STEVENS SUBDIVISION

LYING IN THE NE 1/4 OF SECTION 24
TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.
DOUGLAS COUNTY, OREGON
6 MARCH 1996

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

VOL. 18 PAGE 60 B.

SURVEYOR'S CERTIFICATE

I, Ronald A. Quimby, do hereby certify that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Beginning at a 5/8 inch iron rod on the northerly Right–of–Way line of Glengary Loop Road (County Road 121), said point being ~~N82°40'18"W 1447.73 feet from the Brass Cap at the southerly southeast corner of the Jesse Roberts Donation Land Claim Number 44~~; thence N89°55'07"W 274.11 feet along said northerly Right–Of–Way line to a 5/8 inch iron rod; thence leaving said northerly line N4°05'32"E 1028.96 feet to a 5/8 inch iron rod; thence N86°19'23"E 92.06 feet to a 5/8 inch iron rod; thence N84°55'24"E 330.79 feet to a 5/8 inch iron rod at the northwest corner of Parcel 1, of Land Partition M 85–29, Instrument Number 80–12451 of the Plat Records of Douglas County; thence S3°38'06"W 517.21 feet along the west line of said Parcel 1 to a 5/8 inch iron rod at the southwest corner thereof; thence leaving said west line and continuing S3°38'06"W 196.29 feet to a 5/8 inch iron rod; thence S84°45'03"W 155.21 feet to a 5/8 inch iron rod; thence S3°33'39"W 336.28 feet to the Point of Beginning and containing 8.93 acres more or less.

Ronald A. Quimby
Ronald A. Quimby

AFFIDAVIT OF CORRECTION
"S.11°44'27"W., 1084.59 FEET FROM THE NORTHWEST CORNER OF PARCEL 1 OF LAND PARTITION M 85-29, INSTRUMENT NO. 80-12451 OF PLAT RECORDS OF DOUGLAS COUNTY"
RECORDED 6/10/96 IN BOOK 1414 PAGES 742-743
C.S.FILE 65/3-4

STATE OF OREGON] SS.
COUNTY OF DOUGLAS]
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
96 MAY 22 PM 3:06
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Nancy R. Davenport DEPUTY
FEE AP

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Dwayne and Cindy Stevens, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plat including the variable width access and utility easement of said property and that they have caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of "Stevens Subdivision".

Dwayne W. Stevens
Dwayne Stevens

Cindy Stevens
Cindy Stevens

GAY FIELDS DOUGLAS COUNTY CLERK STATE OF OREGON

ACKNOWLEDGEMENT:

State of Oregon)
ss
County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 25th day of March, 1996, before me a Notary Public in and for said State and County, did personally appear Dwayne & Cindy Stevens, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Carole M. Cody — 7/19/99
Notary Public, State of Oregon — Expiration Date

OFFICIAL SEAL
CAROLE M CODY
NOTARY PUBLIC - OREGON
COMMISSION NO. 045517
MY COMMISSION EXPIRES JULY 19, 1999

Subject to Protective Covenants as files herewith, Douglas County, Oregon.
Volume 1411, Page 654.

APPROVALS

Approved: MAY 21, 1996
By Keith L. Cubic
Douglas County Planning Director

Approved: May 21, 1996
By Janet R. Sundeen
Douglas County Surveyor

Approved: May 22, 1996
By Maria J. Reddekopp
Douglas County Assessor

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

Approved: May 22, 1996
By Margaret Cannaday, deputy
Douglas County Tax Collector

Approved: May 22, 1996
By Michael J. Winters
Douglas County Commissioner

Approved: May 22, 1996
By Joyce Morgan
Douglas County Commissioner

96-11035
Filed this 22nd day of May, 1996 3:06 P.M.
By GAY FIELDS County Clerk by Nancy R. Davenport, Deputy
Douglas County Clerk

NARRATIVE

The purpose of this plat is to show the subdivision of that property described in Deed Reference No. 95–18362 of the Deed Records of Douglas County in conformance with a tentative plan submitted to the Douglas County Planning Department, File No. 95–237.

The north and east lines of the subject property were determined by the found monuments as shown, along with the north line of that property described in instrument number 73–16623 of the deed records of Douglas County. The west line of said property described in instrument number 73–16623 was calculated by holding the monuments found along the northerly Right–Of–Way line of Glengary Loop per Douglas County Right–Of–Way plans on file and Partition M 104–2 and going record distance along said Right–Of–Way line. The south line of the subject property was also computed by going record distance along said northerly Right–Of–Way line. Monuments were set as shown.

96-11035

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 14, 1978
RONALD A. QUIMBY
1654
EXP. DATE: 12–31–96

A+A
SURVEYING SERVICE, INC.
3076 EAST DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (503)672–2096
FAX (503)672–0611

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