



LEGEND:

- DENOTES A 5/8" I.R. w/ YELLOW PLASTIC CAP INSCRIBED "I.e. ENG." TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYORS CERTIFICATE SET ON **APRIL 1, 1997**
- FD 5/8" I.R. UNLESS NOTED OTHERWISE
- () RECORD DATA PER LP 1990-0020



DEDICATION:
 KNOW ALL PEOPLE BY THESE PRESENTS THAT ERIK HELLENTHAL 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 "CAPITOLA COURT" AND THAT 12 FOOT WIDE STRIP ADJACENT TO ROBERTS CREEK ROAD TO THE PUBLIC USE FOREVER.

Erik Hellenenthal
 ERIK HELLENTHAL

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

ACKNOWLEDGEMENT:

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 13 DAY OF November, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ERIK HELLENTHAL 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
 APPROVALS:
Sandy Johnson 9-13-95
 DOUGLAS COUNTY COMMISSIONER
Michael J. Winter 9-13-95
 DOUGLAS COUNTY COMMISSIONER
Marie G. Reddekopp 9-13-95
 DOUGLAS COUNTY ASSESSOR
Janet R. Sundeen 7/26/95
 DOUGLAS COUNTY SURVEYOR
Keith L. Cubic 3/6/95
 DOUGLAS COUNTY PLANNING DIRECTOR



ZONING: RI
 COMP. PLAN: UBG, CO, RHD
 WATER: ROBERTS CREEK WATER DISTRICT
 SEWER: GREEN SANITARY DISTRICT

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

PLANNING DEPT. FILING NO.: 91-251
 T28, R6, S11C TL 1700

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

Vicky A. Winters DPTY 9-13-95
 DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 13th DAY OF September, 1995, 3:28 O'CLOCK PM
GAY FIELDS, County Clerk
 DOUGLAS COUNTY CLERK *Carol Engels, 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

95 SEP 13 PM 3:28

DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Engels*
 DEPUTY
 Vol 18
 pg 43

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:
 PARCEL 3 OF THAT PROPERTY DESCRIBED IN INST. NO. 90-06821 (LP 1990-0020), DEED RECORDS OF DOUGLAS COUNTY, OREGON, CONTAINING 3.23 ACRES OF LAND, MORE OR LESS.
 I ALSO CERTIFY THAT THE POST-MONUMENTATION OF MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT-RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH ORS 92.060.

Donald A. Bentz
 DONALD A. BENTZ LS #839

NARRATIVE:
 SURVEY TO CREATE SUBDIVISION OF SUBJECT PROPERTY. THE PERIMETER OF SUBJECT PROPERTY WAS ESTABLISHED PER EXISTING MONUMENTS PER LAND PARTITION RECORDED AS LP 1990-0020 (INST. NO. 90-06821).

FIELD CREW: DAVE WILLIAMS & RICH SCHAFF
 OFFICE: ROMIE WARE

EQUIPMENT: LEITZ SET-4 TOTAL STATION
 DRAFTING: BETH MORGAN

- (A) R=30' A=22.71'
LC=N76°48'25"W 22.17'
- (B) R=30' A=12.88'
LC=N42°49'37"W 12.78'
- (C) R=50' A=91.57'
LC=N82°59'24"W 79.30'
- (D) R=50' A=25.27'
LC=S30°04'01"W 25.00'
- (E) R=50' A=37.45'
LC=S5°51'56"E 36.58'
- (F) R=50' A=25.27'
LC=S41°47'53"E 25.00'
- (G) R=50' A=36.85'
LC=S77°23'16"E 36.02'

INTERIOR CORNER MONUMENTATION:
 IN ACCORDANCE WITH 92.070, CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN DOCUMENT NO. 97-07184 DOUGLAS COUNTY DEED RECORDS. (C.S. FILE 65/14-5)

APPROVED THE 3 DAY OF APRIL, 1997

Roman E. Wier
 DOUGLAS COUNTY SURVEYOR

REGISTERED OREGON LAND SURVEYOR <i>Donald A. Bentz</i> JULY 12, 1968 DONALD A. BENTZ 839 EXPIRES 12-31-95	MADISON HOMESITES IN: SW/4 SEC 11, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: ERIK HELLENTHAL 10190 N. UMPQUA HIGHWAY ROSEBURG, OREGON 97470	SURVEYED BY: i.e. ENGINEERING 548 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: 1"=50'	DATE: AUGUST 1994	PAGE: 1 OF 1

95-17317