

FILED
NOV 13 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

MINOR LAND PARTITION
IN THE S. 1/2 OF SEC. 19, & THE N.W. 1/4 OF SEC. 30,
T26S, R5W, W.M. DOUGLAS COUNTY, OREGON.

FD. BRASS CAP
SET ELEV. 557.132
(ADMINISTRATION BUILDING
U.C.C.)

SURVEYED FOR:
DR. RUBIN
P.O. BOX 612
WINCHESTER, OR. 97495

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

COMP: HIGH DENSITY RESIDENTIAL
ZONE: R-1
FILE #: 89-261

PERIMETER
DESCRIPTION:

BEGINNING AT A 5/8" I.R. ON THE EAST LINE OF HANNA SUBDIVISION IN SEC. 19, T26S, R5W, W.M. DOUGLAS COUNTY, OREGON, SAID POINT BEING S5°04'31"W 189.43' FEET FROM THE NORTHEAST CORNER OF SAID HANNA SUBDIVISION THENCE ALONG THE EAST LINE OF SAID HANNA SUBDIVISION S22°13'22"W 409.64' FEET AND S16°27'42"W 358.46' FEET TO A POINT ON THE HIGH BANK OF THE NORTH UMPQUA RIVER; THENCE S73°07'56"E 334.52' FEET ALONG SAID HIGH BANK TO A POINT ON THE WEST LINE OF OAK KNOLLS ESTATES 1st ADDITION; THENCE N8°00'00"E 214.95' FEET ALONG SAID WEST LINE; THENCE CONTINUING ALONG SAID WEST LINE THE FOLLOWING:
N43°54'40"E 71.99' FEET TO A 5/8" I.R.
N43°47'50"E 220.85' FEET TO A 5/8" I.R.
N17°26'19"E 124.23' FEET TO A 5/8" I.R.
N1°53'40"W 117.17' FEET TO A 5/8" I.R.
N17°06'50"E 98.01' FEET TO A 5/8" I.R.
N30°38'20"E 97.97' FEET TO A 5/8" I.R.
N43°57'57"E 98.26' FEET TO A 5/8" I.R.
N57°24'35"E 98.09' FEET TO A 5/8" I.R. AND N64°10'00"E 28.28' FEET TO THE SOUTH RIGHT-OF-WAY OF DOUGLAS COUNTY ROAD#284; THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING:
N84°16'28"W 35.78' FEET TO A 5/8" I.R.
N86°36'43"W 193.12' FEET TO A 5/8" I.R.
N86°36'43"W 55.00' FEET TO A 5/8" I.R.
N86°36'09"W 148.06' FEET TO A 5/8" I.R. AND N86°36'09"W 137.15' FEET TO A 5/8" I.R. AT THE NORTHEAST CORNER OF SAID HANNA SUBDIVISION; THENCE LEAVING SAID RIGHT-OF-WAY S5°04'31"W 189.43' FEET TO THE POINT OF BEGINNING.

WATER: UMPQUA BASIN
SEWER: R.U.S.A.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

NOV 14 1990

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
By: *Gay Fields*
DEPUTY
FEE \$12.00

NOV 13 1990

Donald A. Bentz
DONALD A. BENTZ
LS.839

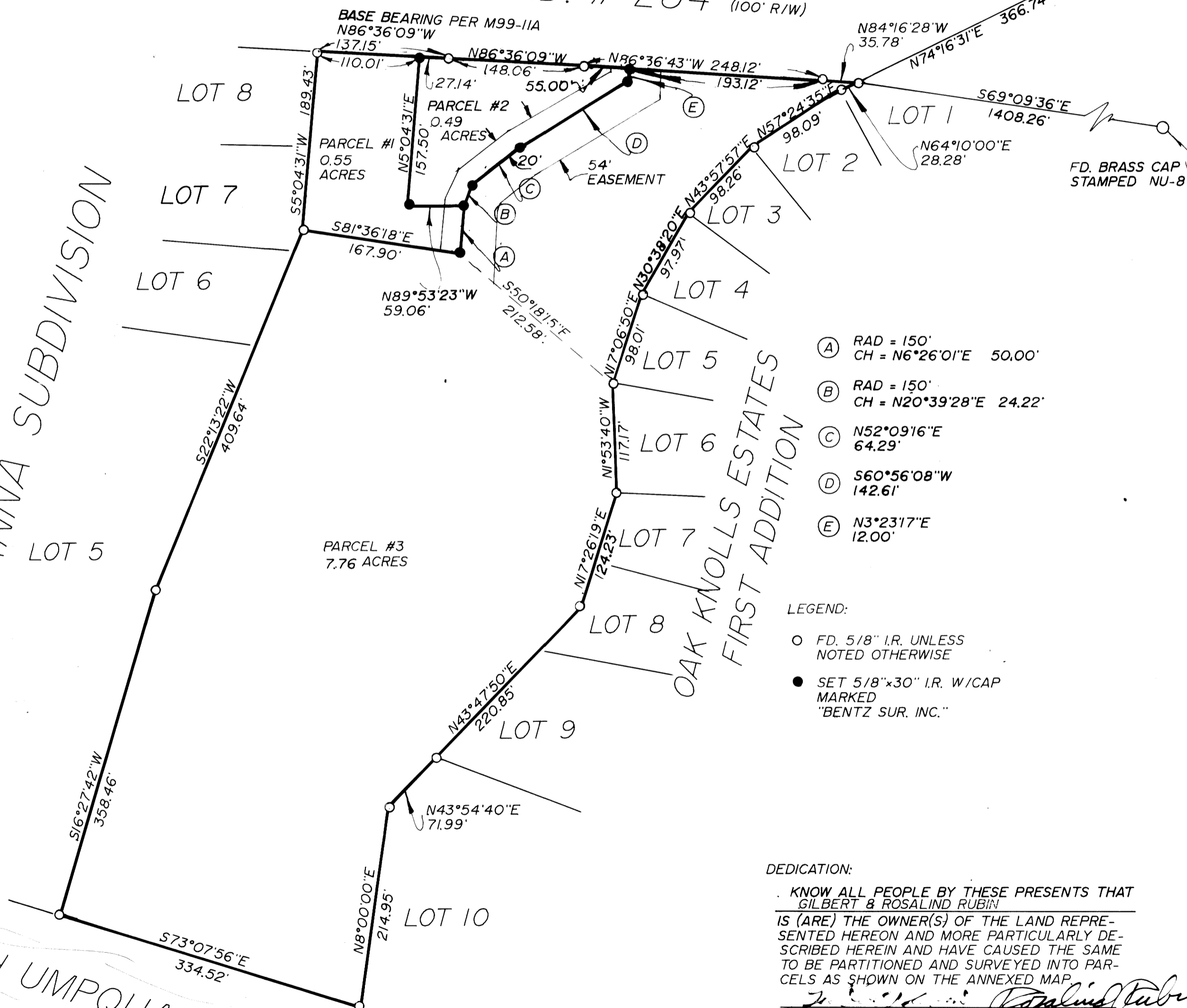
SCALE 1"=100'
SEPT. 1990

UMPQUA COLLEGE RD. # 284 (100' R/W)

HANNA SUBDIVISION

OAK KNOLLS ESTATES
FIRST ADDITION

NORTH UMPQUA RIVER



- (A) RAD = 150'
CH = N6°26'01"E 50.00'
- (B) RAD = 150'
CH = N20°39'28"E 24.22'
- (C) N52°09'16"E
64.29'
- (D) S60°56'08"W
142.61'
- (E) N3°23'17"E
12.00'

LEGEND:

- FD. 5/8" I.R. UNLESS NOTED OTHERWISE
- SET 5/8"x30" I.R. W/CAP MARKED "BENTZ SUR. INC."

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT
GILBERT & ROSALIND RUBIN

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.

GILBERT & ROSALIND RUBIN.

WATER RIGHTS:

THERE ARE NO APPARENT WATER RIGHTS
APPURTENANT TO THIS PROPERTY.

APPROVALS:

Keith L. Cubic 11/7/90
DO. CO. PLANNING DATE

Jerry E. Moman DEPUTY 11-13-90
DO. CO. SURVEYOR DATE

FILED THIS DAY OF
19 7 GAY FIELDS, CLERK

COUNTY CLERK

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

6900 - 0661

1990 - 0069