

1990 - 0032

FILED
JUL 12 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

MINOR LAND & LOT LINE ADJUSTMENT IN THE NW 1/4, SEC 8 T30S, R5W, W.M., DOUGLAS COUNTY, OREGON

PARTITIONER: OCTOBER COMPANY
C/O ROD JOHNSON
P.O. BOX 2009
ROSEBURG, OR 97470

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

WATER - TRI-CITY WATER DIST. SEWER - TRI-CITY SANITARY DIST.

ZONING - R-1
COMP. PLAN: MEDIUM DENSITY.

P/D FILE# 90-022

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

OCTOBER COMPANY REPRESENTED
BY ROD R. JOHNSON, Resident

NARRATIVE

SURVEY TO PARTITION PARCEL 2 OF THAT MINOR LAND PARTITION RECORDED AS INST. # 90-03028 (MLP # 1990-0008 A&B) IN THE MLP RECORDS OF DOUGLAS COUNTY OREGON. THIS SURVEY ALSO CREATES THE LOT LINE ADJUSTMENT BETWEEN PARCEL 1 & 2 OF SAID MLP.
FIELD: MARC HOLT & ALLEN TIETZEL
EQUIPMENT: LEITZ SET 4 TOTAL STATION
OFFICE COMPUTATIONS: ROMEY WARE
DRAFTING: MIKE RADCLIFFE

LEGEND

- FD. 5/8" I.R. UNLESS NOTED OTHERWISE.
- SET 5/8" x 30" I.R. WITH CAP MARKED "BENTZ SUR. INC."
- FD. 3/4" IRON PIPE
- FD. 1 1/2" IRON PIPE

FILED THIS 12th DAY OF July 1990
GAY FIELDS, County Clerk
COUNTY CLERK Sea L. Woodell, Deputy

SCALE 1"=100'
JAN 1990

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: 53
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Sea L. Woodell
DEPUTY
FEE

APPROVALS

Keith L. Cubic 7/2/90
PLANNING DIRECTOR DATE
Lynn E. Moore 7-12-90
COUNTY SURVEYOR DATE

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 3/4" IRON PIPE AT THE MOST WESTERLY CORNER OF THE ABOVE SAID LOT 3; THENCE ALONG THE EASTERLY LINE OF VALLEY ROAD N26°51'39"E 60.00' FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY LINE S66°08'55"E 317.91' FEET TO A 5/8" IRON ROD; THENCE S15°08'E 51.88' FEET TO A 5/8" IRON ROD; THENCE S60°05'E 69.88' FEET TO A 5/8" IRON ROD; THENCE S59°58'E 350.86' FEET TO A 5/8" IRON ROD; THENCE N5°18'15"E 190.83' FEET TO A 5/8" IRON ROD; THENCE S59°58'E 158.46' FEET TO A 5/8" IRON ROD IN THE EAST LINE OF THE ABOVE SAID LOT 3; THENCE ALONG SAID EAST LINE S0°50'57"W 292.71' FEET TO A 5/8" IRON ROD; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 3 N58°33'W 991.94' FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A NON-EXCLUSIVE EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 3/4" IRON PIPE AT THE MOST WESTERLY CORNER OF LOT 3 OF "MARCH PLAT A" AS RECORDED IN VOLUME 7, PAGE 43 IN THE PLAT RECORD OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EASTERLY LINE OF VALLEY ROAD N26°51'39"E 60.00' FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY LINE S66°08'55"E 317.91' FEET TO A 5/8" IRON ROD; THENCE S15°08'E 51.88' FEET TO A 5/8" IRON ROD; THENCE S60°05'E 69.88' FEET TO A 5/8" IRON ROD; THENCE S59°58'E 350.86' FEET TO A 5/8" IRON ROD; THENCE S31°27'W 76.73' FEET TO THE SOUTHERLY LINE OF THE ABOVE SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE N58°33'W 768.61' FEET TO THE POINT OF BEGINNING.

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 5/8" IRON ROD IN THE EASTERLY LINE OF VALLEY ROAD FROM WHICH POINT A 3/4" IRON PIPE AT THE MOST WESTERLY CORNER OF THE ABOVE SAID LOT 3 BEARS S26°51'39"W 231.16' FEET; THENCE ALONG SAID EASTERLY LINE N26°51'39"E 179.38' FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY LINE S63°09'E 120.00' FEET TO A 5/8" IRON ROD; THENCE N26°52'E 82.56' FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 592.68' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N48°25'W 10.69' FEET) TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 322.00' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N57°56'15"W 112.25' FEET) TO A 5/8" IRON ROD IN THE ABOVE SAID EASTERLY LINE OF VALLEY ROAD; THENCE ALONG SAID EASTERLY LINE ALONG THE ARC OF A 1181.56' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N22°45'21"E 28.00' FEET) TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY LINE ALONG THE ARC OF A 350.00' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S57°54'30"E 121.65' FEET) TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 564.68' FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S55°57'49"E 158.42' FEET) 158.94' FEET TO A 5/8" IRON ROD; THENCE S64°01'38"E 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 S76°35'18"E 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 S0°50'57"W 407.29' FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE N59°58'W 569.49' FEET TO A 5/8" IRON ROD; THENCE N16°21'E 67.99' FEET TO A 5/8" IRON ROD; THENCE N73°28'W 283.97' FEET TO THE POINT OF BEGINNING.

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 5/8" IRON ROD IN THE EASTERLY LINE OF VALLEY ROAD FROM WHICH POINT A 3/4" IRON PIPE AT THE MOST WESTERLY CORNER OF THE ABOVE SAID LOT 3 BEARS S26°51'39"W 410.54' FEET; THENCE ALONG SAID EASTERLY LINE OF VALLEY ROAD N26°51'39"E 27.47' FEET TO A 1 1/2" IRON ROD AT THE NORTHWEST CORNER OF THE ABOVE SAID LOT 3 AND ALONG THE ARC OF A 1181.56' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N25°05'07"E 68.04' FEET) 68.05' FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY LINE ALONG THE ARC OF A 322.00' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S57°56'15"E 112.25' FEET) 112.82' FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 592.68' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S48°25'E 10.69' FEET) 10.69' FEET TO A 5/8" IRON ROD; THENCE S26°52'W 82.56' FEET TO A 5/8" IRON ROD; THENCE N63°09'W 120.00' FEET TO THE POINT OF BEGINNING.

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 HEREON;
DONALD A. BENTZ LS.839

WATER RIGHTS
THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY.

REGISTERED PROFESSIONAL LAND SURVEYOR

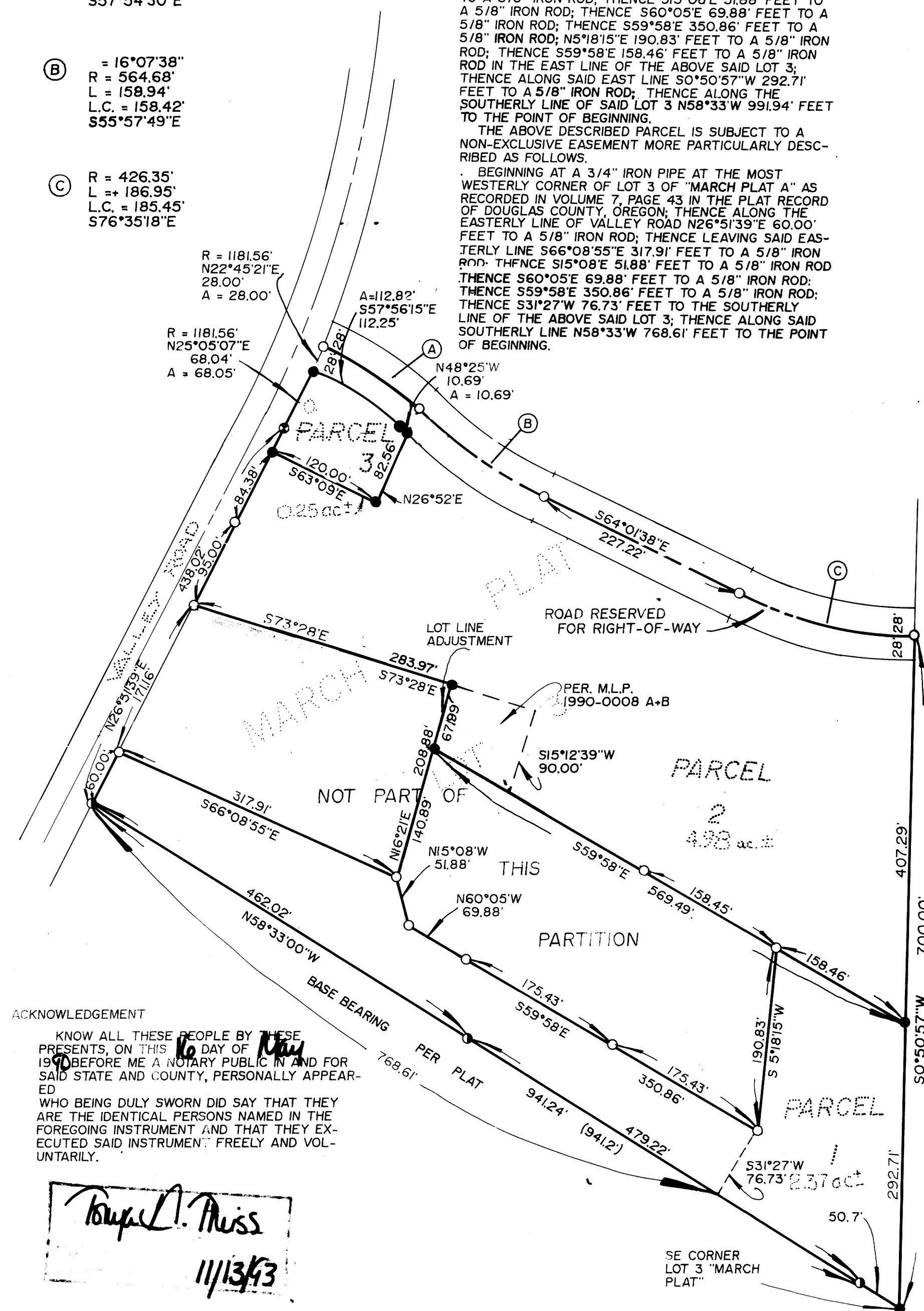
OREGON
JULY 12, 1990
DONALD A. BENTZ
839

CURVE DATA

(A) R = 350'
L = 122.27'
L.C. = 121.65'
S57°54'30"E

(B) R = 16°07'38"
R = 564.68'
L = 158.94'
L.C. = 158.42'
S55°57'49"E

(C) R = 426.35'
L = 186.95'
L.C. = 185.45'
S76°35'18"E



ACKNOWLEDGEMENT
KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF July 1990 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED
WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Notary Public
11/13/93