

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 JUL 12 PM 12:47
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Don A. Bentz
DEPUTY

MAJOR LAND PARTITION IN SECTION 23, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEY BY:
DONALD A. BENTZ INC.
1205 SE COURT STREET
ROSEBURG, OR 97470
503-673-0166

PARTITIONER:
FORD FAMILY TRUST
P.O. BOX 1088
ROSEBURG, OR 97470
503-679-3311
ATTN: SALLY P. FORD, TRUSTEE

SCALE 1"=200'
JUNE 1990

NARRATIVE:

SURVEY TO PARTITION PROPERTY
SHOWN AS TAX LOT 400,
27-5-23A. RECORD SURVEYS
SEE M70-8 AND MIO-22.

FIELD CREW: MARC HOLT AND GREG LANG
EQUIPMENT: SET 4
OFFICE: ROMY WARE
DRAFTING: MIKE RADCLIFFE AND TONYA THEISS

COMP: RR2
ZONE: RR
P/D FILE #: 90-074
SEWER: SEPTIC
WATER: DIXONVILLE WATER ASSOCIATION

LEGEND:

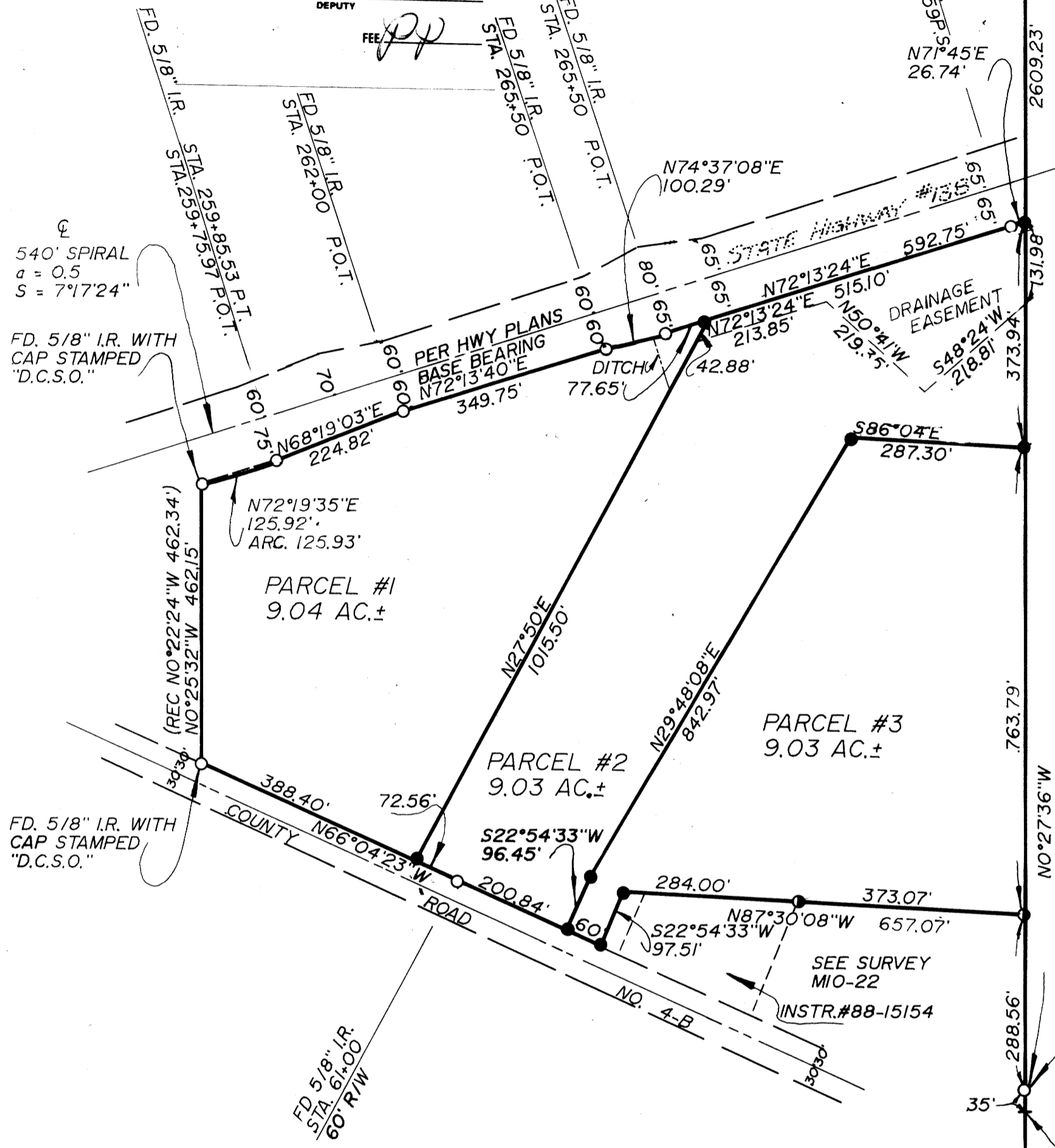
- SET 5/8" x 30" I.R. WITH CAP MARKED "BENTZ SUR. INC."
- FD. 5/8" I.R. WITH CAP UNLESS NOTED OTHERWISE.
- FD. 3/4" I.R.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1989
DONALD A. BENTZ
839

FD. BRASS CAP STAMPED
"WITNESS COR."
35' SOUTH TO 1/4 COR.
D.C.S.O. S23/S24
1969

1/4 COR. LOCATION



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

Donald A. Bentz
DONALD A. BENTZ, S #839

DEDICATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT Sally P. Ford IS (ARE) THE OWNER(S) OF LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN.

Sally P. Ford

Tonya A. Theiss
TONYA A. THEISS
NOTARY PUBLIC - OREGON
My Commission Expires 11/13/93

ACKNOWLEDGMENT:
STATE OF OREGON)
DOUGLAS COUNTY) SS
KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THE 20th DAY OF July, 1990, BEFORE ME A NOTARY PUBLIC, IN AND FOR THE STATE OF OREGON, PERSONALLY APPEARED Sally P. Ford, BEING DULY SWORN, DID SAY THAT HE/SHE IS THE IDENTICAL PERSON(S) NAMED IN THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS EXECUTED FREELY AND VOLUNTARILY.

Tonya A. Theiss
NOTARY PUBLIC

WATER RIGHTS:
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

FILED 12th DAY OF July, 1990.
GAY FIELDS, County Clerk

COUNTY CLERK Don A. Bentz

APPROVALS:

Larry E. Morrison DEPUTY
DC SURVEYOR
Keith L. Cubic
DC PLANNING DIRECTOR

7-11-90
DATE
7/2/90
DATE

PARCEL #1
A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT #72-18363 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, AND LYING IN SECTION 23, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD IN THE NORTHERLY LINE OF COUNTY ROAD #4-B FROM WHICH POINT THE NORTHEAST CORNER OF THE ABOVE SAID SECTION 23 BEARS N23° 34' 46" E 2451.22 FEET; THENCE ALONG SAID NORTHERLY LINE N66° 04' 23" W 388.40 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTHERLY LINE N0° 25' 32" W 462.15 FEET TO A 5/8" IRON ROD IN THE SOUTHERLY LINE OF STATE HIGHWAY #138; THENCE ALONG SAID SOUTHERLY LINE AS FOLLOWS: ALONG THE ARC OF A SPIRAL CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N72° 19' 35" E 125.92 FEET) 125.92 FEET TO A 5/8" IRON ROD, N68° 19' 03" E 224.82 FEET TO A 5/8" IRON ROD, N72° 13' 40" E 349.75 FEET TO A 5/8" IRON ROD, N74° 37' 08" E 100.29 FEET TO A 5/8" IRON ROD, AND N72° 13' 24" E 515.10 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTHERLY LINE S27° 50' W 1015.50 FEET TO THE POINT OF BEGINNING.

INCLUDED WITH THE ABOVE DESCRIBED PARCEL IS A DRAINFIELD EASEMENT THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL FROM WHICH POINT THE NORTH-EAST CORNER OF THE ABOVE SAID SECTION 23 BEARS N20° 34' 56" E 1440.49 FEET; THENCE ALONG THE SOUTHERLY LINE OF STATE HIGHWAY NO.138 N72° 13' 24" E 515.10 FEET AND ALONG THE ARC OF A SPIRAL CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N71° 45' E 26.74 FEET) TO THE EAST LINE OF THE ABOVE SAID SECTION 23; THENCE ALONG SAID EAST LINE S0° 27' 36" E 131.98 FEET; THENCE LEAVING SAID EAST LINE S48° 24' W 218.81 FEET; THENCE N50° 41' W 219.35 FEET TO A POINT 30 FEET SOUTHERLY OF THE SOUTHERLY LINE OF THE ABOVE SAID STATE HIGHWAY NO. 138; THENCE PARALLEL TO AND 30 FEET SOUTHERLY OF SAID SOUTHERLY LINE S72° 13' 24" W 213.85 FEET TO THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL; THENCE ALONG SAID EASTERLY LINE N27° 50' E 42.88 FEET TO THE POINT OF BEGINNING.

PARCEL #2
A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 72-18363 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, AND LYING IN SECTION 23, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD IN THE NORTHERLY LINE OF COUNTY ROAD NO. 4-B FROM WHICH POINT THE NORTHEAST CORNER OF THE ABOVE SAID SECTION 23 BEARS N17° 13' 10" E 2468.07 FEET; THENCE ALONG SAID NORTHERLY LINE N66° 04' 23" W 273.40 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTHERLY LINE N27° 50' E 1015.50 FEET TO A 5/8" IRON ROD IN THE SOUTHERLY LINE OF STATE HIGHWAY NO.138; THENCE ALONG SAID SOUTHERLY LINE N72° 13' 24" E 515.10 FEET TO A 5/8" IRON ROD AND ALONG THE ARC OF A SPIRAL CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N71° 45' E 26.74 FEET) 26.75 FEET TO THE EAST LINE OF THE ABOVE SAID SECTION 23; THENCE ALONG SAID EAST LINE S0° 27' 36" E 373.94 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE N86° 04' W 287.30 FEET TO A 5/8" IRON ROD; THENCE S29° 48' 08" W 842.97 FEET TO A 5/8" IRON ROD; THENCE S22° 54' 33" W 96.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A DRAINFIELD EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL FROM WHICH POINT THE NORTH-EAST CORNER OF THE ABOVE SAID SECTION 23 BEARS N20° 34' 56" E 1440.49 FEET; THENCE ALONG THE SOUTHERLY LINE OF STATE HIGHWAY NO.138 N72° 13' 24" E 515.10 FEET AND ALONG THE ARC OF A SPIRAL CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N71° 45' E 26.74 FEET) TO THE EAST LINE OF THE ABOVE SAID SECTION 23; THENCE ALONG SAID EAST LINE S0° 27' 36" E 131.98 FEET; THENCE LEAVING SAID EAST LINE S48° 24' W 218.81 FEET; THENCE N50° 41' W 219.35 FEET TO A POINT 30' SOUTHERLY OF THE SOUTHERLY LINE OF THE ABOVE SAID STATE HIGHWAY NO. 138; THENCE PARALLEL TO AND 30 FEET SOUTHERLY OF SAID SOUTHERLY LINE S72° 13' 24" W 213.85 FEET TO THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL; THENCE ALONG SAID EASTERLY LINE N27° 50' E 42.88 FEET TO THE POINT OF BEGINNING.

PARCEL #3

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT #72-18363 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, AND LYING IN SECTION 23, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD IN THE NORTHERLY LINE OF COUNTY ROAD #4-B FROM WHICH POINT THE NORTHEAST CORNER OF THE ABOVE SAID SECTION 23 BEARS N17° 13' 10" E 2468.07 FEET; THENCE LEAVING SAID NORTHERLY LINE N22° 54' 33" E 96.45 FEET TO A 5/8" IRON ROD; THENCE N29° 48' 08" E 842.97 FEET TO A 5/8" IRON ROD; THENCE S86° 04' E 287.30 FEET TO A 5/8" IRON ROD IN THE EAST LINE OF THE ABOVE SAID SECTION 23; THENCE ALONG SAID EAST LINE S0° 27' 36" E 763.79 FEET TO A 3/4" IRON ROD AT THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME 117, PAGE 169 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN VOLUME 117, PAGE 169 N87° 30' 08" W 373.07 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT

#88-15154 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON N87° 30' 08" W 284.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WESTERLY LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT #88-15154 S22° 54' 33" W 97.51 FEET TO A 5/8" IRON ROD IN THE ABOVE SAID NORTHERLY LINE OF COUNTY ROAD #4-B; THENCE ALONG SAID NORTHERLY LINE N66° 04' 23" W 60.00 FEET TO THE POINT OF BEGINNING. INCLUDED WITH THE ABOVE DESCRIBED PARCEL IS THAT EASEMENT, 30.00 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED AS THE WESTERLY 30.00 FEET OF THAT ABOVE SAID PROPERTY DESCRIBED IN INSTRUMENT #88-15154 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.