

JUL 15 1992

- A EAST 135.47'
- B EAST 55.00'
- C SOUTH 309.21'
- D N87°57'31"E 55.00'
- E N87°57'31"E 91.37'
- F N66°37'04"E 283.45'
- G N42°16'26"E 54.61'
- H N27°48'21"E 85.19'
- J N54°46'44"E 67.70'
- K N71°25'36"E 77.40'
- L N87°37'11"E 60.83'
- M N87°52'56"E 41.12'
- N N69°43'34"E 28.47'
- P N46°58'30"E 64.25'
- Q N51°15'53"E 60.76'
- R N72°39'47"E 73.42'
- S S85°33'47"E 64.95'
- T S76°57'30"E 92.42'
- U S85°27'39"E 162.40'
- V N79°22'11"E 316.72'
- W S66°55'48"E 145.69'
- X S76°03'45"E 76.40'
- Y N85°32'48"E 116.54'
- Z S82°10'16"E 151.05'
- AA N88°40'23"E 70.73'
- BB S77°30'21"E 159.92'
- CC S89°43'34"E 152.62'
- DD S76°29'01"E 68.74'
- EE S8°10'48"E 156.72'
- FF S33°05'31"E 271.72'
- GG S40°50'29"E 58.26'
- HH N24°18'05"E 57.12'
- JJ N17°13'58"E 435.48'
- KK S0°00'23"E 106.20'

DETAIL
N.T.S.

PARCEL NO. 1: NORTHERLY PORTION OF PARCEL 1, 1989 SURVEY SEE RM 3 - 75

PARCEL NO. 2: IS THE REMAINDER OF PARCEL 1, 1989 SURVEY SEE RM 3 - 75

WATER RIGHTS:

WATER RIGHTS ARE APPURTENANT AS RECORDED IN VOL. 1, PAGE 190 OF THE DOUGLAS COUNTY BOOK OF WATER RIGHT RECORDS.

- (W-1) WATER SOURCE No. 1 FOR PARCEL #1 2.4 GPM (4HR. FLOW TEST)
- (W-2) WATER SOURCE No. 2
- (W-6) WATER SOURCE No. 6 FOR PARCEL #2 PER MLP 1991-0065

15' ACCESS & UTILITY EASEMENT TO ☉ OF EXIST. ACCESS & UTILITY EASEMENT

WATER SOURCE "A" FOR PARCEL #2 4GPM (4HR FLOW TEST)

EXIST. ACCESS & UTILITY EASEMENT REFER TO RM 3 - 75 TO BENEFIT PARCEL NO. 1 & NO. 2

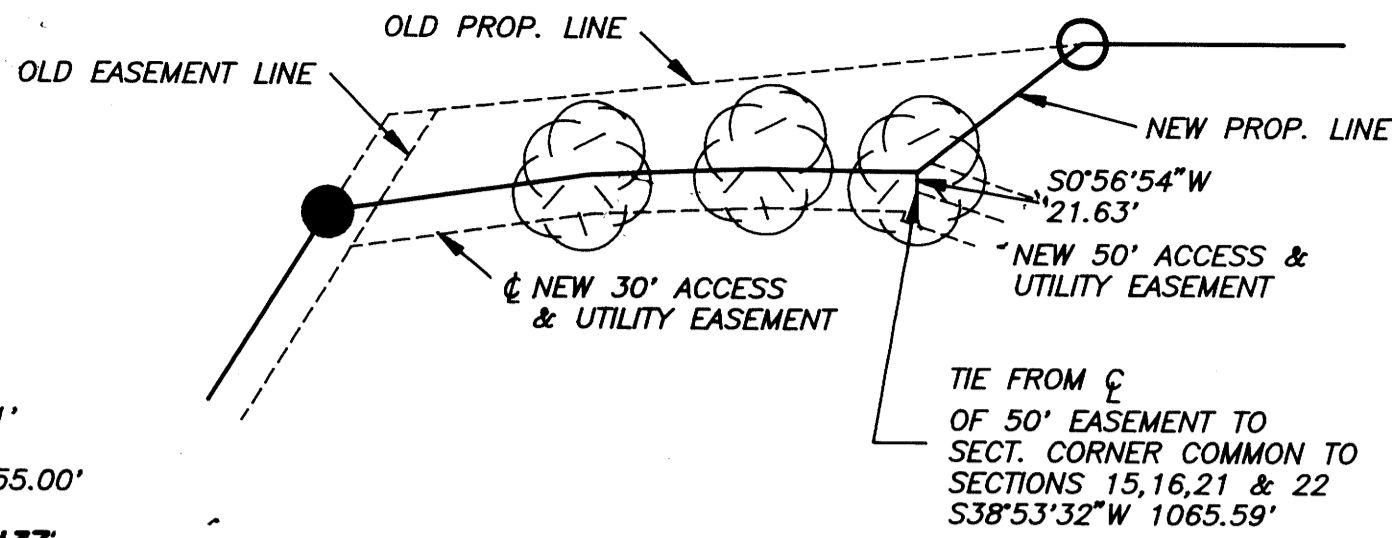
☉ 50' EASEMENT BEARS N77°40'17"W 1059.32' FROM THE SECTION COR. COMMON TO SECTIONS 15, 16, 21 & 22.

EXIST. ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL NO. 1 & PARCEL A SHOWN HEREON

EXIST. ACCESS & UTILITY EASEMENT (SEE RM 3 - 75) TO BENEFIT PARCEL NO. 1 & NO. 2 & OTHERS

LEGEND:

- FD. 5/8" I.R. UNLESS OTHERWISE NOTED.
- SET 5/8" x 30" I.R. W/ CAP MARKED "i.e. ENGINEERING."
- ⊙ OAK TREE (DIA. AS NOTED)
- ⊞ WATER SOURCE SITE
- FENCE LINE



EXISTING POWERLINE EASEM'T.

POWERLINE EASEMENT TO BENEFIT PARCEL NO. 1 & NO. 2

NEW ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL NO. 1 & NO. 2

NOTE: LETTERS REFERENCE ☉ OF EASEMENT PT. (2) REPRESENTS THE BEGINNING OF THE NEW ACCESS & UTILITY EASEMENT.

PARCEL A (FUTURE PARCEL #1 PECKHAM PARTITION)

PARCEL NO. 1 75.59 AC.

PARCEL NO. 2 80.41 AC.

REGISTERED OREGON LAND SURVEYOR

JUL 12 1992
DONALD A. BENTZ
839

PROPERTY LINE ADJUSTMENT & MAJOR LAND PARTITION IN THE WEST 1/2 OF SECTION 15, AND THE SE 1/4 OF SECTION 16 TOWNSHIP 28 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR : DALE WAYDE MOORE 6288 ROBERTS CR. ROAD ROSEBURG, OREGON

SURVEYED BY : i.e. ENGINEERING 1205 S.E. COURT STREET ROSEBURG, OREGON 97470 (503)673-0166

DATE: MAY, 1992

SCALE: 1" = 300'

C.N. 192 J.N. 022

PAGE 1 2

92-12660

182025P3

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1992 - 0046 B

LEGAL DESCRIPTION FOR DALE WAYDE MOORE:

The following describes a 156.00 acre parcel, lying in the West 1/2 of Section 15 and the Southeast 1/4 of Section 16, Township 28 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and containing 2 lots, Lot 1 being 75.59 acres and Lot 2 being 80.41 acres the perimeter of both is described as follows:

Beginning at a 2" iron pipe, measuring the Section Corner common to Sections 15, 16, 21 and 22, Township 28 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence S 88° 53' 40" W 1530.83 feet to a point on the northerly right-of-way of Douglas County Road #16; thence North 100.17 feet to a point on the centerline of an existing creek; thence following the centerline of said creek the following: N 53° 20' 00" E 62.00 feet, N 69° 42' 35" E 96.89 feet, N 49° 24' 26" E 42.97 feet, N 86° 14' 05" E 58.48 feet, N 78° 43' 13" E 48.16 feet, N 83° 18' 36" E 73.82 feet, S 89° 18' 14" E 60.91 feet and S 83° 38' 18" E 26.53 feet; thence leaving said centerline N 15° 25' 24" E 35.08 feet to a 5/8" iron rod; thence N 83° 57' 10" E 433.56 feet to a 5/8" iron rod; thence N 66° 53' 00" E 139.40 feet to a 5/8" iron rod; thence N 81° 40' 30" E 260.04 feet to a 5/8" iron rod; thence N 71° 29' 15" E 116.77 feet to a 5/8" iron rod; thence N 52° 23' 30" E 193.83 feet to a 5/8" iron rod; thence N 37° 11' 00" E 196.01 feet to a double Oak tree (2 - 12" diameter); thence N 32° 02' 34" E 173.83 feet to a 5/8" iron rod; thence N 81° 47' 29" E 205.52 feet to a forked Black Oak 22" in diameter; thence N 87° 37' 05" E 136.61 feet to a double Oak Tree (9" and 12" diameter); thence S 88° 58' 31" E 119.96 feet to a 28" forked Oak Tree; thence N 51° 40' 04" E 163.76 feet to a 5/8" iron rod; thence S 89° 59' 57" E 204.16 feet to a 5/8" iron rod; thence N 0° 40' 21" W 2307.14 feet to a 5/8" iron rod in an East / West fenceline; thence along said fenceline S 84° 48' 26" E 219.84 feet to a 5/8" iron rod; thence S 83° 46' 51" E 463.76 feet to a 5/8" iron rod, also being in said fenceline; thence S 82° 56' 34" E 460.20 feet to a 5/8" iron rod; thence N 87° 57' 31" E 130.00 feet to a 5/8" iron rod; thence N 8° 00' 00" W 566.30 feet to a 5/8" iron rod in a fenceline; thence along said fenceline N 53° 08' 06" E 371.82 feet to a point in said fenceline; thence S 16° 13' 52" E 93.68 feet to a point in said fenceline; thence S 5° 27' 40" W 70.50 feet to a point in said fenceline; thence S 21° 24' 25" E 411.71 feet to a point in said fenceline; thence S 2° 36' 25" E 226.46 feet to a 5/8" iron rod; thence S 0° 15' 16" E 1592.69 feet to a 5/8" iron rod; thence S 0° 15' 16" E 1561.10 feet to a Brass Cap. at the 1/4 corner common to Sections 15 AND 22; thence along the South Section Line of said Section 15 N 89° 57' 21" W 2654.50 feet to the point of beginning and containing 156.00 acres.

SURVEYOR'S CERTIFICATE:

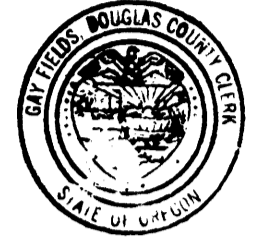
I, DONALD A. BENTZ, BEING FIRST DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN ON THIS PLAT.

DONALD A. BENTZ LS 839

JUL 15 1992

FILED THIS 15th DAY OF July 1992

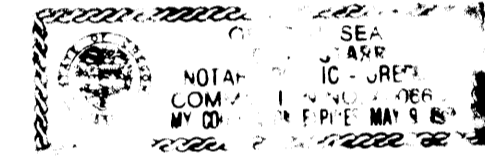
GAY FIELDS, County Clerk COUNTY CLERK by Nancy R. Davenport, Deputy



STATE OF OREGON COUNTY OF DOUGLAS

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF July 1992. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DALE WADE MOORE WHO BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Dona Starr



DEDICATION :

KNOW ALL PEOPLE BY THESE PRESENTS THAT DALE WAYDE MOORE IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION HEREON.

Dale W. Moore DALE WAYDE MOORE

APPROVALS:

Larry E. Morrison, Deputy 7-15-92 DOUGLAS COUNTY SURVEYOR DATE

Keith L. Cubie 6/17/92 DOUGLAS COUNTY PLANNING DIRECTOR DATE

ZONE: FG - FF COMP PLAN: AGG - FFT FILE #: 91-182 WATER: WELL SEWER: SEPTIC TANK

NARRATIVE:

PURPOSE: TO PARTITION PARCEL 1 OF A 1989 SURVEY INTO 2 LOTS, ONE LOT BEING 75.59 AC., THE REMAINING LOT BEING 80.41 AC.

PROCEDURE: PERIMETER OF PARCEL 1 BASED ON FOUND MONUMENTS SURVEY RM 3 - 75 FILED IN 1989. THE PARTITION WAS BASED ON AREA BEING NOT LESS THAN 75.00 ACRES.

FIELD CREW: M. HOLT, N. HIBBS USING A SOKKIA SET 4 TOTAL STATION.

OFFICE COMPS: M. CHAMPLAIN, D. BENTZ

CADD: M. CHAMPLAIN

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

1992 JUL 15 PM 2: 22

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

by Nancy R. Davenport DEPUTY

92-12660

30.00 FEE

				PROPERTY LINE ADJUSTMENT & MAJOR LAND PARTITION. IN THE WEST 1/2 OF SECTION 15, AND THE SE 1/4 OF SECTION 16 TOWNSHIP 28 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON			
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DATE: MAY, 1992		SCALE: NONE		C.N. 192 J.N. 02		PAGE 2 OF 2	

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

1992 - 0046 B