

# MAJOR LAND PARTITION

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

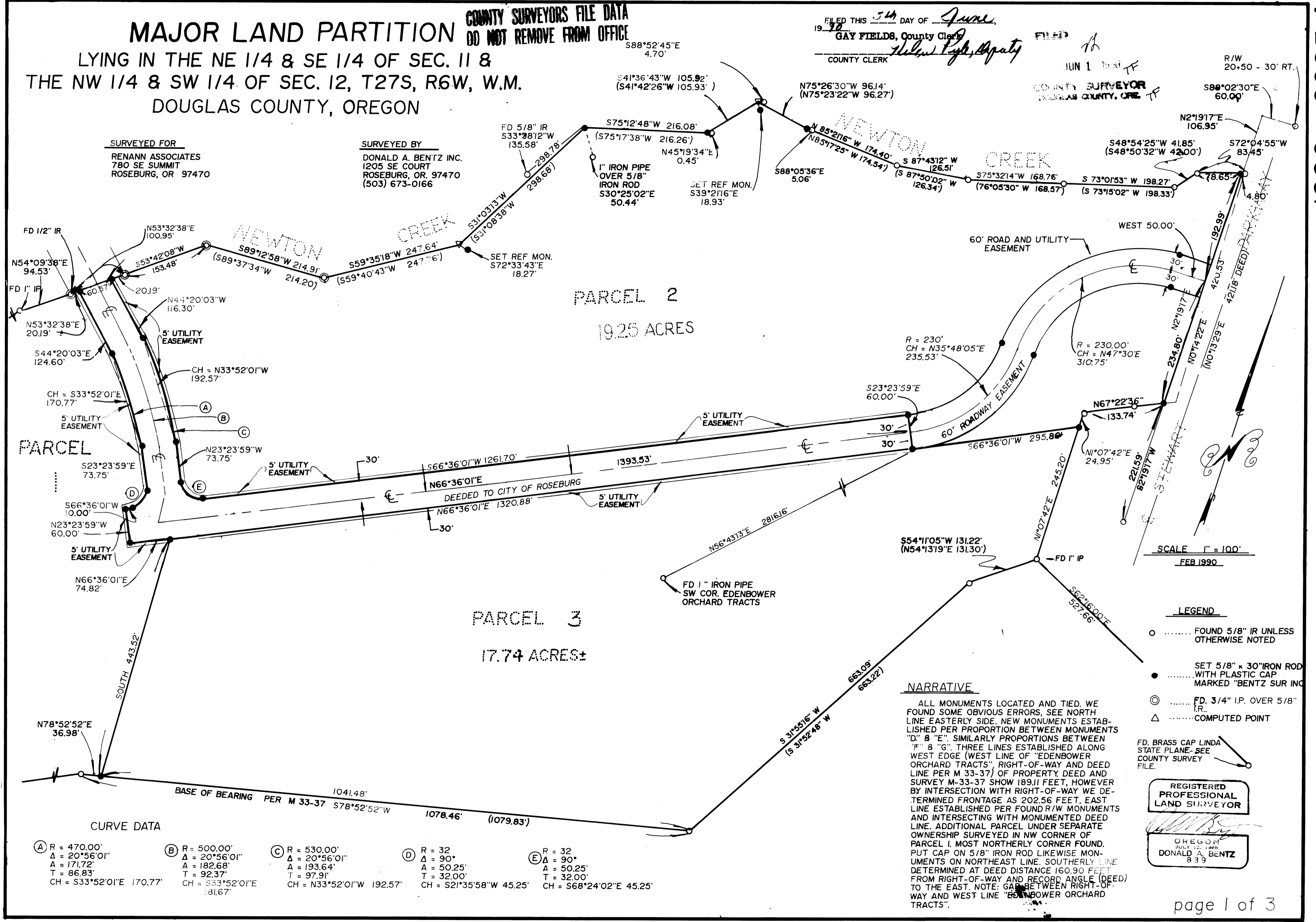
FILED THIS 5th DAY OF June  
1990  
GAY FIELDS, County Clerk  
Helen E. Agate  
COUNTY CLERK

FILED  
JUN 1 1990  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

LYING IN THE NE 1/4 & SE 1/4 OF SEC. 11 &  
THE NW 1/4 & SW 1/4 OF SEC. 12, T27S, R6W, W.M.  
DOUGLAS COUNTY, OREGON

SURVEYED FOR  
RENANN ASSOCIATES  
780 SE SUMMIT  
ROSEBURG, OR 97470

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



PARCEL 2  
19.25 ACRES

PARCEL 3  
17.74 ACRES±

SCALE 1" = 100'  
FEB 1990

**LEGEND**

- ..... FOUND 5/8" IR UNLESS OTHERWISE NOTED
- ..... SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SUR INC"
- ⊙ ..... FD. 3/4" I.P. OVER 5/8" I.R.
- △ ..... COMPUTED POINT

**NARRATIVE**

ALL MONUMENTS LOCATED AND TIED. WE FOUND SOME OBVIOUS ERRORS, SEE NORTH LINE EASTERLY SIDE. NEW MONUMENTS ESTABLISHED PER PROPORTION BETWEEN MONUMENTS "D" & "E". SIMILARLY PROPORTIONS BETWEEN "F" & "G". THREE LINES ESTABLISHED ALONG WEST EDGE (WEST LINE OF "EDENBOWER ORCHARD TRACTS", RIGHT-OF-WAY AND DEED LINE PER M 33-37) OF PROPERTY, DEED AND SURVEY M-33-37 SHOW 189.11 FEET, HOWEVER BY INTERSECTION WITH RIGHT-OF-WAY WE DETERMINED FRONTAGE AS 202.56 FEET, EAST LINE ESTABLISHED PER FOUND R/W MONUMENTS AND INTERSECTING WITH MONUMENTED DEED LINE. ADDITIONAL PARCEL UNDER SEPARATE OWNERSHIP SURVEYED IN NW CORNER OF PARCEL 1. MOST NORTHERLY CORNER FOUND. PUT CAP ON 5/8" IRON ROD LIKEWISE MONUMENTS ON NORTHEAST LINE. SOUTHERLY LINE DETERMINED AT DEED DISTANCE 160.90 FEET FROM RIGHT-OF-WAY AND RECORD ANGLE (DEED) TO THE EAST. NOTE: GAP BETWEEN RIGHT-OF-WAY AND WEST LINE "EDENBOWER ORCHARD TRACTS".

FD, BRASS CAP LINDA STATE PLANE-SEE COUNTY SURVEY FILE.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 12, 1988  
DONALD A. BENTZ  
839

**CURVE DATA**

(A) R = 470.00' Δ = 20°56'01" A = 171.72' T = 86.83' CH = S33°52'01"E 170.77'	(B) R = 500.00' Δ = 20°56'01" A = 182.68' T = 92.37' CH = S33°52'01"E 181.67'	(C) R = 530.00' Δ = 20°56'01" A = 193.64' T = 97.91' CH = N33°52'01"W 192.57'	(D) R = 32 Δ = 90° A = 50.25' T = 32.00' CH = S21°35'58"W 45.25'	(E) R = 32 Δ = 90° A = 50.25' T = 32.00' CH = S68°24'02"E 45.25'
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1990-0023A

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