID PROPERTY S2°38'13"W 1325.79 FEET TO THE CENTER OF THE NORTHEAST 1/4 OF SAID SECTION II; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4 OF SECTION II N89°52'04"E 542.93 FEET AND N89°45'51"E 286.63 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LITTLE RIVER COUNTY ROAD NO. 17; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE S64°42'06"E 110.15 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NEW BRIDGE COUNTY ROAD NO. 82A; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: S29°41'44"E 41.30 FEET, ALONG THE ARC OF A 246.48 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S43°10'30"W 64.65 FEET) 64.84 FEET, S65°44'44"W 51.44 FEET, S44°44'11"W 151.16 FEET, S52°45'09"W 709.71 FEET, ALONG THE ARC OF A 989.93 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S38°23'07"W 478.84 FEET) 483.64 FEET, S24°25'11"W 173.93 FEET, S27°18'38"W 99.78 FEET, S24°24'43"W 300.10 FEET, S22°47'47"W 173.04 FEET, ALONG THE ARC OF A 989.93 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S17°05'06"W 251.25 FEET) 251.93 FEET, S9°47'39"W 201.71 FEET AND S58°57'32"W 99.31 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CAVITT CREEK COUNTY ROAD NO. 82; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AS FOLLOWS: N36°27'24"W 257.42 FEET, S53°32'24"W 30.53 FEET AND N36°27'58"W 56.09 FEET TO A POINT; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE S53°32'02"W 60.00 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID CAVITT CREEK COUNTY ROAD NO. 82; THENCE ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE AS FOLLOWS: S36°27'58"E 334.59 FEET, ALONG THE ARC OF A 705.90 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S27°37'23"E 217.04 FEET) 217.90 FEET AND S18°31'26"E 164.80 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE ABOVE SAID SECTION II; THENCE ALONG SAID SOUTH LINE AS FOLLOWS: S87°53'48"W 732.79 FEET, N88°58'37"W 43.20 FEET AND S88°58'28"W 163.26 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE ABOVE SECTION II; THENCE ALONG THE SAID WEST LINE AS FOLLOWS: N2°41'23"E 1347.21 FEET, N2°37'15"E 666.05 FEET, N2°40'22"E 668.34 FEET, N2°48'16"E 663.47 FEET AND N2°47'44"E 664.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 98.90 ACRES, MORE OR LESS.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN LITTLE RIVER COUNTY ROAD NO. 17, NEW BRIDGE COUNTY ROAD NO. 82A, CAVITT CREEK COUNTY ROAD NO. 82 AND COOLEY LANE COUNTY ROAD NO. 82B. ALSO EXCEPTING THAT PROPERTY DESCRIBED IN VOLUME 936, PAGE 574 (INST. NO. 86-00823), VOLUME 1267, PAGE 194 (INST. NO. 93-23803), AND VOLUME 258, PAGE 128 (INST. NO. 221948) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT P.J. WASHBURN, PRESIDENT OF M & W LEASING INC, 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 DEDICATE THOSE EASEMENTS SHOWN TO THE PUBLIC USE.

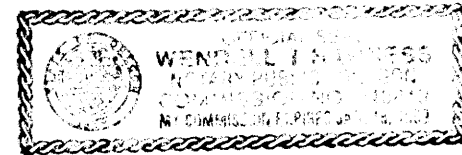
P.J. WASHBURN, PRESIDENT M & W LEASING INC.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT ON THIS 1st DAY OF MAY, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED P.J. WASHBURN, PRESIDENT OF M & W LEASING INC, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: 1-18-97



PLANNING DEPT. FILE NO: 94-050
NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

ZONE: R5 - RURAL RESIDENTIAL, 5 ACRES
COMP. PLAN: RURAL COMMITTED, 5 ACRES
WATER: ONSITE WELLS OR WELL EASEMENT
SEWER: ONSITE SEPTIC

NO PROTECTIVE COVENANTS FILED

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE EXISTING PROPERTY DESCRIBED IN INSTRUMENT NO. 92-07601 INTO NINE (9) LOTS. THE BASIS OF BEARING WAS DETERMINED USING THE FOUND MONUMENTS AT THE NORTH 1/4 CORNER AND CENTER-NORTH 1/4 CORNER OF SECTION II PER M29-29. THE SOUTHERLY 1/2 (APPROXIMATE) OF CAVITT CREEK ROAD WAS CALCULATED USING FOUND MONUMENTS AND RECORD MONUMENTS AND RECORD RADII PER COUNTY ROAD PLANS FOR ROAD NO. 82, WHILE THE NORTHERLY 1/2 WAS CALCULATED USING THE ACTUAL LOCATION OF THE ROADWAY. LITTLE RIVER ROAD WAS CALCULATED USING COUNTY ROAD PLANS FOR ROAD NO. 17, THEN ROTATED TO MATCH ACTUAL ROADWAY AS TIED. COOLEY LANE WAS CALCULATED USING THE ACTUAL LOCATION OF THE ROADWAY, SINCE NO ROAD PLANS EXIST. THE OVERALL PERIMETER WAS DETERMINED USING MONUMENTS AS FOUND, WITH THE FOLLOWING EXCEPTIONS:

- WHERE MONUMENTS WERE NOT FOUND ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF NEW BRIDGE ROAD, RECORD RADII WERE USED FOR THE CURVE PER COUNTY ROAD PLANS FOR ROAD NO. 82A TO DETERMINE THE LOCATION.
- THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF LITTLE RIVER ROAD AND THE NORTHWESTERLY RIGHT-OF-WAY OF NEW BRIDGE ROAD WAS DETERMINED BY TRAVERSING RECORD FROM THE FOUND MONUMENT AT STATION 0+75 (NEW BRIDGE ROAD) PER COUNTY ROAD PLANS FOR ROAD 82A.
- THE SET MONUMENT ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF LITTLE RIVER ROAD (NORTHWESTERLY OF THE PREVIOUSLY CALCULATED POINT) WAS DETERMINED BY INTERSECTING THE CALCULATED RIGHT-OF-WAY OF LITTLE RIVER ROAD WITH THE LINE BETWEEN THE FOUND MONUMENTS AT THE SOUTHEAST 1/16 CORNER AND THE NORTH 1/16 CORNER OF SECTION II.
- THE SOUTH LINE WAS DETERMINED BY TRAVERSING PER M99-1 FROM THE CENTER-SOUTH 1/16 CORNER OF SECTION II (TWO CALLS) THEN TRAVERSING TO THE CALCULATED (PER RECORD BEARING TREES) CENTER-EAST-SOUTH 1/16 CORNER OF SECTION II.
- THE SOUTHEAST CORNER WAS CALCULATED BY INTERSECTING THE CALCULATED RIGHT-OF-WAY OF CAVITT CREEK ROAD WITH THE CALCULATED SOUTH LINE.

FIELD CREW: NEIL HIBBS & DAN SHEPHERD
EQUIPMENT: NIKON TOTAL STATION
CALCULATIONS: WENDELL T. HARNESS
DRAFTING: TIM ADAMS
REFERENCE: M16-73; M29-29; M99-1; M100-48; COUNTY ROAD PLANS FOR ROADS 17, 82 AND 82A; DEED, VOLUME 936, PAGE 574 (INST. NO 86-823)

APPROVALS:

Wendell T. Harness 8/17/95
DOUGLAS COUNTY COMMISSIONER DATE

Angela Anderson 8-18-95
DOUGLAS COUNTY COMMISSIONER DATE

Michael D. Weinbauer 8-17-95
DOUGLAS COUNTY COMMISSIONER DATE

Stacie J. Reddekopp 8-17-95
DOUGLAS COUNTY ASSESSOR DATE

Janet R. Sundeen 8/7/95
DOUGLAS COUNTY SURVEYOR DATE

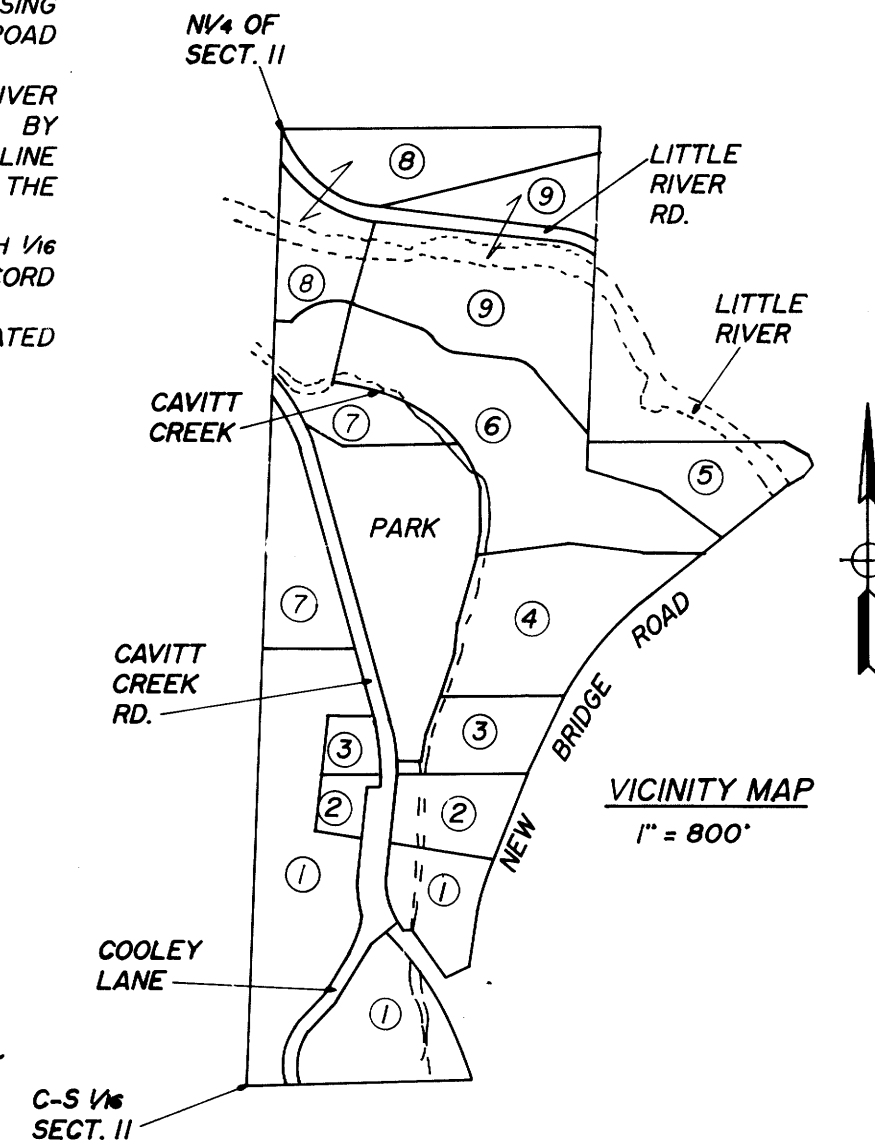
Keith L. Cubic AUGUST 7, 1995
DOUGLAS COUNTY PLANNING DIRECTOR DATE

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

Anne E. Schroeder 8/16/95
DOUGLAS COUNTY TAX COLLECTOR DATE

95-15782 VOL 18 PAGE 41 A,B,C
FILED THIS 21st DAY OF August, 1995, 2:49 O'CLOCK AM

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK BY: 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



IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY: *Gay Fields*
DEPUTY
Vol 18 Pg 41 A-C FEE 25.00
95-15782

REGISTERED OREGON LAND SURVEYOR

JULY 12, 1968
DONALD A. BENTZ
839

EXPIRES 12-31-95

PARKSIDE AT CAVITT CREEK
SUBDIVISION
IN THE EAST 1/2 OF SEC. II, T27S, R3W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
M & W LEASING INC.
%P.J. WASHBURN
P.O. BOX 936
ROSEBURG, OREGON 97470

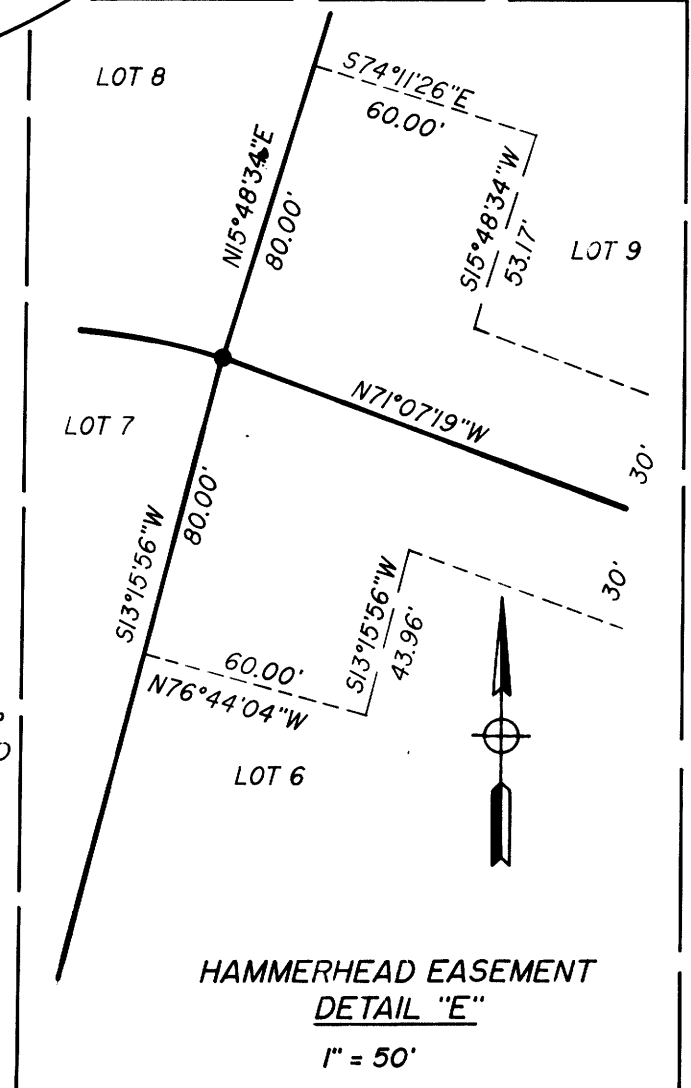
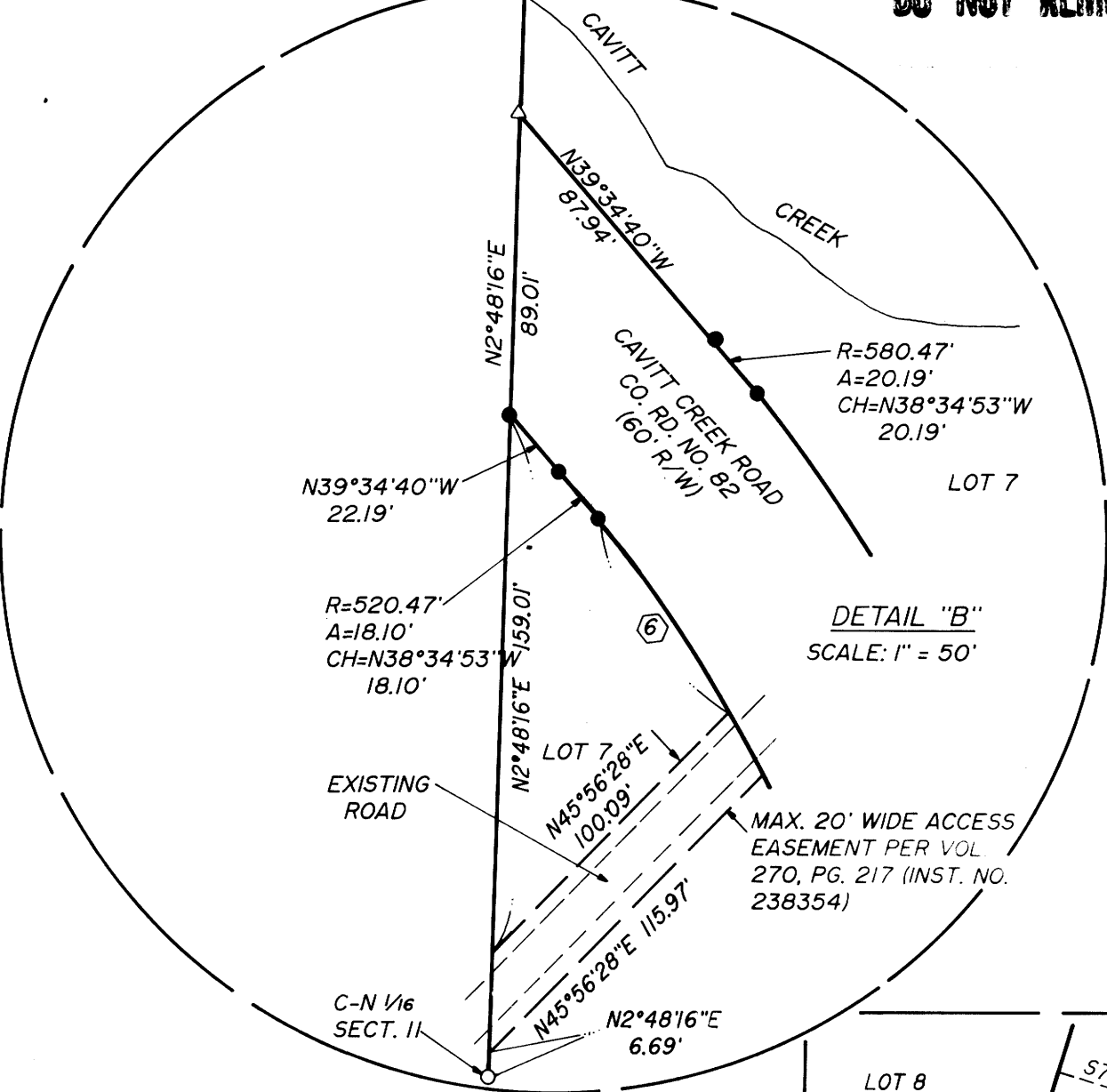
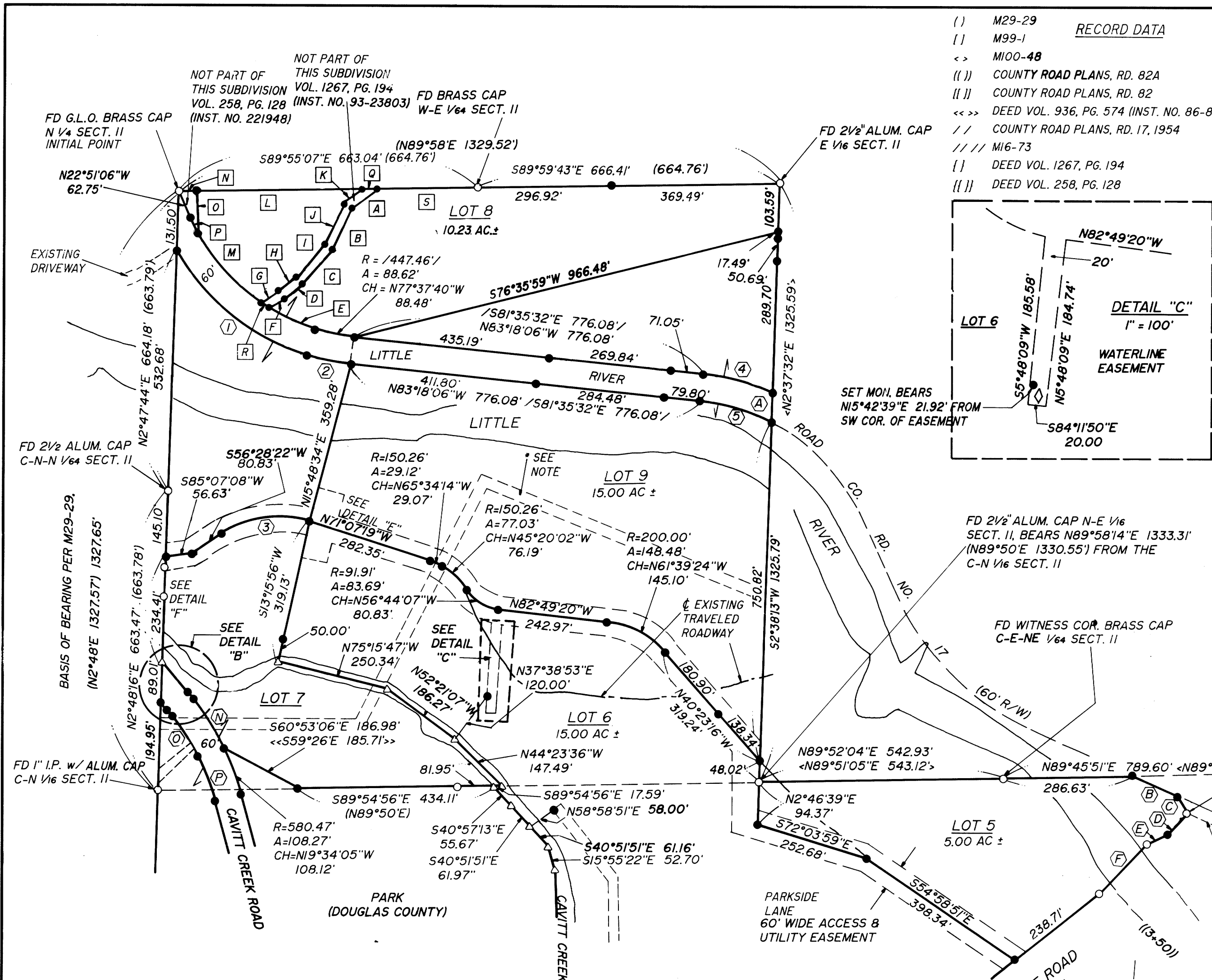
SURVEYED BY:
i.e.
ENGINEERING
548 S.E. Jackson Suite 3
Roseburg, Oregon 97470
PHONE (503) 673-0166
FAX (503) 440-9392

SCALE: DATE: MARCH 1995 158-04 PAGE: 1 OF 3

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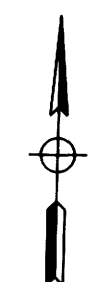
- () M29-29 RECORD DATA
- [] M99-1 RECORD DATA
- <> M100-48
- (()) COUNTY ROAD PLANS, RD. 82A
- ((())) COUNTY ROAD PLANS, RD. 82
- <<>> DEED VOL. 936, PG. 574 (INST. NO. 86-823)
- // COUNTY ROAD PLANS, RD. 17, 1954
- /// M16-73
- [] DEED VOL. 1267, PG. 194
- ((())) DEED VOL. 258, PG. 128

* NOTE:
POWER EASEMENT PER INST. NO.
85604 AND 70-11204



NOTE: ALL LOT ACREAGES SHOWN HEREON DO NOT INCLUDE ROAD RIGHT-OF-WAY OR THOSE PARCELS SHOWN AS "NOT A PART OF THIS SUBDIVISION"

- LEGEND:
- FD 3/8" I.R. WITH R/W CAP UNLESS OTHERWISE NOTED
 - ⊗ FD 3/4" I.R. WITH R/W CAP
 - SET 3/8" x 30" I.R. w/CAP MKD "I.E. ENG."
 - △ CALCULATED POINT
 - ◇ EXISTING WELL



LINE DATA

BEARING	DIST.
A S2°38'13"W	65.48'
B S64°42'06"E	110.15'
C S29°41'44"E	41.30'
E S65°44'44"W	51.44'
F S44°44'11"W	151.16'

CURVE DATA

RADIUS	ARC	CHORD
D ((245.45)) 245.45'	64.84'	S43°10'30"W 64.65'
N 580.47'	128.40'	N31°14'54"W 128.13'
O 520.47'	106.10'	N31°44'41"W 105.92'
P 520.47'	106.10'	N20°03'52"W 105.92'
I 507.46'	378.99'	N50°33'30"W 370.24'
2 507.46'	100.51'	N77°37'39"W 100.34'
3 223.00'	203.97'	S82°40'31"W 196.93'
4 /507.46'/	159.51'	N74°17'48"W 158.85'
5 /447.46'/	165.27'	N72°43'15"W 164.33'
6 520.47'	74.10'	N33°30'23"W 74.04'

BEARING-DIST.	RECORD BEARING
A S52°30'00"W 70.64'	(N52°30'E)
B S26°00'00"W 99.05'	(N26°E)
C S42°00'00"W 102.28'	(N42°E)
D S52°00'00"W 51.22'	(N52°E)
F S56°00'00"W 40.93'	(N56°E)
G N56°00'00"E 48.52'	(N56°E)
H N52°00'00"E 48.78'	(N52°E)
I N42°00'00"E 97.72'	(N42°E)
J N26°00'00"E 100.95'	(N26°E)
K N52°30'00"E 49.36'	(N52°30'E)
L S89°55'07"E 368.30'	
N S89°55'07"E 40.00'	([EAST 40.00'])
O SOUTH 90.98'	([SOUTH 75.00'])
Q S89°55'07"E 32.79'	
S S89°55'07"E 221.95'	

RADIUS	ARC	BEARING-DIST.
E 447.46'	109.79'	N64°55'28"W 109.52'
R 447.46'	21.65'	N56°30'32"W 21.65'
M 447.46'	215.31'	N41°20'17"W 213.24'
P 447.46'	36.72'	N25°12'09"W 36.71'

95-15782

PARKSIDE AT CAVITT CREEK SUBDIVISION
IN THE EAST 1/2 OF SEC. 11, T27S, R3W, W.M., DOUGLAS COUNTY, OREGON

REGISTERED OREGON LAND SURVEYOR
JULY 12, 1988
DONALD A. BENTZ
839
EXPIRES 12-31-95

SURVEYED FOR:
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SCALE: 1" = 200' DATE: MARCH 1995 158-04 PAGE: 2 OF 3

