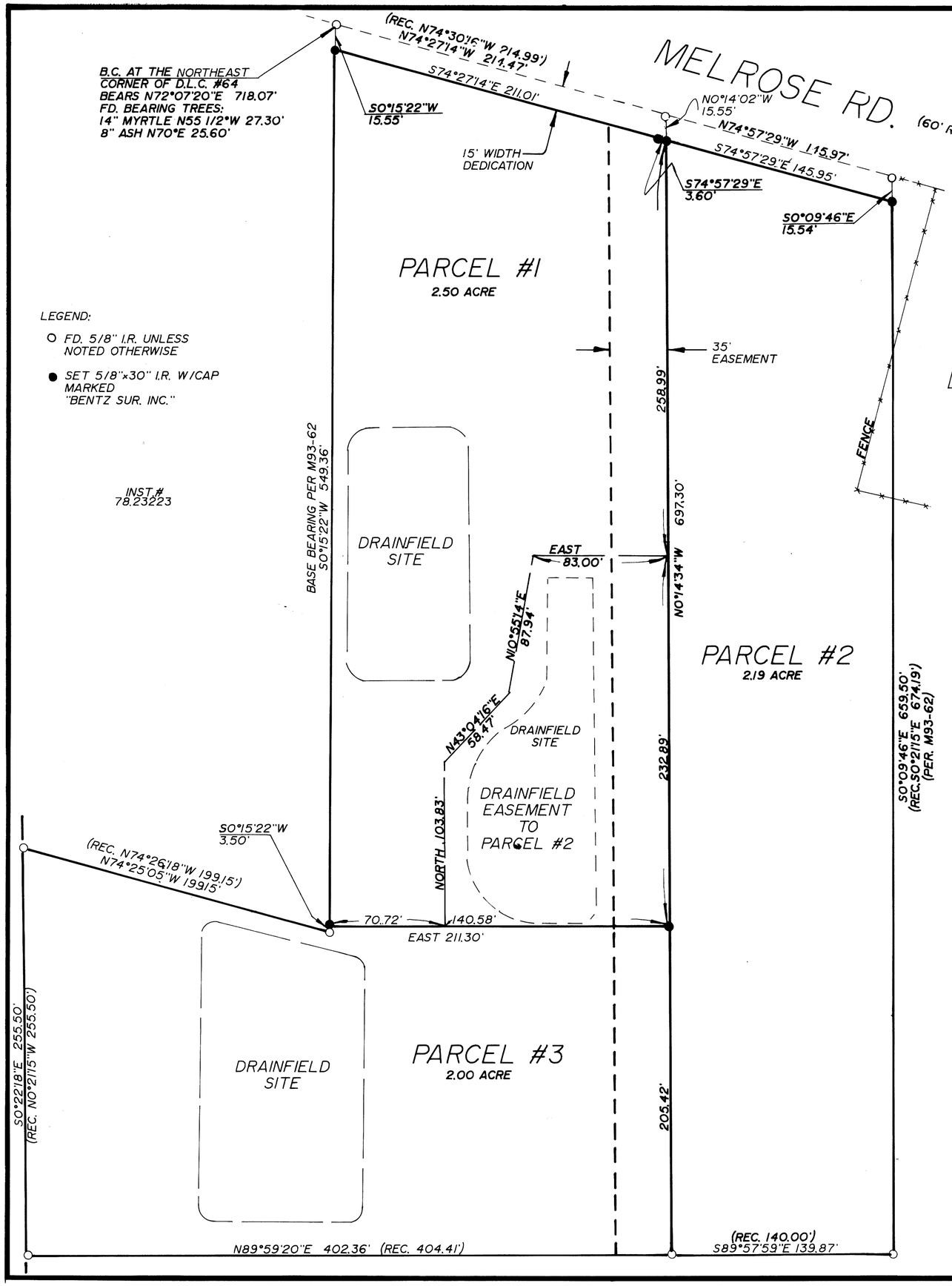
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1991 - 0040



LEGEND:

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

INST.# 78.23223

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
1991 JUL -9 AM 9:51
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Nancy R Davenport DEPUTY
FEE

91-10215

SCALE 1"=50'
APR. 1991

JUL 9 1991

A MAJOR LAND PARTITION

LYING IN THE SE 1/4 OF SEC. 6 & THE NE 1/4 OF SEC. 7 T27S, R6W, W.M., DOUGLAS COUNTY, OREGON.

SURVEYED FOR
THEODORE & NADINE OLESON
555 BUCKEY WAY
SPARKS, NEVADA. 89431

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

DESCRIPTION:

BEGINNING AT A 5/8" IRON ROD W/CAP ON THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOUGLAS COUNTY DEED RECORDS INSTRUMENT #78-23223, SAID POINT ALSO BEARS S72°07'20"W 718.07' FEET AND S0°15'22"W 15.55' FEET FROM THE NORTHEAST CORNER OF D.L.C. #64, SAID POINT ALSO BEING 45.00' FEET SOUTHERLY OF THE CENTERLINE OF MELROSE ROAD; THENCE ALONG A LINE PARALLEL TO AND 45.00' FEET SOUTHERLY OF SAID CENTERLINE OF MELROSE ROAD THE FOLLOWING S74°27'14"E 211.01' FEET AND S74°57'29"E 149.55' FEET TO A 5/8" IRON ROD W/CAP; THENCE S0°09'46"E 659.50' FEET TO A 5/8" IRON ROD W/CAP; THENCE N89°57'59"W 139.87' FEET TO A 5/8" IRON ROD W/CAP; THENCE S89°59'20"W 402.36' FEET TO A 5/8" IRON ROD W/CAP; THENCE NO°22'18"W 255.50' FEET TO A 5/8" IRON ROD W/CAP; THENCE S74°25'05"E 199.15' FEET TO A 5/8" IRON ROD; THENCE NO°15'22"E 552.86' FEET TO THE POINT OF BEGINNING.

TAX LOT # 700
TAX ACCOUNT # 8820.01
COMP. PLAN: RC2
WATER: UMPQUA BASIN WATER ASSOC.
SEWER: ON-SITE DRAINFIELD SYSTEM
TOTAL ACRES 6.81
ZONE: RR2
FILE NO. 90-278

NARRATIVE:

SURVEY TO CREATE 3 PARCELS FROM A 6.81 ACRE PARCEL PREVIOUSLY SURVEYED (M93-62A). FIELD CREW: M. HOLT, N. HIBBS
EQUIP: LEITZ SET 4 TOTAL STATION
DRAINFIELD SITES AS STAKED BY NORTHWEST SOIL CONSULTING AND APPROVED BY D.E.Q.

APPROVALS:

Keith L. Cubic 6/27/91
DO. CO. PLANNING DIRECTOR DATE

Larry F. Monroe 7-9-91
DO. CO. SURVEYOR DEPUTY DATE

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THEODORE & NADINE OLESON ARE THE OWNERS 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.

Theodore E. Oleson
THEODORE OLESON

Nadine D. Oleson
NADINE OLESON

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 LS839

REGISTERED OREGON LAND SURVEYOR
DONALD A. BENTZ
2505

WATER RIGHTS:

NO APPARENT WATER RIGHTS AVAILABLE TO THIS PARCEL.

FILED THIS 9th DAY OF July 19 91.

COUNTY CLERK
by Nancy R. Davenport, Deputy

1991 - 0040