

1990 - 0034

SURVEYORS 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

FILED THIS 25th DAY OF July 1990 GAY FIELDS, County Clerk

COUNTY CLERK

WATER RIGHTS:

THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY.

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 25 PM 8:55 IN THE OFFICE RECORDS OF DOUGLAS COUNTY

FILED

JUL 24 1990

COUNTY SURVEYOR DOUGLAS COUNTY, ORE

MINOR LAND PARTITION

IN SE 1/4 OF SECTION 19 AND NE 1/4 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

PARTITIONER:

MERLE AND TWILA CLARK LORRAINE RT. BOX 552 COTTAGE GROVE, OR 97424

SURVEYOR:

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

LEDGEND:

- - SET 5/8 X 30" I.R. WITH CAP STAMPED "BENTZ SUR. INC."
○ - FD, 5/8" I.R. UNLESS NOTED OTHERWISE.

NARRATIVE:

SURVEY TO CREATE MINOR LAND PARTITION AS SHOWN - REFERENCE SURVEYS M62-79, M88-76, RM3-11, AND M108-12.

FIELD CREW:

MARC HOLT AND DENNIS KRALICEK

EQUIPMENT:

ZEISS SET 4 TOTAL STATION

OFFICE COMPUTATIONS:

ROMEY WARE

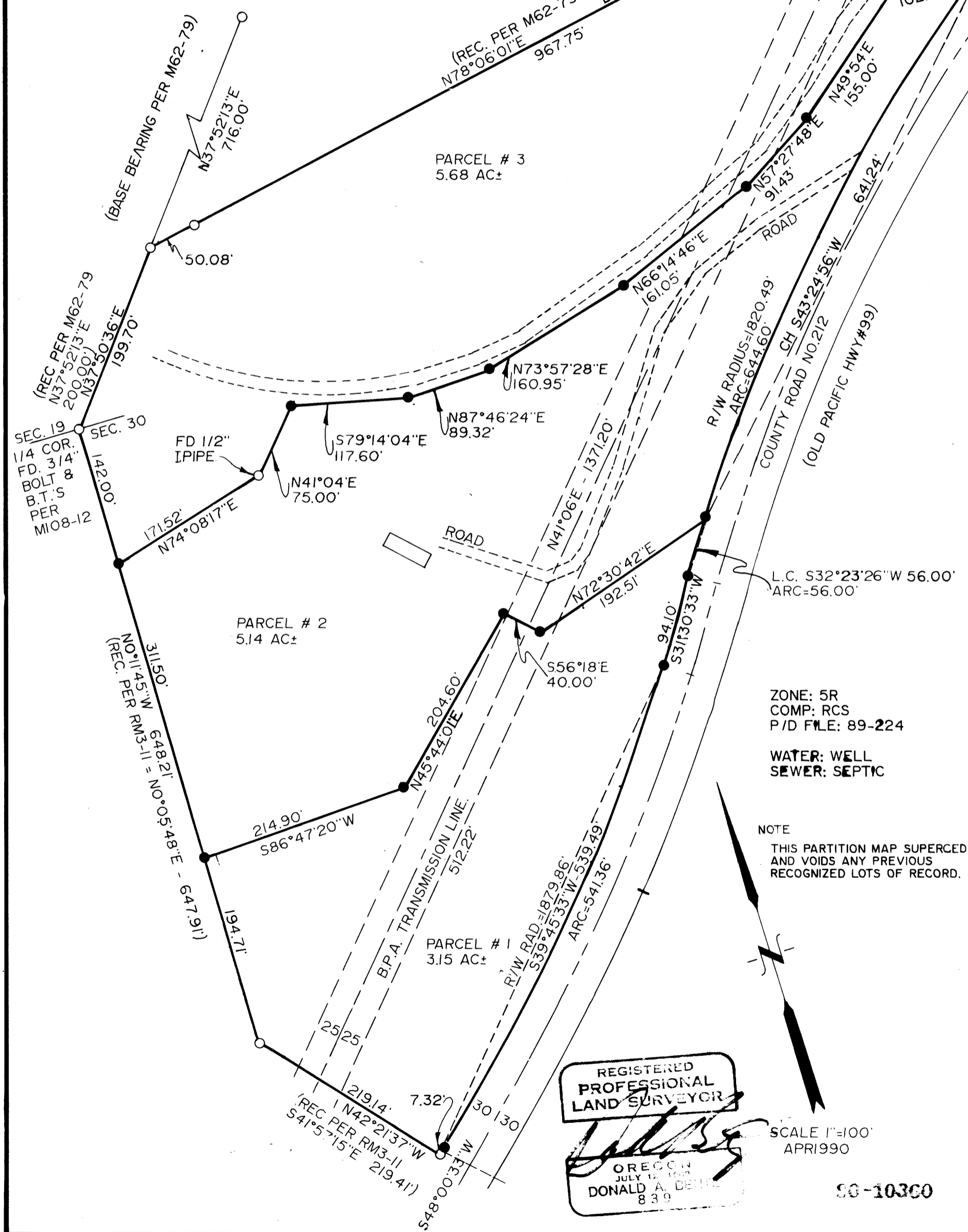
DRAFTING:

MIKE RADCLIFFE AND TONYA THEISS

APPROVAL:

Keith L. Cubic 7/5/90 DC PLANNING DEPARTMENT

Francis L. Ingram 7-24-90 DC SURVEYORS



PARCEL #1 A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT #180362 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD IN THE WEST LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN INSTRUMENT #180362, FROM WHICH POINT THE NORTH 1/4 CORNER OF THE ABOVE SAID SECTION BEARS NORTH 0° 11' 45" WEST 648.21 FEET; THENCE ALONG SAID WEST LINE NORTH 0° 11' 45" WEST 194.71 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WEST LINE NORTH 86° 47' 20" EAST 214.90 FEET TO A 5/8" IRON ROD; THENCE NORTH 45° 44' 01" EAST 204.60 FEET TO A 5/8" IRON ROD; THENCE SOUTH 56° 18' EAST 40.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 72° 30' 42" EAST 192.51 FEET TO A 5/8" IRON ROD IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #212; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: ALONG THE ARC OF A 1820.49 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 32° 23' 26" WEST 56.00 FEET) TO A 5/8" IRON ROD, SOUTH 31° 30' 33" WEST 94.10 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 1879.86 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 39° 45' 33" WEST 539.49 FEET) 541.36 FEET TO A 5/8" IRON ROD, AND SOUTH 48° 00' 33" WEST 7.32 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE NORTH 42° 21' 37" WEST 219.14 FEET TO THE POINT OF BEGINNING.

PARCEL #2 A PARCEL OF LAND LYING IN SECTION 19 AND SECTION 30, TOWNSHIP 21 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT #180362 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD IN THE WEST LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN INSTRUMENT #180362, FROM WHICH POINT THE NORTH 1/4 CORNER OF THE ABOVE SAID SECTION BEARS NORTH 0° 11' 45" WEST 453.50 FEET; THENCE ALONG SAID WEST LINE NORTH 0° 11' 45" WEST 311.50 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WEST LINE NORTH 74° 08' 17" EAST 171.52 FEET TO A 1/2" IRON PIPE; THENCE NORTH 41° 04' EAST 75.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 79° 14' 04" EAST 117.60 FEET TO A 5/8" IRON ROD; THENCE NORTH 87° 46' 24" EAST 89.32 FEET TO A 5/8" IRON ROD; THENCE NORTH 73° 57' 28" EAST 160.95 FEET TO A 5/8" IRON ROD; THENCE NORTH 66° 14' 46" EAST 161.05 FEET TO A 5/8" IRON ROD; THENCE NORTH 57° 27' 48" EAST 91.43 FEET TO A 5/8" IRON ROD; THENCE NORTH 49° 54' EAST 155.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 89° 09' 46" EAST 102.99 FEET TO A 5/8" IRON ROD IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #212; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY ALONG THE ARC OF A 1820.49 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 43° 24' 56" WEST 644.60 FEET) 644.60 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE SOUTH 72° 30' 42" WEST 192.51 FEET TO A 5/8" IRON ROD; THENCE NORTH 56° 18' 00" WEST 40.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 45° 44' 01" WEST 204.60 FEET TO A 5/8" IRON ROD; THENCE SOUTH 86° 47' 20" WEST 214.90 FEET TO THE POINT OF BEGINNING.

PARCEL #3 A PARCEL OF LAND LYING IN SECTION 19 AND SECTION 30, TOWNSHIP 21 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT #180362 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" BOLT AT THE NORTH 1/4 CORNER OF THE ABOVE SAID SECTION 30; THENCE NORTH 37° 50' 36" EAST 199.70 FEET TO A 5/8" IRON ROD; THENCE NORTH 78° 06' 01" EAST 1196.49 FEET TO A 5/8" IRON ROD IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #212; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE SOUTH 53° 33' 33" WEST 339.42 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE SOUTH 89° 09' 46" WEST 102.99 FEET TO A 5/8" IRON ROD; THENCE SOUTH 49° 54' WEST 155.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 57° 27' 48" WEST 91.43 FEET TO A 5/8" IRON ROD; THENCE SOUTH 66° 14' 46" WEST 161.05 FEET TO A 5/8" IRON ROD; THENCE SOUTH 73° 57' 28" WEST 160.95 FEET TO A 5/8" IRON ROD; THENCE SOUTH 87° 46' 24" WEST 89.32 FEET TO A 5/8" IRON ROD; THENCE NORTH 79° 14' 04" WEST 117.60 FEET TO A 5/8" IRON ROD; THENCE SOUTH 41° 04' WEST 75.00 FEET TO A 1/2" IRON PIPE; THENCE SOUTH 74° 08' 17" WEST 171.52 FEET TO A 5/8" IRON ROD IN THE WEST LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN INSTRUMENT #180362 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID WEST LINE NORTH 0° 11' 45" WEST 142.00 FEET TO THE POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR DONALD A. BENTZ 839

SCALE 1"=100' APR1990 90-10300

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