

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

PER BD. OF COMMISSIONERS  
RECORDED JUNE 30, 1998  
CCJ VOL. 287 PG. 1719  
CS FILE 66/6-1

L.P. 1992-0045  
(REC. NORTH 5283.85)  
(PER GOV'T PLAT)

(REC. PER PLAT 50\*0519"E 950.76')  
(WINTER CREEK HOMES)

SEE QUITLIAM DEED  
BOOK 1363, PAGE 746

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BOOK 1363, PAGE 746

96-22904

FOX HOLLOW SUBDIVISION  
IN THE SW1/4 OF SEC. 26, T26S, R6W, W.M.,  
DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
TOM & ANDRIA BECKLEY  
FOX HOLLOW DEVELOPMENT CORP.  
P.O. BOX 76  
WICHESTER, OREGON 97495

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

REGISTERED  
OREGON  
LAND SURVEYOR

JULY 12, 1998  
DONALD A. BENTZ  
839

EXPIRES 12-31-95

SCALE: 1" = 100'

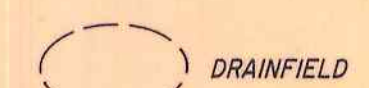
DATE: SEPT. 1998

1360-01

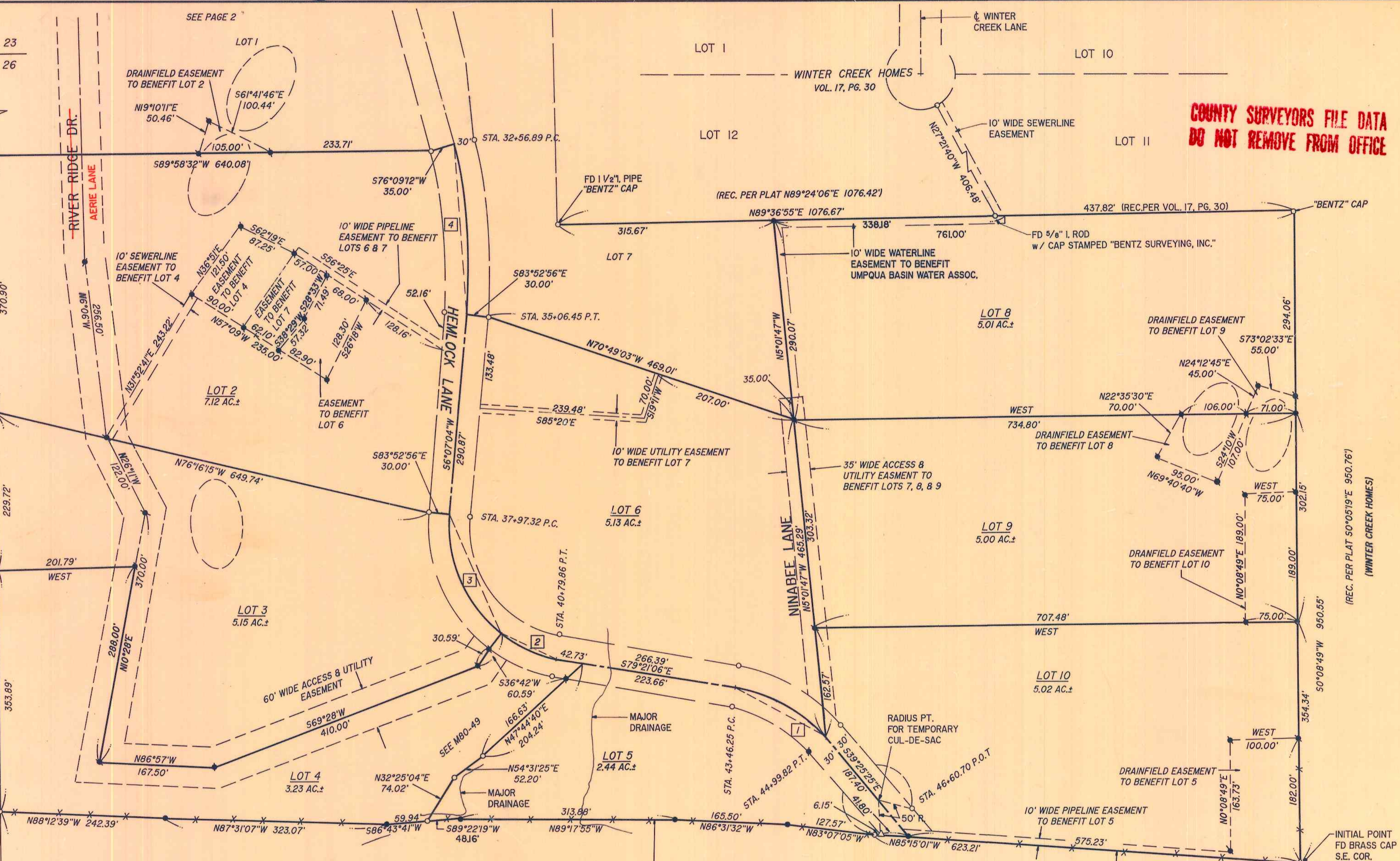
PAGE: 1 OF 2

LEGEND:

- DENOTES A 5/8" I.R. w/ YELLOW PLASTIC CAP INSCRIBED "I.E. ENG." TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE: SET ON: 12/21/1998
- SET 5/8" x 30" I.R. w/CAP MKD "I.E. ENG."
- FD 5/8" I.R. UNLESS OTHERWISE NOTED
- △ CALCULATED POINT



	BEARING-DIST.	RADIUS	ARC
1	N59°23'16"W 150.48'	220.37'	153.57'
2	S66°19'33"E 85.38'	189.41'	86.12'
3	S23°35'28"E 187.74'	189.41'	196.42'
4	S3°51'52"E 248.30'	716.20'	249.56'



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. 99-06889 DOUGLAS COUNTY DEED RECORDS.

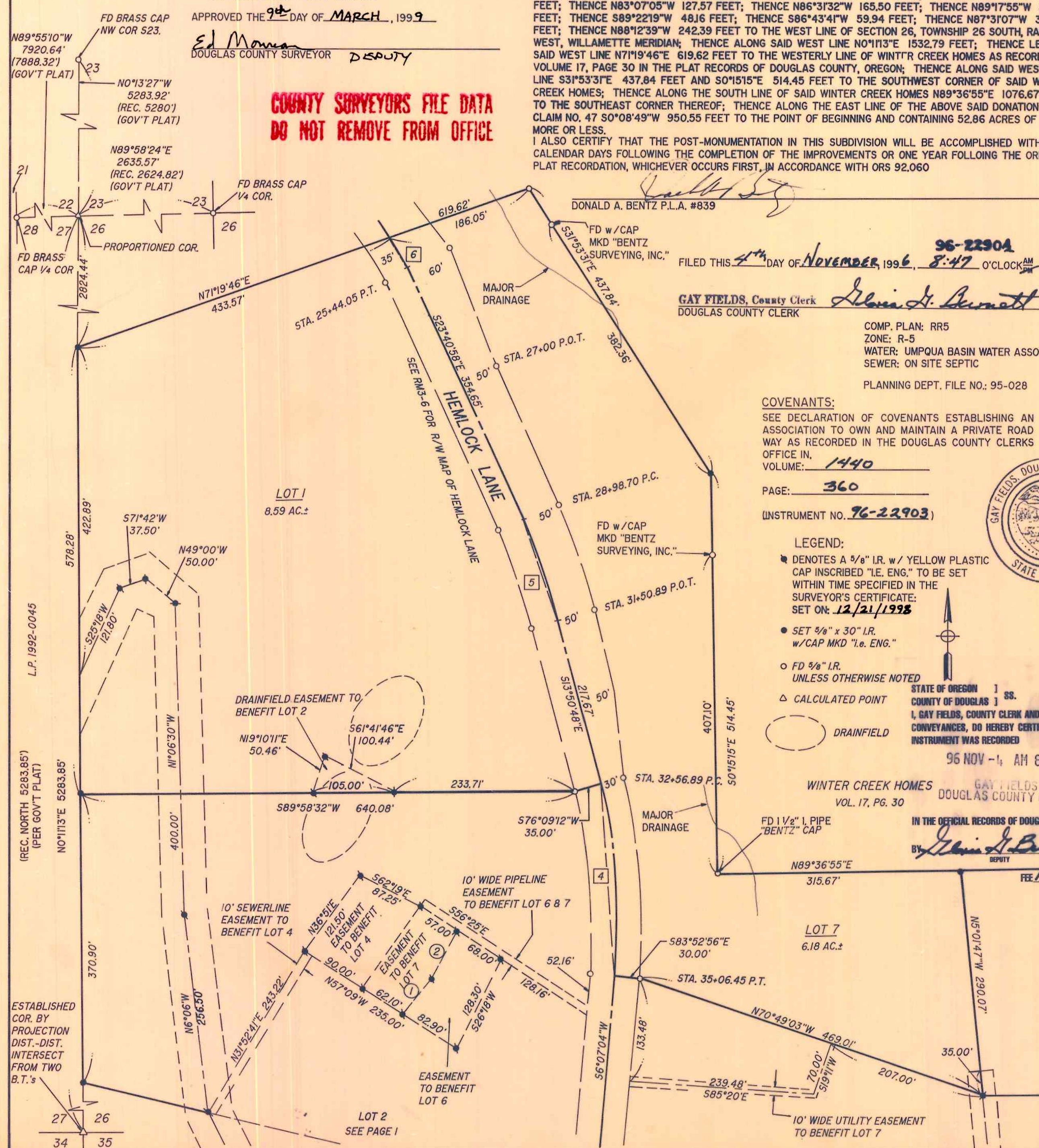
APPROVED THE 9<sup>th</sup> DAY OF MARCH, 1999

Ed Moman DOUGLAS COUNTY SURVEYOR DEPUTY

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

SURVEYOR'S 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 BEING THE SOUTHEAST CORNER OF THE JAMES MCKINNEY DONATION LAND CLAIM NO. 47 IN TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE N85°15'01"W 623.21 FEET; THENCE N83°07'05"W 127.57 FEET; THENCE N86°31'32"W 165.50 FEET; THENCE N89°17'55"W 313.88 FEET; THENCE S89°22'19"W 481.6 FEET; THENCE S86°43'41"W 59.94 FEET; THENCE N87°37'07"W 323.07 FEET; THENCE N88°12'39"W 242.39 FEET TO THE WEST LINE OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE ALONG SAID WEST LINE N0°11'13"E 1532.79 FEET; THENCE LEAVING SAID WEST LINE N71°19'46"E 619.62 FEET TO THE WESTERLY LINE OF WINTER CREEK HOMES AS RECORDED IN VOLUME 17, PAGE 30 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID WESTERLY LINE S31°53'31"E 437.84 FEET AND S0°15'15"E 514.45 FEET TO THE SOUTHWEST CORNER OF SAID WINTER CREEK HOMES; THENCE ALONG THE SOUTH LINE OF SAID WINTER CREEK HOMES N89°36'55"E 1076.67 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF THE ABOVE SAID DONATION LAND CLAIM NO. 47 S0°08'49"W 950.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.86 ACRES OF LAND, MORE OR LESS. I ALSO CERTIFY THAT THE POST-MONUMENTATION 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 P.L.A. #839  
FILED THIS 2<sup>nd</sup> DAY OF NOVEMBER, 1996, 8:47 O'CLOCK AM  
96-22904

GAY FIELDS, County Clerk  
DOUGLAS COUNTY CLERK  
Alvin J. Burnett

COMP. PLAN: RR5  
ZONE: R-5  
WATER: UMPQUA BASIN WATER ASSOC.  
SEWER: ON SITE SEPTIC  
PLANNING DEPT. FILE NO.: 95-028

COVENANTS:  
SEE DECLARATION OF COVENANTS ESTABLISHING AN ASSOCIATION TO OWN AND MAINTAIN A PRIVATE ROAD WAY AS RECORDED IN THE DOUGLAS COUNTY CLERKS OFFICE IN VOLUME: 1440

PAGE: 360  
INSTRUMENT NO. 96-22903

- LEGEND:  
● DENOTES A 5/8" I.R. w/ YELLOW PLASTIC CAP INSCRIBED "I.E. ENG." TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE: SET ON: 12/21/1998  
● SET 3/8" x 30" I.R. w/CAP MKD "I.E. ENG."  
○ FD 3/8" I.R. UNLESS OTHERWISE NOTED  
△ CALCULATED POINT  
○ DRAINFIELD



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

96 NOV -4 AM 8:47

WINTER CREEK HOMES VOL. 17, PG. 30  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Alvin J. Burnett DEPUTY

NARRATIVE:

SURVEY TO SUBDIVIDE INTO 10 LOTS A PORTION OF THAT PROPERTY DESCRIBED IN BOOK 337, PAGE 107 (INSTRUMENT NO. 342622) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AS SHOWN HEREON. QUITCLAIM DEEDS WERE EXCHANGED BETWEEN PROPERTY OWNERS ALONG THE SOUTH LINE OF SUBJECT PARCEL TO QUIT TITLE ON THE EXISTING OLD FENCE LINE AS SHOWN. THE WEST LINE OF SUBJECT PARCEL IS THE WEST LINE SECTION 26, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN DETERMINED BY ESTABLISHING THE SOUTHWEST CORNER FROM THE TWO FOUND BEARING TREES AND DOUBLE PROPORTIONING THE NORTHWEST CORNER FROM THE FOUND SECTION CORNERS SHOWN HEREON. BASIS OF BEARING WAS ESTABLISHED BY GPS OBSERVATION AND ROTATED TO TRUE. SURVEYS OF RECORD ARE M4-23, M40-3, RM3-6, M80-49, AND PLAT OF "WINTER CREEK HOMES" (VOL. 17, PG. 30).

FIELD CREW: NEIL HIBBS, DAN SHEPHERD, ROD McALLISTER, & DAVE WILLIAMS  
EQUIPMENT: NIKON TOTAL STATION & TRIMBLE 4000ST GPS RECEIVERS  
OFFICE: ROMEY WARE  
DRAFTING: TIM ADAMS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THOMAS W. & ANDRIA B. BECKLEY, 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 TOGETHER WITH EASEMENTS AS SHOWN HEREON.

Thomas W. Beckley ANDRIA B. BECKLEY

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19<sup>th</sup> DAY OF SEPTEMBER, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THOMAS W. & ANDRIA B. BECKLEY, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell T. Harness



MY COMMISSION EXPIRES: 1-18-99

APPROVALS:

- Michele J. Winter 11-1-96 DOUGLAS COUNTY COMMISSIONER, CHAIRPERSON DATE
- Joyce Morgan 11-1-96 DOUGLAS COUNTY COMMISSIONER DATE
- David J. Reddick 11-1-96 DOUGLAS COUNTY ASSESSOR DATE
- Alvin J. Burnett DEPUTY NOVEMBER 1, 1996 DOUGLAS COUNTY SURVEYOR DATE
- Keith L. Cubic NOVEMBER 1, 1996 DOUGLAS COUNTY PLANNING DIRECTOR DATE
- Donna Mitchell 11/1/96 DOUGLAS COUNTY TAX COLLECTOR DATE

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

BEARING-DIST.	RADIUS	ARC
4 S3°51'52"E 248.30'	716.20'	249.56'
5 S18°45'53"E 140.34'	818.51'	140.51'
6 S28°51'56"E 45.01'	249.11'	45.07'

BEARING-DIST.
1 S38°29'W 57.32'
2 S28°33'W 71.49'

96-22904

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

FOX HOLLOW SUBDIVISION  
IN THE SW1/4 OF SEC. 26, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON

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