

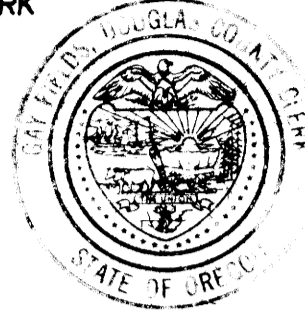
1990-00661

MINOR LAND PARTITION

TO CREATE 3 PARCELS IN THE CITY OF SUTHERLIN FOR LANCE SHORT IN LOT 12, De BOLT SECOND HOMESITES, IN THE SE 1/4 SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

FILED THIS 22ND DAY OF FEBRUARY, 1990

Gay Fields
COUNTY CLERK



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

1990 FEB 22 PM 4:15

DOUGLAS COUNTY DEPUTY
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *John K. Pugh*
DEPUTY

FEE *10.00*

SURVEYED FOR
LANCE SHORT
P.O. BOX 80
WINCHESTER, OR 97495

SURVEYED BY
DONALD A. BENTZ INC.
1205 SE COURT
ROSEBURG, OR. 97470
(503) 673-0166

SURVEYOR'S CERTIFICATE

I, DONALD A. BENTZ, BEING DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT A 5/8" IRON ROD WITH CAP ON THE NORTH LINE OF LOT 12, "De BOLT SECOND HOMESITES" IN THE SE 1/4 SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; SAID POINT BEARS N 89° 50' 52" W 186.84 FEET FROM THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 67.52 FEET TO A 5/8" IRON ROD WITH CAP; THENCE N 88° 43' 12" W 105.64 FEET MORE OR LESS TO A 5/8" IRON ROD WITH CAP ON THE EASTERLY RIGHT-OF-WAY OF COMSTOCK ROAD; THENCE N 4° 54' 46" W 65.66 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE S 89° 50' 52" E 100.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 3

BEGINNING AT A 5/8" IRON ROD WITH CAP AT THE NORTHEAST CORNER OF LOT 12, "De BOLT SECOND HOMESITES" IN THE SE 1/4 SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N 89° 50' 52" W 186.84 FEET ALONG THE NORTH LINE OF SAID LOT 12 TO A 5/8" IRON ROD WITH CAP; THENCE SOUTH 130.30 FEET TO A 5/8" IRON ROD WITH CAP ON THE SOUTH LINE OF SAID LOT 12; THENCE N 89° 54' E 186.47 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER THEREOF; THENCE N 0° 09' 49" E 129.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 5.00 FOOT UTILITY EASEMENT 2.50 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEARS N89°50'52"W 186.84 FEET AND SOUTH 70.02 FEET FROM THE NORTHEAST CORNER OF SAID LOT 12; THENCE WEST 105.64 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY OF COMSTOCK ROAD AND THERE TERMINATING.

PARCEL 2

BEGINNING AT A 5/8" IRON ROD WITH CAP, SAID POINT BEARS N 89° 50' 52" W 186.84 FEET AND SOUTH 67.52 FEET FROM THE NORTHEAST CORNER OF LOT 12 "De BOLT SECOND HOMESITES" IN THE SE 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE SOUTH 62.78 FEET TO A 5/8" IRON ROD WITH CAP ON THE SOUTH LINE OF SAID LOT 12; THENCE S 89° 54' W 111.23 FEET MORE OR LESS ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT ALSO ON THE EASTERLY RIGHT-OF-WAY OF COMSTOCK ROAD; THENCE N 4° 54' 46" E 65.58 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 88° 43' 12" E 105.64 FEET TO THE POINT OF BEGINNING.

NARRATIVE

SURVEY TO CREATE 3 PARCELS IN THE CITY OF SUTHERLIN, FIELD CREW, M. HOLT, R. BOLIN USING SET-4, NORTHEAST AND SOUTHEAST CORNER FOUND OUT OF POSITION. USING SOUTHWEST CORNER OF LOT 12 AND SOUTHWEST CORNER OF LOT 20, THEN WENT 50.00' TO ESTABLISH SE CORNER OF LOT 12. I FOUND OVERALL DISTANCE TO NORTHEAST CORNER OF LOT 11 (WHICH CHECKS GOOD TO NE COR. LOT 10) FITS WITHIN 0.11. THUS I USED THIS METHOD FOR ESTABLISHING THE EAST END OF LOT. POSITIONING FURTHER SUPPORTED BY M 75-67 AND THE PLAT. SOME ERROR NOTED WITH M 107-51.

SUBJECT TO A 5.00 FOOT UTILITY EASEMENT OVER THE NORTHERLY 5.00 FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald A. Bentz
OREGON
JULY 12, 1988
DONALD A. BENTZ
839

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT LANCE SHORT IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP, AND DOES HEREBY DEDICATE ALL EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

Lance Short
LANCE SHORT

APPROVALS

Francis L. Ingram 2-21-90
COUNTY SURVEYOR DATE

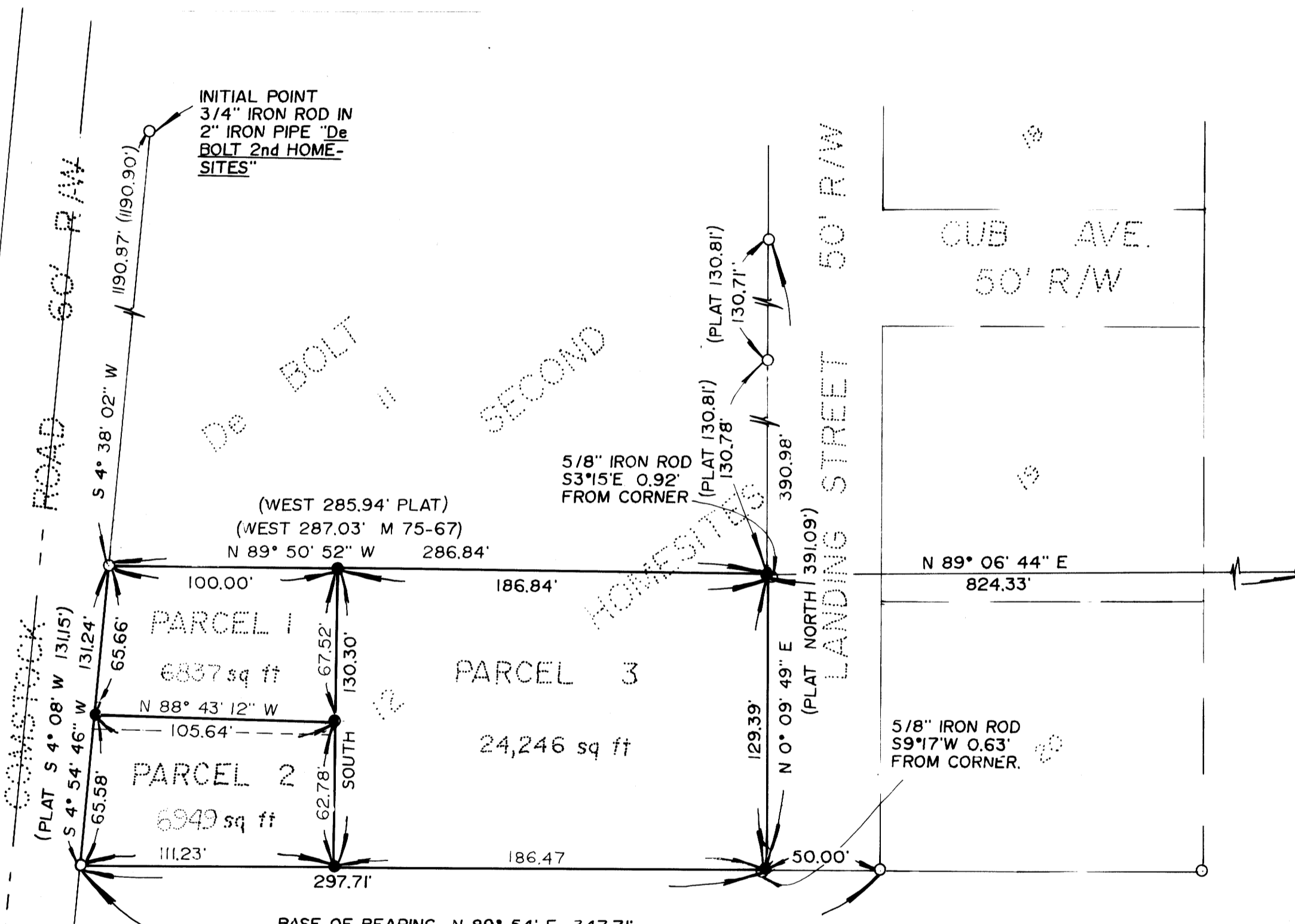
Bruce Long 2/8/90
CITY OF SUTHERLIN CITY MANAGER DATE

WATER RIGHTS

THERE ARE NO WATER RIGHTS APPERTINATE TO THIS PROPERTY.

LEGEND

- FOUND 5/8" IRON ROD WITH CAP UNLESS NOTED OTHERWISE.
- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SURV. INC."
- UTILITY EASEMENT
- () RECORD DISTANCE



SCALE 1" = 50'
JAN 1990

1990-00661