

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT LEWIS C. BEATY TRUSTEE FOR THE LEWIS COLGAN TRUST, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN HEREON.

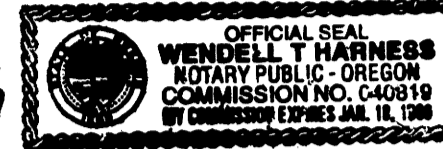
*Lewis C. Beaty*  
LEWIS C. BEATY TRUSTEE,  
LEWIS COLGAN BEATY TRUST

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19<sup>th</sup> DAY OF MAY, 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED LEWIS C. BEATY TRUSTEE FOR THE LEWIS COLGAN TRUST, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Wendell T. Harness*  
MY COMMISSION EXPIRES: 1-18-99



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT DANIEL M. WEBB IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN HEREON.

*Daniel M. Webb*  
DANIEL M. WEBB

**ACKNOWLEDGMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 2<sup>nd</sup> DAY OF Nov., 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED DANIEL M. WEBB, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Marnie K. Hilton*  
MY COMMISSION EXPIRES: 3-13-2000

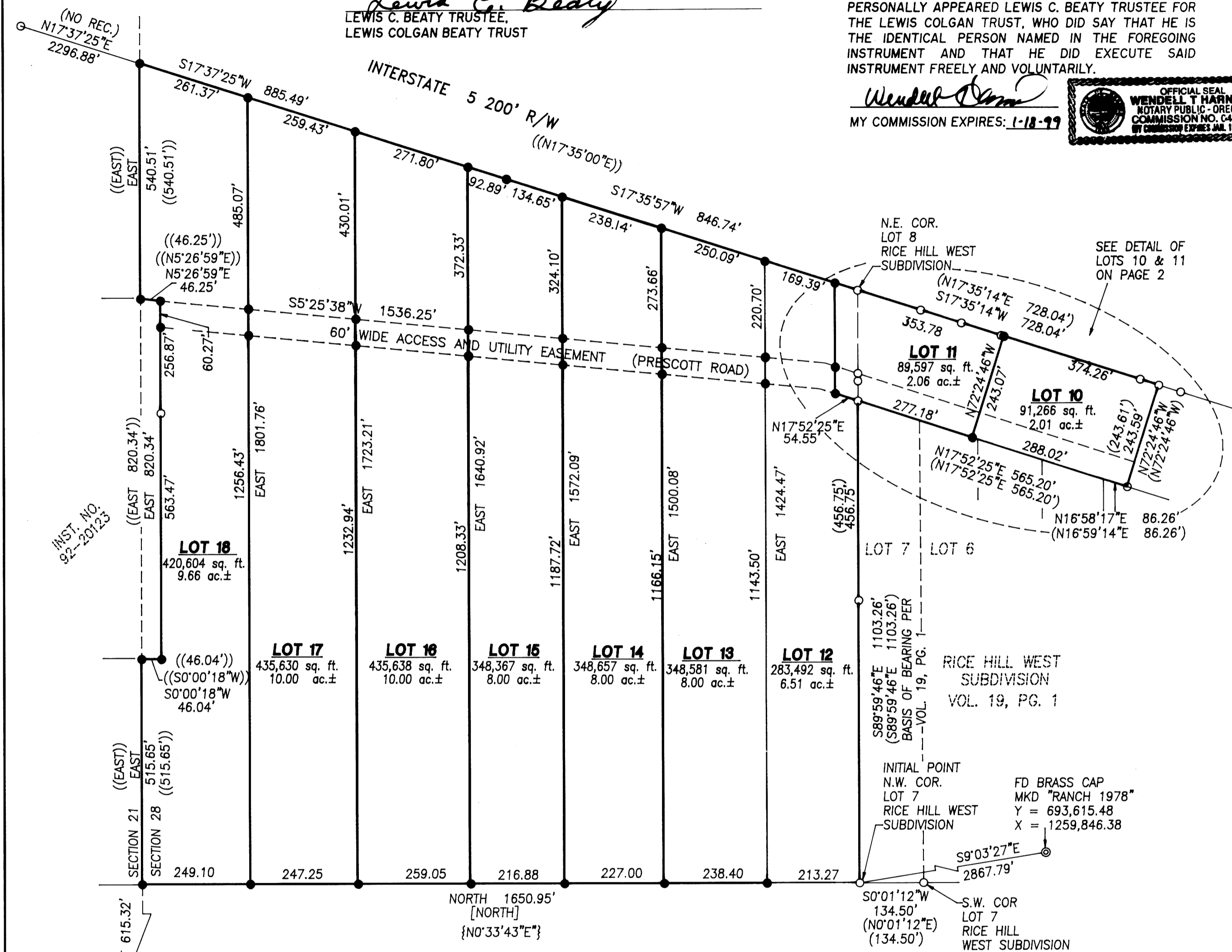


**SURVEYOR'S CERTIFICATE:**

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 DISCRPTION.

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 23 SOUTH, RANGE 5 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 7 RICE HILL WEST SUBDIVISION VOLUME 19, PAGE 1 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH THE SOUTHEAST CORNER OF D.L.C. NO. 47 BEARS S0'01'12"W 1006.62 FEET AND S58°33'02"E 3096.66 FEET; THENCE ALONG THE EAST LINE OF PARCELS 1 & 3 OF PARTITION PLAT NO. 1996-0092 NORTH 1650.95 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE EAST 515.65 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1206, PAGE 755, (INSTRUMENT NO. 92-20123) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S0'00'18"W 46.04 FEET ALONG SAID WEST LINE TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EAST 820.34 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N5°26'59"E 46.25 FEET ALONG THE EAST LINE OF SAID PARCEL TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE EAST 540.51 FEET TO A 5/8" IRON ROD TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 5; THENCE ALONG SAID RIGHT-OF-WAY LINE S17°37'25"W 885.49 FEET AND S17°35'57"W 846.74 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S17°35'14"W 728.04 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE N72°24'46"W 243.59 FEET ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID LOT 8 AS FOLLOWS: N16°58'17"E 86.26 FEET TO A 5/8" IRON ROD, N17°52'25"E 565.20 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 7 OF SAID RICE HILL WEST SUBDIVISION; THENCE N89°59'46"W 1103.26 FEET ALONG THE NORTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING AND CONTAINING 64.33 ACRES, MORE OR LESS.

*Donald A. Bentz*  
DONALD A. BENTZ P.L.S. #839



**LEGEND**

- SET 5/8" x 30" IRON ROD w/CAP MKD "I.E. ENG."
- FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊙ FD BRASS CAP AS NOTED
- ( ) REC. DATA PER RICE HILL WEST SUBD. VOL. 19, PG. 1
- [ ] REC. DATA PER RM3-71
- { } REC. DATA PER P.P. 1996-0092
- (( )) REC. DATA PER INSTRUMENT NO. 97-18998
- [ ] REC. DATA PER M113-71



98-14940

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>		<b>RICE HILL WEST SUBDIVISION 1st ADDITION</b>	
DONALD A. BENTZ JULY 12, 1968 639		IN THE NE1/4 OF SEC. 28, T23S, R5W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: DAN WEBB P.O. BOX 188 YONCALLA, OREGON 97499		SURVEYED BY: <i>i.e.</i> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392	
EXPIRES: 12/31/99	SCALE: 1" = 200'	DATE: NOV. 1997	JOB NO. 197-15 PAGE: 1 OF 2

98-14940

98-14940

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY (WHICH IS A PORTION OF THAT PROPERTY DESCRIBED AS UNIT 1 VOLUME 19, PAGE 1 AND LOT 8 OF RICE HILL WEST SUBDIVISION VOLUME 19, PAGE 1) INTO 9 LOTS AS SHOWN HEREON. THE FOUND MONUMENTS AT THE NORTHEAST AND NORTHWEST CORNERS LOT 7 OF SAID RICE HILL WEST SUBDIVISION WERE USED AS THE BASIS OF BEARING. THE WEST LINE WAS CONTROLLED BY FOUND MONUMENTS PER RM3-71. THE EAST LINE WAS CONTROLLED BY FOUND MONUMENTS ALONG THE WESTERLY RIGHT-OF-WAY OF INTERSTATE NO. 5. THE NORTH LINE WAS ESTABLISHED FROM RECORD DATA PER PER INSTRUMENT NO. 97-18998.

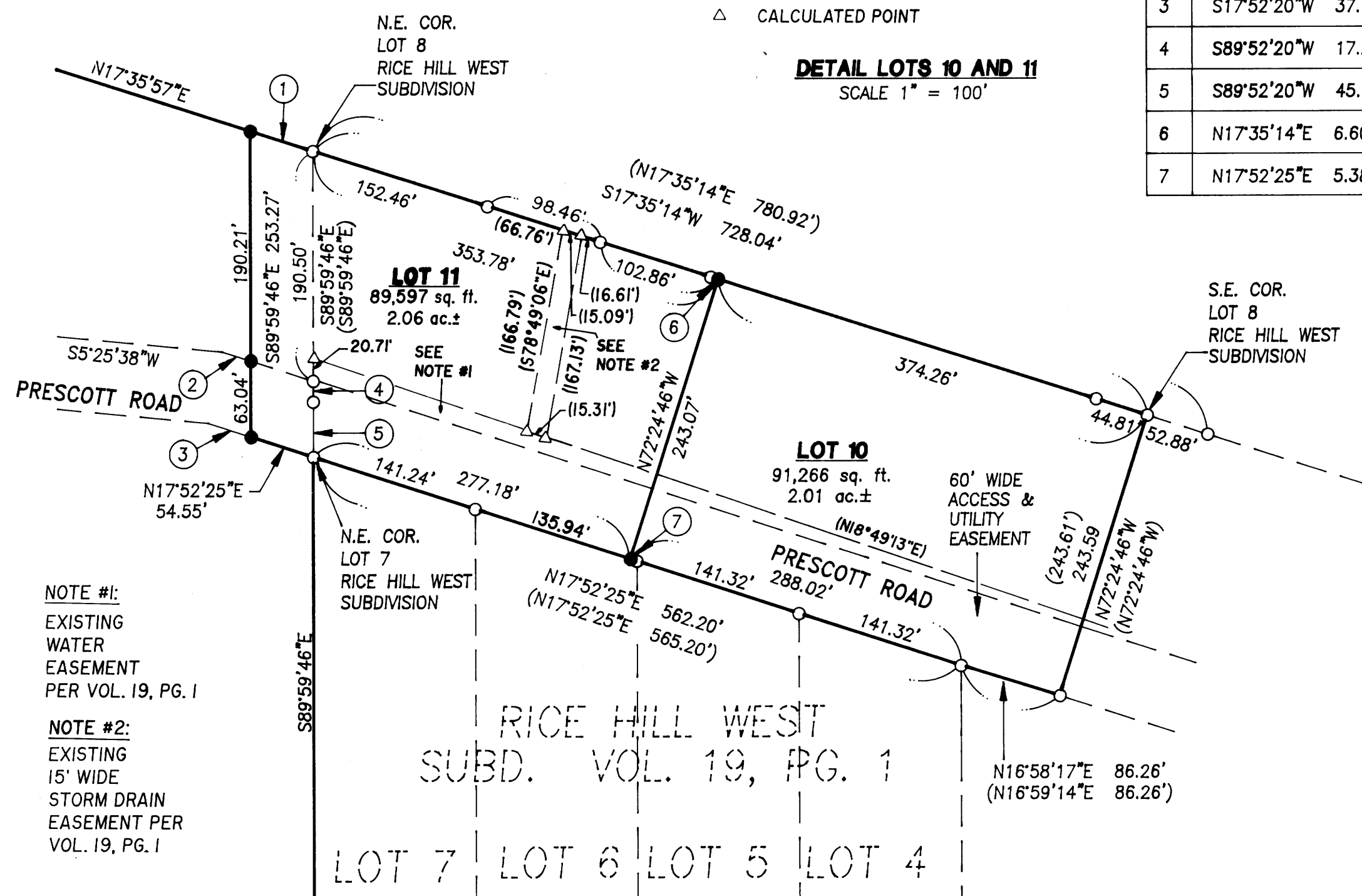
FIELD CREW: NEIL HIBBS & ROD McALLISTER  
EQUIPMENT: NIKON TOP GUN TOTAL STATION  
OFFICE: DONALD A. BENTZ  
DRAFTING: TIM ADAMS  
SURVEY DATE: NOV. 6, 1997

**LEGEND**

- SET 5/8" x 30" IRON ROD w/CAP MKD "I.E. ENG."
- FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ( ) REC. DATA PER RICE HILL WEST SUBD. VOL. 19, PG. 1
- △ CALCULATED POINT

#	BEARING-DISTANCE
1	N17°35'57"E 54.47'
2	S17°52'20"W 24.91'
3	S17°52'20"W 37.71'
4	S89°52'20"W 17.29'
5	S89°52'20"W 45.75'
6	N17°35'14"E 6.60'
7	N17°52'25"E 5.38'

**DETAIL LOTS 10 AND 11**  
SCALE 1" = 100'



NOTE #1:  
EXISTING WATER EASEMENT PER VOL. 19, PG. 1

NOTE #2:  
EXISTING 15' WIDE STORM DRAIN EASEMENT PER VOL. 19, PG. 1

**APPROVALS:**

*Jane Morgan* 6/25/98  
DOUGLAS COUNTY COMMISSIONER DATE

*James Johnson* 6-25-98  
DOUGLAS COUNTY COMMISSIONER DATE

*Maria J. Seddeberg* 6-25-98  
DOUGLAS COUNTY ASSESSOR DATE

*Ed Moran* 5-27-98  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

*Keith L. Cubic* 5/27/98  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

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

*Maria J. Seddeberg* 6-25-98  
DOUGLAS COUNTY TAX COLLECTOR DATE  
98-14940

FILED THIS 20<sup>th</sup> DAY OF JUNE, 1998, 9:04 O'CLOCK AM

*Doyle Shaver Jr.* County Clerk  
DOUGLAS COUNTY CLERK  
By: *Glen A. Burnett* DEPUTY

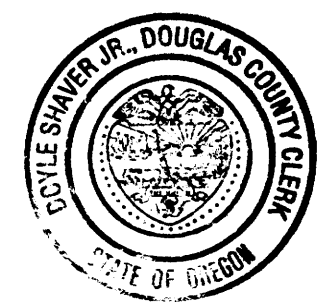
STATE OF OREGON | SS  
COUNTY OF DOUGLAS | SS  
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

98 JUN 26 AM 9:04

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Glen A. Burnett* DEPUTY

FEE PP



**COVENANTS:**

SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY, OREGON.

VOL. 1410, PAGE 431  
(INST. NO. 96-10465.)

ZONE: RURAL RESIDENTIAL - 2 & 5 ACRES  
COMP. PLAN: RURAL RESIDENTIAL  
WATER: RICE HILL WATER ASSOCIATION  
SEWER: SEPTIC TANK & DRAINFIELD

PLANNING DEPT. FILE NO. 97-139

T23 R5 SEC. 28A TAX LOT 100, 200, 300  
TAX ACCOUNT NO.'s: 3657.03, 3657.05, & 3657.06, 3657.21, & 21499.00

<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><i>Donald A. Bentz</i></p> <p>OREGON JULY 12, 1988 DONALD A. BENTZ 839</p> <p>EXPIRES: 12/31/99</p>	<p><b>RICE HILL WEST SUBDIVISION</b> <b>1st ADDITION</b> IN THE NE 1/4 OF SEC. 28, T23S, R5W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: DAN WEBB P.O. BOX 188 YONCALLA, OREGON 97499</p>	<p>SURVEYED BY: <b>i.e.</b> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: NOV. 1997</p>	<p>JOB NO. 197-15</p>
<p>98-14940</p>		<p>PAGE: 2 OF 2</p>