

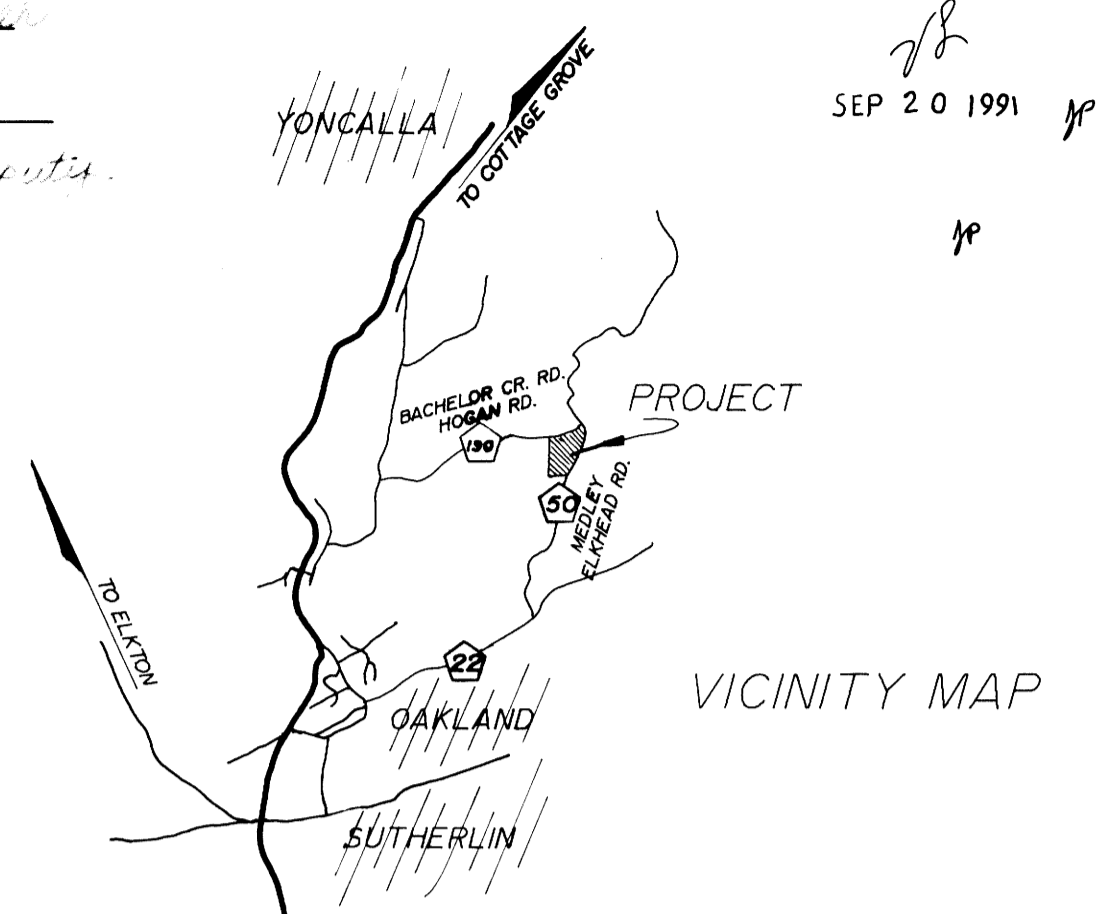
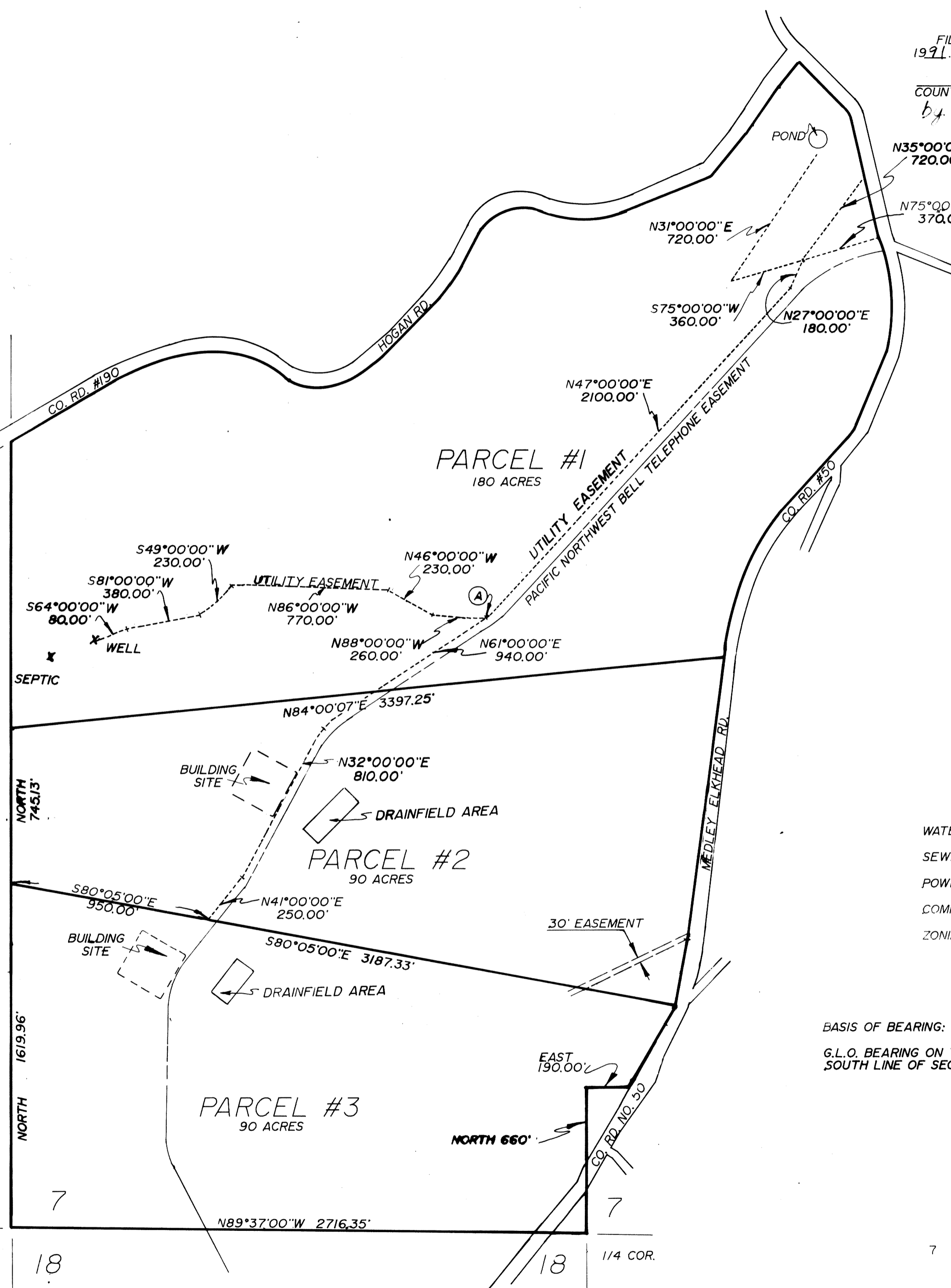
1991 - 0055 A

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FILED THIS 20th DAY OF September 1991.

COUNTY CLERK
by *Michaela D. ...*

SEP 20 1991

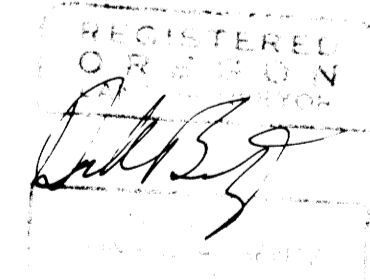


SURVEYORS CERTIFICATE:
I, DONALD A. BENTZ, BEING DULY SWORN,
HEREBY DEPOSE AND SAY THAT WE HAVE PREPARED
THIS MAP WITH MINIMAL FIELD WORK IN ORDER
TO MEET THE REQUIREMENTS SET FORTH BY
DOUGLAS COUNTY PLANNING DEPARTMENT.

Donald A. Bentz
DONALD A. BENTZ LS 839

- WATER: WELL
- SEWER: SEPTIC TANK / DRAINFIELD
- POWER: P.P. & L.
- COMP. PLAN: FF
- ZONING: FG

APPROVALS:
Larry E. Moman DEPUTY 9-20-91
DO. CO. SURVEYOR DATE
Keith L. Cubic 9/9/91
DO. CO. PLANNING DIRECTOR DATE
PLANNING FILE #90-309



BASIS OF BEARING:
G.L.O. BEARING ON THE
SOUTH LINE OF SECTION

MINOR LAND PARTITION IN THE SE 1/4 OF SEC. 6 & SEC. 7 T24S, R4W, W.M., DOUGLAS COUNTY OREGON		
SURVEYED FOR: F. ALLEN CAMPBELL GLENN D. GAVAGAN WILLIAM J. WISSMAN OAKLAND OR. 97462	SURVEYED BY: i.e. ENGINEERING 1205 SE COURT ROSEBURG OR. 97470 (503) 673-0166	
SCALE: 1"=400'	DATE: JULY 1991	PAGE: 1 OF 2



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

LEGAL DESCRIPTION FOR PARCEL 1

The following describes a 180.00 acre, more or less, parcel lying southerly and adjacent to County Road No. 190 and westerly and adjacent to County Road No. 50 and easterly of the West Line of Section 7 and referred to as Parcel 1. of a Survey dated July, 1991 and described as follows:

A parcel of land lying in Section 6 and 7, Township 24 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, as described in Instrument No. 90-15716 as recorded in Douglas County Clerks Office.

EXCEPTING THEREFROM:

Beginning at a point on the West Line of Section 7, said point being North 1619.96 feet from the Southwest Corner of said section; thence northerly 745.13 feet along said section line; thence N 84° 00' 07" E. 3397.25 feet to the right-of-way line of Douglas County Road No. 50; thence southerly along said right-of-way to point which bears S 80° 05' 00" E 3187.33 feet from the point of beginning; thence N 80° 05' 00" W 3187.33 feet to the point of beginning.

ALSO EXCEPTING THEREFROM:

Beginning at a Brass Cap at the Southwest Corner of Section 7, Township 24 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence S 89° 37' 00" E. 2716.35 feet to a Brass Cap at the south 1/4 corner of Section 7; thence northerly along the 1/4 section line of said Section 7, 660.00 feet more or less; thence East 190.00 feet more or less, to the westerly right-of-way of said County Road; thence Northerly along said westerly right-of-way of said County Road to a point which bears North 1619.96 feet and S 80° 05' 00" E 3187.33 feet more or less from the point of beginning; thence N 80° 05' 00" W 3187.33 feet to the westerly line of Section 7; thence southerly along said section line 1619.96 feet to the point of beginning.

SUBJECT TO a 12.00 foot easement for utility lines parallel to and adjacent to the southerly line of an existing roadway and adjacent to and westerly of an existing Pacific Bell Telephone Company easement, six feet either side of the centerline which is generally described as:

Beginning at a point which bears North 1619.96 feet and S 80° 05' 00" E 950.00 feet, more or less, from the Southwest Corner of Section 7, Township 24 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence N 41° 00' 00" E 250.00 feet; thence N 32° 00' 00" E 810.00 feet; thence N 61° 00' 00" E 940.00 feet to a point hereinafter referred to as Point A; thence N 88° 00' 00" W 260.00 feet; thence N 46° 00' 00" W 230.00 feet; thence N 86° 00' 00" W 770.00 feet; thence S 49° 00' 00" W 230.00 feet; thence S 81° 00' 00" W 380.00 feet; thence S 64° 00' 00" W 80.00 feet to an existing well.

ALSO SUBJECT TO a 12.00 foot utility easement for utility lines parallel and adjacent to the Westerly Line of an existing Pacific Northwest Bell Telephone Company easement, six feet either side of the centerline which is generally described as:

Beginning at aforementioned Point A; thence N 47° 00' 00" E 2100.00 feet; thence N 27° 00' 00" E 180.00 feet to a point; thence radially from said Point the following: N 75° 00' 00" E 370.00 feet; N 35° 00' 00" E 720.00 feet and S 75° 00' 00" W 360.00 feet to a point hereinafter described as point C; thence from point C. N 31° 00' 00" E 720.00 feet to the outfall of an existing pond.

NARRATIVE:

The purpose of this map is to show the division of a 360 acre, more or less, parcel into three parcels. Control for the three parcels are the existing exterior boundary and the existing County Roads No. 50 and No. 190. Parcel No. 1 is southerly and adjacent to County Road No. 190 and westerly and adjacent to County Road No. 50 and easterly by Section Line 7. Parcel No. 2 is southerly of said Parcel No. 1 and westerly and adjacent to County Road No. 50 and easterly of Section Line 7. Parcel No. 3 is southerly of said Parcel No. 2 and is westerly and adjacent to County Road No. 50 and easterly of Section Line 7. Because all three parcels are greater than 10 acres, a field survey was not required. Courses and distances shown are those taken from the deeds mentioned and from various surveys recorded in the area. The area of said parcels are approximate. For an exact metes and bounds description and areas, a property survey would be needed.

LEGAL DESCRIPTION FOR PARCEL 2

The following describes a 90.00 acre, more or less, parcel lying westerly and adjacent to Douglas County Road No. 50 and southerly of County Road No. 190 and referred to as Parcel 2 of a Survey dated July, 1991 and described as follows:

Beginning at a point on the West Line of Section 7, said point being North 1619.96 feet from the Southwest Corner of said Section 7, in Township 24 South, Range 4 West, Willamette Meridian, Douglas County Oregon; thence northerly 745.13 feet along said section line; thence N 84° 00' 07" E 3397.25 feet to the right-of-way line of Douglas County Road No. 50; thence southerly along said right-of-way to a point which bears S 80° 05' 00" E 3187.33 feet from the point of beginning; thence N 80° 05' 00" W 3187.33 feet to the point of beginning.

TOGETHER WITH a 12.00 foot easement for utility lines parallel to and adjacent to the southerly line of an existing roadway and adjacent to and westerly of an existing Pacific Bell Telephone Company easement, six feet either side of the centerline which is generally described as:

Beginning at a point which bears North 1619.96 feet and S 80° 05' 00" E 950.00 feet, more or less, from the Southwest Corner of Section 7, Township 24 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence N 41° 00' 00" E 250.00 feet; thence N 32° 00' 00" E 810.00 feet; thence N 61° 00' 00" E 940.00 feet to a point hereinafter referred to as Point A; thence N 88° 00' 00" W 260.00 feet; thence N 46° 00' 00" W 230.00 feet; thence N 86° 00' 00" W 770.00 feet; thence S 49° 00' 00" W 230.00 feet; thence S 81° 00' 00" W 380.00 feet; thence S 64° 00' 00" W 80.00 feet to an existing well.

ALSO TOGETHER WITH a 12.00 foot utility easement for utility lines parallel and adjacent to the Westerly Line of an existing Pacific Northwest Bell Telephone Company easement, six feet either side of the centerline which is generally described as:

Beginning at aforementioned Point A; thence N 47° 00' 00" E 2100.00 feet; thence N 27° 00' 00" E 180.00 feet to a point; thence radially from said Point the following: N 75° 00' 00" E 370.00 feet; N 35° 00' 00" E 720.00 feet and S 75° 00' 00" W 360.00 feet to a point hereinafter described as point C; thence from point C N 31° 00' 00" E 720.00 feet to the outfall of an existing pond.

SUBJECT TO a 30.00 foot access easement, 15 feet either side of the following described centerline:

Beginning at a point which bears North 1619.96 feet and S 80° 05' 00" E 2732.00 feet from the southwest corner of Section 7, Township 24 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence N 67° 00' 00" E 560.00 feet more or less, to the westerly right-of-way of Douglas County Road No. 50.

ALSO SUBJECT TO a 12.00 foot easement for utility lines parallel to and adjacent to the southerly line of an existing roadway and adjacent to and westerly of an existing Pacific Bell Telephone Company easement, six feet either side of the centerline which is generally described as:

Beginning at a point which bears North 1619.96 feet and S 80° 05' 00" E 950.00 feet, more or less, from the Southwest Corner of Section 7, Township 24 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence N 41° 00' 00" E 250.00 feet; thence N 32° 00' 00" E 810.00 feet; thence N 61° 00' 00" E 300 feet more or less to a point on the north line of said parcel and thence terminating.

LEGAL DESCRIPTION FOR PARCEL 3

The following describes a 90.00 acre, more or less, parcel lying westerly and adjacent to Douglas County Road No. 50 and southerly of Douglas County Road No. 190 and referred to as Parcel 3 of a Survey dated July, 1991 and described as:

Beginning at a Brass Cap at the Southwest Corner of Section 7, Township 24 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence S 89° 37' 00" E 2716.35 feet to a Brass Cap at the south 1/4 corner of Section 7; thence northerly along the 1/4 section line of said Section 7, 660.00 feet more or less; thence East 190.00 feet more or less, to the westerly right-of-way of said County Road; thence Northerly along said westerly right-of-way of said County Road to a point which bears North 1619.96 feet and S 80° 05' 00" E 3187.33 feet more or less; thence N 80° 05' 00" W 3187.33 feet to the westerly line of Section 7; thence southerly along said section line 1619.96 feet to the point of beginning.

EXCEPTING THEREFROM that portion of County Road No. 50 lying within the above described parcel.

TOGETHER WITH a 30.00 foot access easement 15.00 feet either side of the following described centerline:

Beginning at a point which bears 1619.96 feet and S 80° 05' 00" E 2732.00 feet from the southwest corner of Section 7, Township 24 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence N 67° 00' 00" E 560.00 feet more or less, to the westerly right-of-way of Douglas County Road No. 50.

ALSO TOGETHER WITH a 12.00 foot easement for utility lines parallel to and adjacent to the southerly line of an existing roadway and adjacent to and westerly of an existing Pacific Bell Telephone Company easement, six feet either side of the centerline which is generally described as:

Beginning at a point which bears North 1619.96 feet and S 80° 05' 00" E 950.00 feet, more or less, from the Southwest Corner of Section 7, Township 24 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence N 41° 00' 00" E 250.00 feet; thence N 32° 00' 00" E 810.00 feet; thence N 61° 00' 00" E 940.00 feet to a point hereinafter referred to as Point A; thence N 88° 00' 00" W 260.00 feet; thence N 46° 00' 00" W 230.00 feet; thence N 86° 00' 00" W 770.00 feet; thence S 49° 00' 00" W 230.00 feet; thence S 81° 00' 00" W 380.00 feet; thence S 64° 00' 00" W 80.00 feet to an existing well.

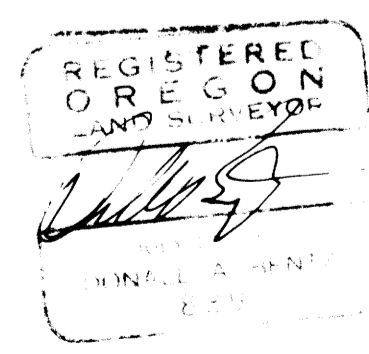
ALSO TOGETHER WITH a 12.00 foot utility easement for utility lines parallel and adjacent to the Westerly Line of an existing Pacific Northwest Bell Telephone Company easement, six feet either side of the centerline which is generally described as:

Beginning at aforementioned Point A; thence N 47° 00' 00" E 2100.00 feet; thence N 27° 00' 00" E 180.00 feet to a point; thence radially from said Point the following: N 75° 00' 00" E 370.00 feet; N 35° 00' 00" E 720.00 feet and S 75° 00' 00" W 360.00 feet to a point hereinafter described as point C; thence from C N 31° 00' 00" E 720.00 feet to the outfall of an existing pond.

ALL EASEMENT DESCRIPTIONS AND EXTERIOR PROPERTY LINES WITH EXCEPTION OF THE SOUTH LINE OF PARCEL 3 HAVE NOT BEEN SURVEYED. ALL DESCRIPTIONS DETERMINED USING PHOTO CONTROL.

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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 SEP 20 PM 2:35 DOUGLAS COUNTY CLERK IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY BY: <i>[Signature]</i> DEPUTY FEE: <i>[Signature]</i>		MINOR LAND PARTITION IN THE SW, SE, NW, & NE 1/4 OF SEC. 7, T24S, R5W, W.M., DOUGLAS COUNTY, OREGON.	
91-14920		SURVEYED FOR: F. ALLEN CAMPBELL GLENN D. GAVAGAN WILLIAM J. WISSMAN OAKLAND, OR. 97462		SURVEYED BY: i.e. ENGINEERING 1205 SE COURT ROSEBURG OR. 97470 (503) 673-0166	
		DATE: JULY 1991		PAGE: 2 OF 2	

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