

1990 - 0008 A.

**LEGEND**

- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SURV. INC."
- FOUND 3/4" IRON ROD
- ⊙ FOUND 1-1/2" IRON ROD
- FENCE LINE

**MINOR LAND PARTITION**  
INNW & SW 1/4 SEC 8  
T30S, R5W, W.M.,  
DOUGLAS COUNTY, OREGON

**PARTITIONER**

CHARLES SHIRTCLIFF  
352 VALLEY DR.  
TRI-CITY, OR

**SURVEYED BY**

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

ZONING RI  
SEWER TRI CITY SEWER DIST.  
WATER TRI CITY WATER DIST.  
FILE NO 89-223

SCALE 1" = 100'  
DEC 1989

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1968  
DONALD A. BENTZ  
8 3 9

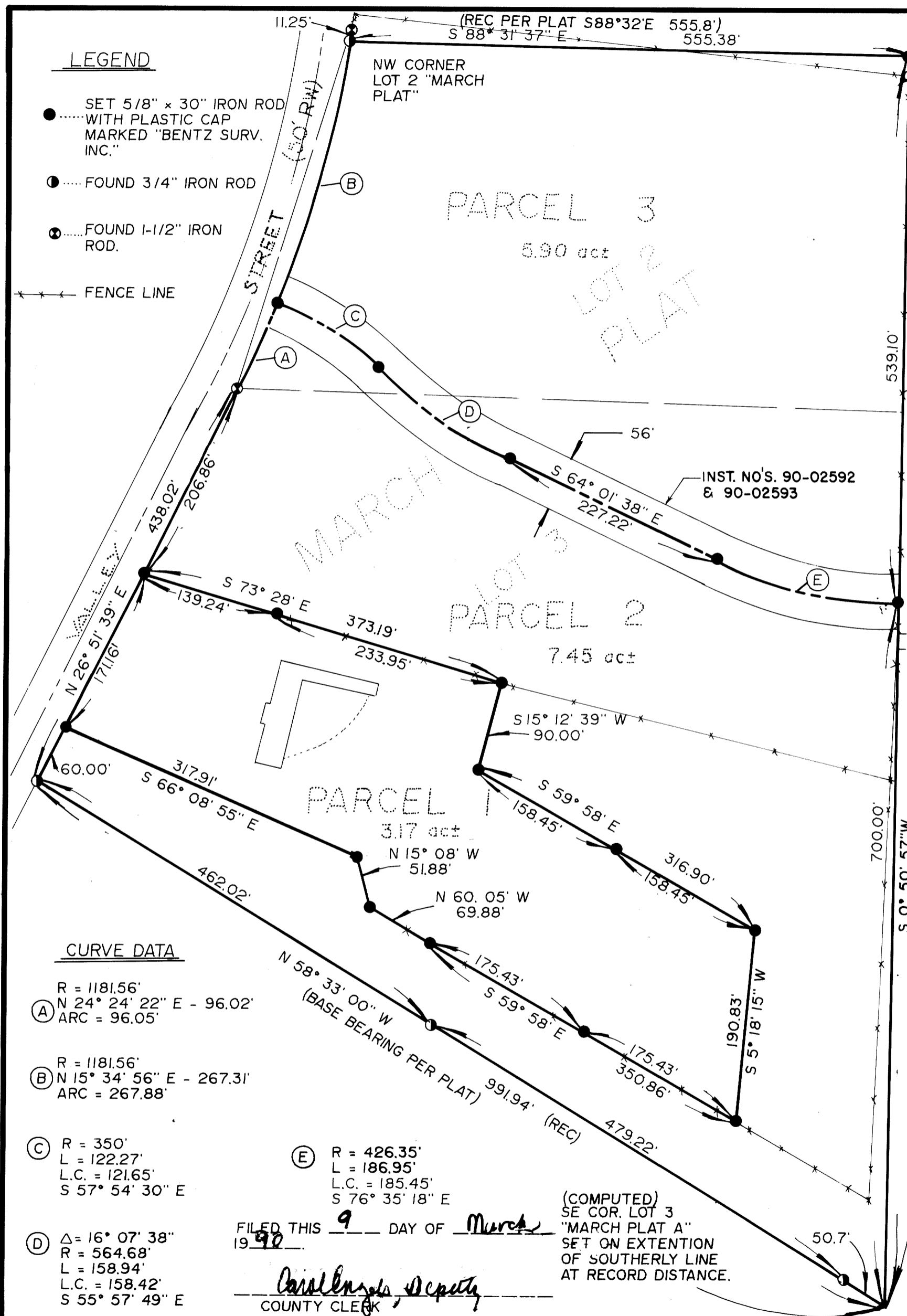
**APPROVALS**

*Keith L. Cubic*  
PLANNING DIRECTOR

3/5/90  
DATE

*Francis L. Ingram*  
COUNTY SURVEYOR

3-8-90  
DATE



**CURVE DATA**

(A) R = 1181.56'  
N 24° 24' 22" E - 96.02'  
ARC = 96.05'

(B) R = 1181.56'  
N 15° 34' 56" E - 267.31'  
ARC = 267.88'

(C) R = 350'  
L = 122.27'  
L.C. = 121.65'  
S 57° 54' 30" E

(D) Δ = 16° 07' 38"  
R = 564.68'  
L = 158.94'  
L.C. = 158.42'  
S 55° 57' 49" E

(E) R = 426.35'  
L = 186.95'  
L.C. = 185.45'  
S 76° 35' 18" E

FILED THIS 9 DAY OF March 1990  
*Carolyn [Signature]*  
COUNTY CLERK

(COMPUTED)  
SE COR. LOT 3  
"MARCH PLAT A"  
SET ON EXTENSION  
OF SOUTHERLY LINE  
AT RECORD DISTANCE.

1990 - 0008 A.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

**MINOR LAND  
PARTITION**  
IN THE NW 1/4, SEC 8  
T30S, R5W, W.M.,  
DOUGLAS COUNTY, OREGON

PARTITIONER

CHARLES SHIRTCLIFF  
325 VALLEY DR.  
ROSEBURG, OR 97470

SURVEYOR

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

STATE OF OREGON -  
COUNTY OF DOUGLAS )  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED  
1990 MAR -9 AM 9:00  
BY *[Signature]*  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

90-03028

PARCEL #1

A parcel of land lying in Section 8, Township 30 South, Range 5 West, Willamette Meridian and being a portion of Lot 3 of "MARCH PLAT A" as recorded in Volume 7, Page 43 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows: Beginning at a 5/8" iron rod in the easterly line of Valley Street from which point the Southeast Corner of the above said Lot 3 bears South 55° 06' 55" East 998.42 feet; thence along said easterly line North 26° 51' 39" East 171.16 feet to a 5/8" iron rod; thence leaving said easterly line South 73° 28' East 373.64 feet to a 5/8" iron rod; thence South 15° 12' 39" West 90.00 feet to a 5/8" iron rod; thence South 59° 58' East 316.90 feet to a 5/8" iron rod; thence South 5° 18' 15" West 190.83 feet to a 5/8" iron rod; thence North 59° 58' West 350.86 feet to a 5/8" iron rod; thence North 60° 05' West 69.88 feet to a 5/8" iron rod; thence North 15° 08' West 51.88 feet to a 5/8" iron rod; thence North 66° 08' 55" West 317.91 feet to the point of beginning and containing 3.17 acres of land, more or less.

PARCEL #2

A parcel of land lying in Section 8, Township 30 South, Range 5 West, Willamette Meridian and being a portion of Lots 2 and 3 of "MARCH PLAT A" as recorded in Volume 7, Page 43 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows: Beginning at a 3/4" iron pipe at the most westerly corner of the above said Lot 3; thence along the easterly line of Valley Street North 26° 51' 39" East 60.00 feet to a 5/8" iron rod; thence leaving said easterly line South 66° 08' 55" East 317.91 feet to a 5/8" iron rod; thence South 15° 08' East 51.88 feet to a 5/8" iron rod; thence South 60° 05' East 69.88 feet to a 5/8" iron rod; thence South 59° 58' East 350.86 feet to a 5/8" iron rod; thence North 5° 18' 15" East 190.83 feet to a 5/8" iron rod; thence North 59° 58' West 316.90 feet to a 5/8" iron rod; thence North 15° 12' 39" East 90.00 feet to a 5/8" iron rod; thence North 73° 28' West 373.64 feet to a 5/8" iron rod in the above said easterly line of Valley Street; thence along said easterly line North 26° 51' 39" East 206.86 feet to a 1 1/2" iron pipe and along the arc of a 1181.56 foot radius curve to the left (the long chord of which bears North 24° 24' 22" East 96.02 feet) 96.05 feet to a 5/8" iron rod; thence leaving said easterly line along the arc of a 350 foot radius curve to the right (the long chord of which bears South 57° 54' 30" East 121.65 feet) 122.27 feet to a 5/8" iron rod; thence along the arc of a 564.68 foot radius curve to the left (the long chord of which bears South 55° 57' 49" East 158.42 feet) 158.94 feet to a 5/8" iron rod; thence South 64° 01' 38" East 227.22 feet to a 5/8" iron rod; thence along the arc of a 426.35 foot radius curve to the left (the long chord of which bears South 76° 35' 18" East 185.45 feet) 186.95 feet to a 5/8" iron rod in the East Line of the above said Lot 3; thence along said East Line South 0° 50' 57" West 700.00 feet to a 3/4" iron pipe; thence along the southerly line of said Lot 3 North 58° 33' West 991.94 feet to the point of beginning and containing 7.45 acres of land, more or less.

EXCEPTING the northerly 28.00 feet

PARCEL #3

A parcel of land lying in Section 8, Township 30 South, Range 5 West, Willamette Meridian and being a portion of Lots 2 and 3 of "MARCH PLAT A" as recorded in Volume 7, Page 43 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows: Beginning at a 3/4" iron pipe at the Northwest Corner of the above said Lot 2; thence along the North Line of said Lot 2 South 88° 31' 37" East 555.38 feet to a 5/8" iron rod; thence along the East Line of said Lot 2 and the above said Lot 3, respectively, South 0° 50' 57" West 539.10 feet to a 5/8" iron rod; thence along the arc of a 426.35 foot radius curve to the right (the long chord of which bears North 76° 35' 18" West 185.45 feet) 186.95 feet to a 5/8" iron rod; thence North 64° 01' 38" West 227.22 feet to a 5/8" iron rod; thence along the arc of a 564.68 foot radius curve to the right (the long chord of which bears North 55° 57' 49" West 158.42 feet) 158.94 feet to a 5/8" iron rod; thence along the arc of a 350.00 foot radius curve to the left (the long chord of which bears North 57° 54' 30" West 121.65 feet) 122.27 feet to a 5/8" iron rod in the easterly line of Valley Street; thence along said easterly line along the arc of a 1181.56 foot radius curve to the left (the long chord of which bears North 15° 34' 56" East 267.31 feet) 267.88 feet to the point of beginning and containing 5.90 acres of land, more or less.

Excepting therefrom the southerly 28 feet.

NARRATIVE

Survey to partition that property shown per Minor Land Partition as approved by the Douglas County Planning Dept. per File No. 89-223.  
Field Crew: Marc Holt and Dennis Kralicek  
Equipment: Zeiss Set 4 Total Station  
Office Computations: Romey Ware  
Drafting: Rick Brittell

