

FILED *LR*
MAR 8 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MINOR LAND PARTITION

LYING IN SW 1/4 SECTION 2, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON.

SURVEYED FOR
BERTHA J. KEENEY
3974 SW CARNES RD.
ROSEBURG, OR. 97470
(503) 679-9798

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

ZONING - CI & RI
FILE NO. 88-121
WATER ROBERTS CREEK
SEWER GREEN SANITARY

BASE OF BEARING BASED ON SOLAR OBSERVATION 1-5-90, N LINE CASTLE ST.

NARRATIVE

FIRST ATTEMPTED TO DUPLICATE "QUIBELL HOMESITES". FOUND ALL MONUMENTS ALONG NORTH SIDE OF CASTLE STREET, USING PLAT CALLS I EXTENDED NORTH RIGHT-OF-WAY EAST FROM THE SW CORNER OF LOT 2 TO ESTABLISH SE COR LOT 1, CARNES ROAD RIGHT-OF-WAY. USING FOUND MONUMENT NW COR LOT 7. USING PLAT CALLS AT EAST END OF CASTLE STREET AND RECORD DISTANCE FROM NW COR LOT 7 (WHICH FIT MONUMENTS TO NORTH RESPECTIVELY) I ESTABLISHED NE CORNER OF LOT 10, NW CORNER LOT 10 EST. AT RECORD. DIAGONAL LINE HELPED SUBSTANTIATE (COMPUTATIONS) NW COR LOT 7 AND SE

SCALE 1" = 50'
JAN 1990

PARCEL 2

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, QUIBELL HOMESITES IN THE SW 1/4 SECTION 2, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN DOUGLAS COUNTY, OREGON; THENCE N88°45'15"W 89.68 FEET ALONG THE SOUTH LINE OF LOT 9 SAID "QUIBELL HOMESITES" TO A 5/8" IRON ROD; THENCE S 0°09'40"W 85.36 FEET TO A 5/8" IRON ROD; THENCE N89°12'30"E 12.95 FEET TO A 5/8" IRON ROD; THENCE S 89°02'48"E 80.47 FEET TO A 5/8" IRON ROD; THENCE S4°30'89"E 12.54 FEET TO A 5/8" IRON ROD; THENCE N87°11'40"E 115.50 FEET TO A POINT ON THE WEST LINE OF A 12 FOOT DEDICATED STRIP FOR CARNES ROAD RIGHT-OF-WAY; THENCE N7°26'56"W 82.37 FEET ALONG THE WEST LINE OF SAID 12.00 FOOT STRIP TO A 5/8" IRON ROD; THENCE LEAVING SAID WEST LINE S 89°52'49"W 109.19 FEET TO A 5/8" IRON ROD; THENCE N0°02'00"E 9.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.40 ACRES MORE OR LESS.

PARCEL 3

BEGINNING AT A 5/8" IRON ROD ON THE NORTH RIGHT OF WAY OF AUSTIN ROAD SAID POINT BEARS N83°38'37"E 392.88 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 & 11 TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID POINT ALSO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DOUGLAS COUNTY DEED RECORD 79-18380; THENCE S89°02'48"E 120.62 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO A POINT 12.00 FEET WESTERLY OF THE PRESENT CARNES ROAD RIGHT-OF-WAY; THENCE N7°26'56"W 90.18 FEET ALONG THE WEST LINE OF A 12 FOOT DEDICATED STRIP; THENCE LEAVING SAID WEST LINE S87°11'40"W 115.50 FEET TO A 5/8" IRON ROD; THENCE S4°30'39"E 82.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.23 ACRES MORE OR LESS.

PARCEL 1

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, "QUIBELL HOMESITES" IN THE SW 1/4 SECTION 2, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN DOUGLAS COUNTY, OREGON; THENCE N 0°01'55"E, 58.03 FEET ALONG WEST LINE OF SAID LOT 10 TO A 5/8" IRON ROD; THENCE LEAVING SAID LINE S88°40'02"E 101.40 FEET TO A POINT ON THE WEST LINE OF A 12 FOOT DEDICATED STRIP OF CARNES ROAD RIGHT-OF-WAY; THENCE S 6°43'14"E 60.46 FEET ALONG THE WEST LINE OF SAID 12 FOOT STRIP TO A 5/8" IRON ROD; THENCE S 7°26'56"E 5.41 FEET ALONG SAID WEST LINE TO A 5/8" IRON ROD; THENCE LEAVING SAID WEST LINE S89°52'49"W 109.19 FEET TO A 5/8" IRON ROD; THENCE N 0°02'00"E 9.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES MORE OR LESS.

FILED THIS 8th DAY OF March 1990

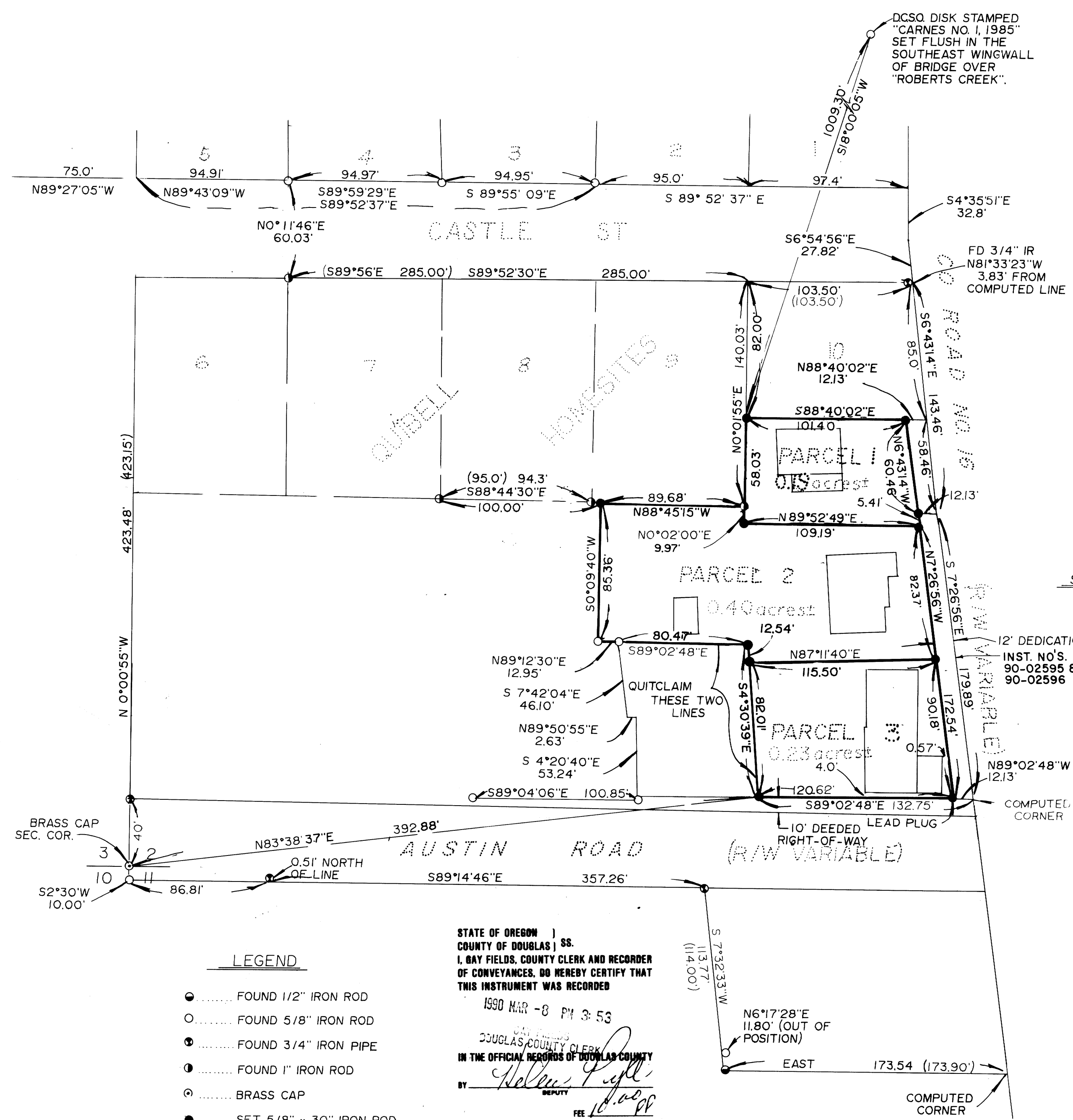
Gay Fields
COUNTY CLERK By: *Bea K. Weddell*

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 22, 1983
DONALD A. BENTZ
839

Keith A. Cubic
PLANNING DIRECTOR 3/5/90
DATE

Francis L. Ingram
COUNTY SURVEYOR 3-8-90
DATE



LEGEND

- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD
- ⊙ FOUND 3/4" IRON PIPE
- ⦿ FOUND 1" IRON ROD
- ⊙ BRASS CAP
- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SUR. INC"
- ▭ BUILDING

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 MAR -8 PM 3:53
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Walter P. [Signature]*
DEPUTY
FEE *10.00*

90-03024

2000-0661