

MAJOR LAND PARTITION

IN S.W. 1/4 SEC. 31, T28S, R7W., W.M., DOUGLAS COUNTY, ORE

FILED
NOV 30 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

Keith L. Cubic 11/26/90
PLANNING DIRECTOR

James C. Mendenham DEPUTY 11-30-90
COUNTY SURVEYOR

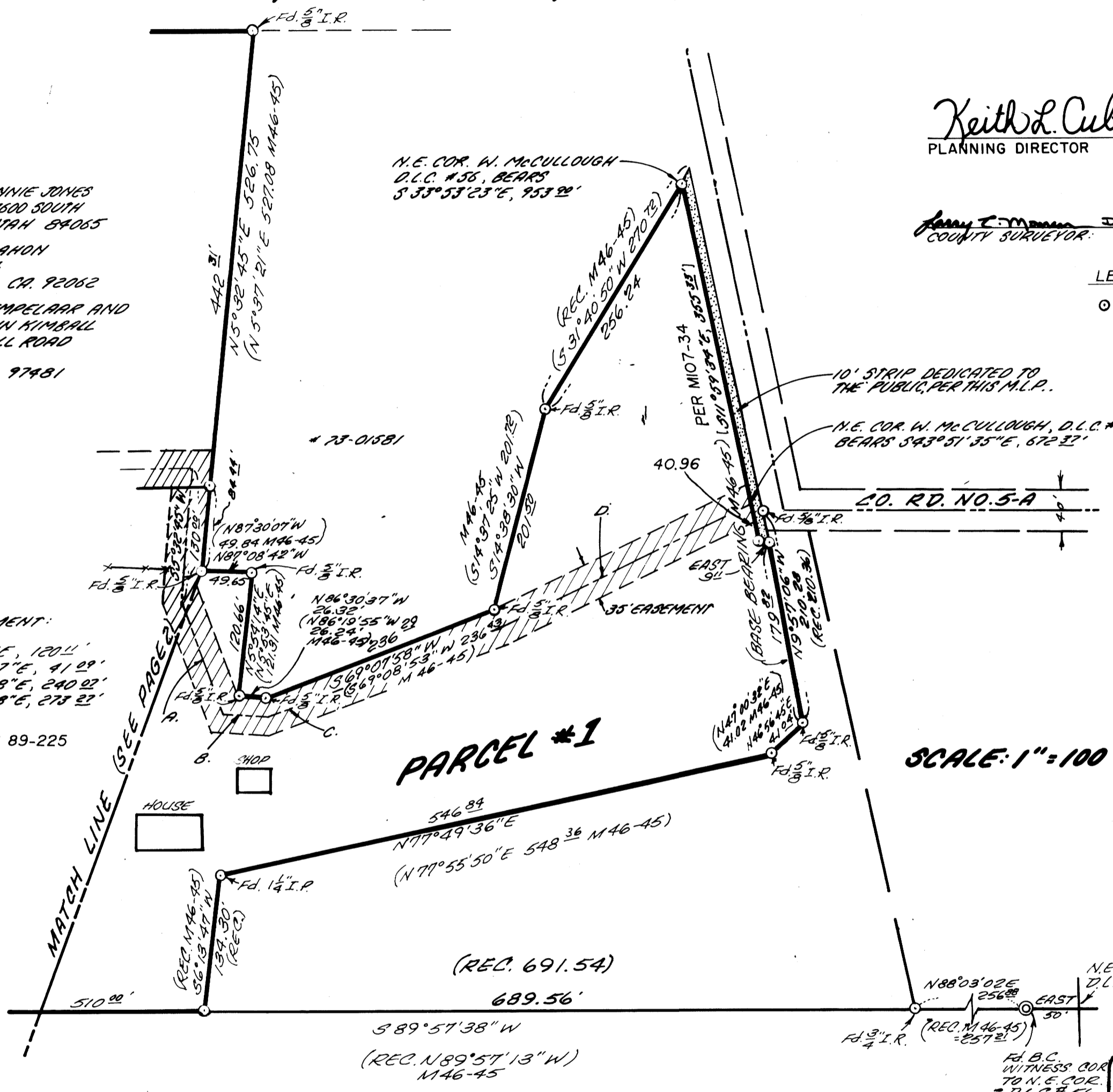
LEGEND
○ FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SURV. INC." UNLESS OTHERWISE NOTED

FOR:
ROSS AND CONNIE JONES
1342 WEST MOON SOUTH
BLUFFDALE, UTAH 84065
JAMES McMAHON
P.O. BOX 344
PINE VALLEY, CA 92062
CAROLINA TEMPELARR AND
KAREN BROWN KIMBALL
206 MOON HILL ROAD
P.O. BOX 24
TENILE, OR. 97481

N.E. COR. W. McCULLOUGH
D.L.C. #56, BEARS
S 33°53'23"E, 953.22'

E 35' EASEMENT:
A. S 22°14'13"E, 120.11'
B. S 86°30'37"E, 41.29'
C. N 69°07'38"E, 240.22'
D. N 63°30'38"E, 273.22'

PLANNING DEPT # 89-225
ZONING: RR
COMP PLAN: RC-2



SCALE: 1" = 100'

DEC. 1989

N.E. COR. W. McCULLOUGH
D.L.C. #56

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 1985
DONALD A. BENTZ
835

SURVEYED BY: DONALD A. BENTZ, SURVEYOR INC.
1205 S.E. COURT STREET
ROSEBURG, OREGON 97470.

WATER SUPPLY: WELLS.
SEWER: SEPTIC AND DRAINFIELD.

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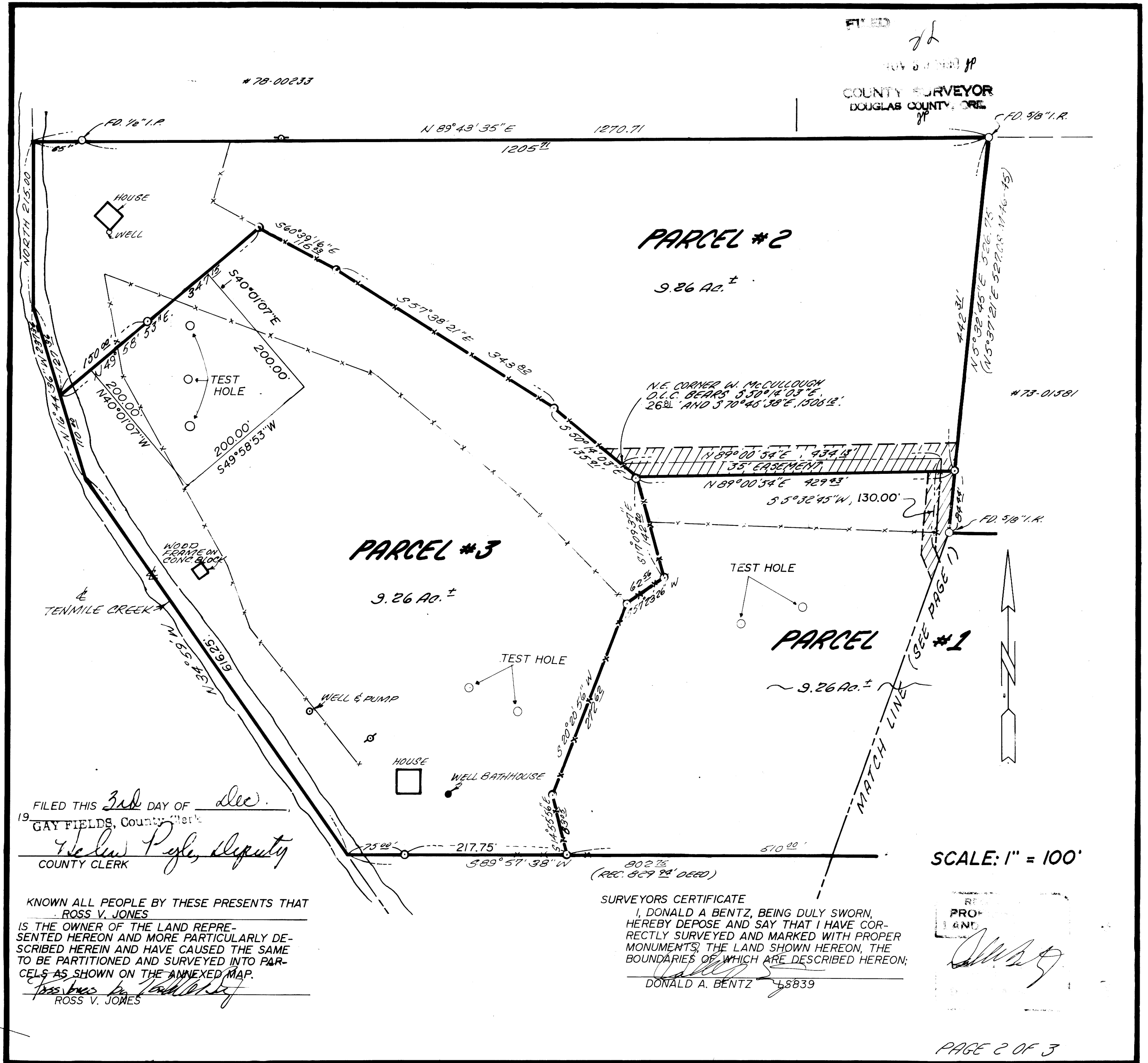
1990-0073 A

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FILED

NOV 30 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE



FILED THIS 3rd DAY OF Dec.
19 1990 GAY FIELDS, County Clerk
Helen Peyle, Deputy
COUNTY CLERK

KNOWN ALL PEOPLE BY THESE PRESENTS THAT
ROSS V. JONES
IS THE OWNER 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.
Ross V. Jones
ROSS V. JONES

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 68839

SCALE: 1" = 100'

PROF. & ANT.
[Signature]

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COUNTY SURVEYORS FILE DATE
DO NOT REMOVE FROM OFFICE

FILED

74

1990 DEC 31

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
JP

PARCEL #1

Beginning at a 5/8" iron rod with cap on the South Line of that parcel described in Volume 306, Page 514, Deed Records of Douglas County, Oregon, said point bears West 50.00 feet, South 88° 03' 02" West 256.88 feet and South 89° 57' 38" West 689.56 feet from the Northeast Corner of the W. McCullough D.L.C. #56 in Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon; thence South 89° 57' 38" West 510.00 feet along said south line to a 5/8" iron rod with cap; thence leaving said South Line North 14° 55' 56" West 83.05 feet to a 5/8" iron rod with cap in a fence line; thence North 20° 20' 56" East 272.62 feet to a 5/8" iron rod with cap in a fence corner; thence North 57° 23' 26" East 62.56 feet to a 5/8" iron rod with cap; thence North 17° 09' 37" West 142.20 feet to a 5/8" iron rod from which the said NE Corner of D.L.C. #56 bears South 70° 46' 38" East 1506.12 feet; thence North 89° 00' 54" East 429.43 feet to a 5/8" iron rod with cap in the West Line of that parcel described in Deed Records Instrument #73-01581, thence along said West Line and the South Line of said parcel, monumented with 5/8" iron rods South 5° 32' 45" West 84.44 feet, South 87° 08' 42" East 49.65 feet, South 5° 54' 14" West 120.66 feet; South 86° 30' 37" East 26.32 feet, North 69° 07' 58" East 236.29 feet; North 14° 38' 30" East 201.50 feet and North 31° 40' 50" East 256.24 feet to a point 30.00 feet westerly of the centerline of County Road #5-A said point also being North 33° 50' 23" West 953.90 feet from said NE Corner of D.L.C. #56; thence south 11° 59' 34" East 355.33 feet parallel to and 30.00 feet westerly of said centerline to a 5/8" iron rod with cap; thence East 9.11 feet to a 5/8" iron rod with cap; thence South 9° 57' 06" East 179.82 feet to a 5/8" iron rod; thence South 46° 56' 45" West 41.04 feet to a 5/8" iron rod; thence South 77° 49' 36" West 546.84 feet to a 1 1/4" iron pipe; thence South 6° 13' 47" West 134.30 feet to the point of beginning and containing 9.26 acres.

SUBJECT TO a 35 foot easement, 17.50 feet either side of the following described centerline: Beginning at a point on the northerly line of the parcel described above, said point being North 70° 46' 38" West 1506.12 feet and North 89° 00' 54" East 411.82 feet from the NE Corner of the W. McCullough D.L.C. #56 in Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon; thence South 5° 32' 45" West 112.39 feet; thence South 22° 14' 13" East 120.11 feet; thence South 86° 30' 37" East 41.09 feet; thence North 69° 07' 58" East 240.07 feet; thence North 63° 30' 58" East 273.27 feet to a point 30.00 feet westerly of the centerline of County Road #5-A and there terminating said point being North 43° 51' 35" West 672.37 feet from said NE Corner of D.L.C. #56.

PARCEL #2

Beginning at a 5/8" iron rod from which the Northeast Corner of the W. McCullough D.L.C. #56 in Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon bears South 70° 46' 38" East 1506.12 feet; thence North 89° 00' 54" East 429.43 feet to a 5/8" iron rod with cap on the West Line of that parcel described in Deed Records Instrument #73-01581; thence North 5° 32' 45" East 442.31 feet along said West Line to a 5/8" iron rod at the Northwest Corner of said parcel described in Instrument #73-01581; thence South 89° 43' 35" West 1270.71 feet along the South Line of parcel described in Deed Records #78-00233 to a point in the centerline of Tenmile Creek; thence along the centerline of said Creek South 215.00 feet and South 16° 44' 36" East 127.36 feet; thence leaving said Creek North 49° 58' 53" East 347.15 feet to a 5/8" iron rod with cap; thence South 60° 39' 16" East 116.03 feet to a 5/8" iron rod with cap; thence South 57° 38' 21" East 343.82 feet to a 5/8" iron rod with cap; thence South 50° 14' 03" East 135.91 feet to the point of beginning and containing 9.26 acres.

SUBJECT TO a 35 foot easement, 17.50 feet either side of a centerline which begins at a point which bears North 70° 46' 38" West 1506.12 feet and North 50° 14' 03" West 26.81 feet from the Northeast Corner of the W. McCullough D.L.C. #56 in Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon; thence North 89° 00' 54" East 434.13 feet; thence South 5° 32' 45" West 17.61 feet to the South Line of said parcel and there terminating.

TOGETHER WITH a 35.00 foot easement, 17.50 feet either side of the centerline which begins at a point which bears North 70° 46' 38" West 1506.12 feet and North 89° 00' 54" East 411.82 feet from the Northeast Corner of the W. McCullough D.L.C. #56 in Township 28 South, Range 7 West, Willamette meridian, Douglas County, Oregon; thence South 5° 32' 45" West 112.39 feet; thence South 22° 14' 13" East 120.11 feet; thence South 86° 30' 37" East 41.09 feet; thence North 69° 07' 58" East 240.07 feet; thence North 63° 30' 58" East 273.27 feet to a point 30.00 feet westerly of the centerline of County Road #5-A and there terminating said point being North 43° 51' 35" West 672.37 feet from said NE Corner of D.L.C. #56.

PARCEL #3

Beginning at a 5/8" iron rod with cap on the South Line of that parcel described in Volume 306, Page 514, Deed Records of Douglas County, Oregon said point bears West 50.00 feet, South 88° 03' 02" West 256.88 feet, South 89° 57' 38" West 689.56 feet and South 89° 57' 38" West 510.00 feet from the Northeast Corner of the W. McCullough D.L.C. #56 in Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon; thence leaving said South Line North 14° 55' 56" West 83.05 feet to a 5/8" iron rod with cap in a fence line; thence North 20° 20' 56" East 272.62 feet to a 5/8" iron rod with cap in a fence corner; thence North 57° 23' 26" East 62.56 feet to a 5/8" iron rod with cap; thence North 17° 09' 37" West 142.20 feet to a 5/8" iron rod from which said NE Corner of D.L.C. #56 bears South 70° 46' 38" East 1506.12 feet; thence North 50° 14' 03" West 135.91 feet to a 5/8" iron rod with cap; thence North 57° 38' 21" West 343.82 feet to a 5/8" iron rod with cap; thence North 60° 39' 16" West 116.03 feet to a 5/8" iron rod with cap; thence South 49° 58' 53" West 347.15 feet to the centerline of Tenmile Creek; thence along said centerline of Tenmile Creek South 16° 44' 36" East 110.00 feet and South 34° 59' 00" East 616.25 feet; thence leaving said centerline North 89° 57' 38" East 292.75 feet to the point of beginning.

SUBJECT TO a drainfield easement described as follows: Beginning at a point on the Northwesterly line of the parcel described above which bears South 49° 58' 53" West 97.15 feet from the most Northerly corner of the above said parcel; thence South 40° 01' 07" East 200.00 feet; thence South 49° 58' 53" West 200.00 feet; thence North 40° 01' 07" West 200.00 feet to the Northwesterly line of the above said parcel; thence North 49° 58' 53" East 200.00 feet along said Northwesterly line to the point of beginning.

TOGETHER WITH a 35.00 feet easement, 17.50 feet either side of the centerline and extension thereof which begins at a point which bears North 70° 46' 38" West 1506.12 feet and North 50° 14' 03" West 26.81 feet from the Northeast Corner of the W. McCullough D.L.C. #56 in Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon; thence North 89° 00' 54" East 434.13 feet; thence South 5° 32' 45" West 130.00 feet; thence South 22° 14' 13" East 120.11 feet; thence South 86° 30' 37" East 41.09 feet; thence North 69° 07' 58" East 240.07 feet; thence North 63° 30' 58" East 273.27 feet to a point 30.00 feet westerly of the centerline of County Road #5-A and there terminating said point being North 43° 51' 35" West 672.37 feet from said NE Corner of D.L.C. #56.

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 DEC -3 PM 2:48

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY _____ DEPUTY

FEE

