

# RED FOX ESTATES

**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 SOUTHWEST CORNER OF LOT 2, HAVOR ACRES SUBDIVISION ( VOL. 12, PG 45) AS PLATTED IN THE DOUGLAS COUNTY PLAT RECORDS, LYING IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE S86°25'02"E 535.18 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WESTERLY RIGHT-OF-WAY OF DOUGLAS COUNTY ROAD NO. 31; THENCE CONTINUING S86°25'02"E 71.37 FEET TO THE EASTERLY RIGHT-OF-WAY OF DOUGLAS COUNTY ROAD NO. 31; THENCE S86°25'02"E 109.00 FEET TO THE MEAN HIGH WATER LINE OF THE NORTH UMPQUA RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE, REFERENCED BY A LINE S11°14'46"W 309.37 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE AND ALONG THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 78-04765 RECORDED IN THE DOUGLAS COUNTY DEED RECORDS THE FOLLOWING: N86°25'02"W 129.00 FEET TO THE EASTERLY RIGHT OF WAY OF DOUGLAS COUNTY ROAD NO. 31; N86°25'02"W 71.53 FEET TO THE WESTERLY RIGHT OF WAY OF DOUGLAS COUNTY ROAD NO. 31, AND N86°25'02"W 1965.64 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN INSTRUMENT NO. 78-04765; THENCE N3°10'00"E 306.62 FEET ALONG THE WEST LINE OF AFOREMENTIONED PARCEL; THENCE S86°25'02"E 1494.11 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE POINT OF BEGINNING EXCEPTING THEREFROM THE DEDICATED ROADWAY AS SHOWN HEREON.

*[Signature]*  
DONALD A. BENTZ P.L.S. #839

**NARRATIVE:**

SURVEY WAS MADE TO SUBDIVIDE PARCEL INTO 8 LOTS, LOT 1 BEING A COMMON LOT WITH DRAINFIELD AND RIVER FRONTAGE ON THAT PART EAST OF COUNTY ROAD #31. MONUMENTS WERE FOUND ALONG THE NORTH LINE THAT CONFORMED WITH THE SOUTH LINE OF HAVOR ACRES. A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THE PARCEL BEING SURVEYED WAS USED TOGETHER WITH A MONUMENT ON THE NORTH LINE OF HAVOR ACRES AND THE WEST LINE OF COUNTY ROAD #31 WAS USED TO DETERMINE THE NORTH LINE OF THE SUBDIVISION AS SHOWN. WHILE THE SOUTHEAST CORNER CONFORMED TO PARTITION FILED IN BOOK 9, PAGE 41, IT WAS 1.38 FEET SHORT OF RECORD PER M18-23. DUE TO THE LONG STANDING OF THESE MONUMENTS, I CHOSE TO USE THEM, SINCE THEY CREATED NO ACREAGE SHORTAGE OR OTHER ADVERSE IMPACTS TO THE SURVEY.

OTHER PERTINENT SURVEYS: DOUGLAS COUNTY ROAD PLANS FOR WILBUR - GARDEN VALLEY ROAD #31 (SHEET 6 OF 13) AUGUST 1961, M16-34

FIELD CREW: NEIL HIBBS & ROD McALLISTER  
EQUIPMENT: NIKON TOP GUN TOTAL STATION  
COMPUTATIONS: DONALD BENTZ  
DRAFTING: TIM ADAMS

ZONE: RR  
COMP. PLAN: RC 2  
WATER: UMPQUA BASIN WATER ASSOC.  
SEWER: ON SITE SEPTIC

PLANNING DEPT. FILE NO.: 97-035

T26S, R6W, SEC. 22 TAX LOT 300  
TAX ACCOUNT NO. 7416.02 & 7416.23

**COVENANTS:**

SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY, OREGON.  
VOL. 1525 PG. 494  
(INST. NO. 18-05428)

**DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT FRED V. AND PATRICIA J. SKEELS ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER A 5.00 FOOT STRIP OF LAND ON EITHER SIDE OF THE PRESENT 60.00 FOOT RIGHT-OF-WAY OF DOUGLAS COUNTY ROAD NO. 31, TOGETHER WITH AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL WATER-CARRIED ON SITE SEWAGE DISPOSAL SYSTEM (HEREINAFTER CALLED SYSTEM) APPURTENANT TO THE PROPERTIES SHOWN HEREON, AND FRED V. AND PATRICIA J. SKEELS, GRANTOR, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE TO AND WITH THEIR HEIRS, SUCCESSORS AND ASSIGNS THAT THE PROPERTY DESIGNATED AS DRAINFIELD HEREON SHALL NOT BE USED FOR ANY PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

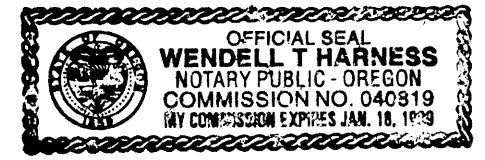
*[Signature]* FRED V. SKEELS  
*[Signature]* PATRICIA J. SKEELS

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4<sup>th</sup> DAY OF Nov., 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED FRED V. & PATRICIA J. SKEELS, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*[Signature]*  
MY COMMISSION EXPIRES: 12-22



**APPROVALS**

*[Signature]* Keith L. Cubie 3/12/98  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*[Signature]* 3/16/98  
DOUGLAS COUNTY COMMISSIONER DATE

*[Signature]* 3-16-98  
DOUGLAS COUNTY COMMISSIONER DATE

*[Signature]* 3-16-98  
DOUGLAS COUNTY ASSESSOR DATE

*[Signature]* Ed Monson MARCH 12, 1998  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

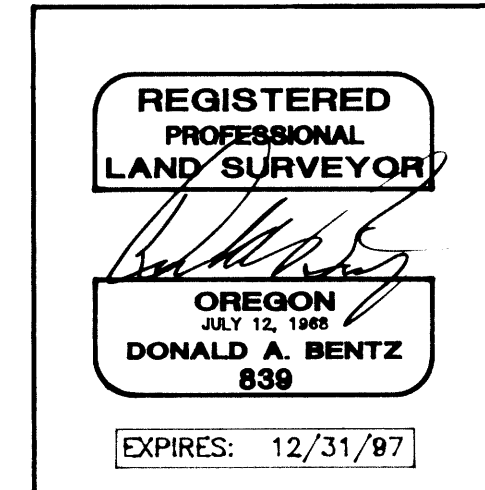
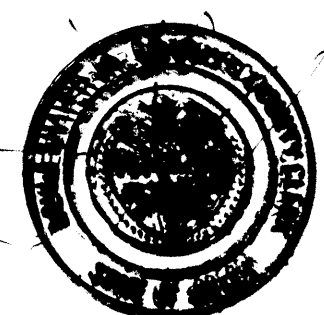
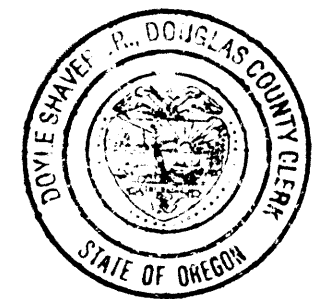
*[Signature]* 3-16-98  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 8 DAY OF March, 1997, 8:57 O'CLOCK AM/PM

*[Signature]* as Notary Public Deputy  
DOUGLAS COUNTY CLERK

STATE OF OREGON } SS  
COUNTY OF DOUGLAS }  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED  
98 MAR 18 AM 8:07

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *[Signature]* DEPUTY  
98-05429 FEE PP



<b>RED FOX ESTATES</b> IN THE SE 1/4 OF SEC. 22, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: FRED SKEELS P.O. BOX 646 ROSEBURG, OREGON 97470 (541) 672-5436	SURVEYED BY: <b>i.e.</b> ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: JULY 1997
JOB NO. 1284-02	PAGE: 1 OF 2

98-05429

98-05428