1993 - 0018

FILED THIS 24th DAY OF MARCH 1993
GAY FIELDS, County Clerk
COUNTY CLERK

FILED BP
MAR 23 1993 JC
JC

SECTION CORNER FD. BRASS CAP # 300600, ACCESSORIES PER RECORD

LEGEND

- o FD. 5/8" IRON ROD UNLESS NOTED OTHERWISE
- ● SET 5/8" X 30" I.R. W/CAP STAMPED "i.e. ENGINEERING"
- ( ) RECORD PER M 70-12
- △ COMPUTED POINT

STATE OF OREGON
COUNTY OF DOUGLAS } SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
93 [illegible] 24 PM [illegible]
DOUGLAS [illegible]
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Gloria L. Burnett DEPUTY
FEE PP
93-06262

SNOWBERRY RD CO. RD. NO. 90 (40' R/W)

ESTABLISHED BEARING TREES
8" MAPLE BEARS S11°E 3.5'
24" WHITE FIR BEARS S72°30'E 16.5'
BOTH SCRIBED T27S R7W C-CW
1/16 S9

FD. 5/8" I.R. WHICH BEARS N71°32'18"E 30.51' FROM THE TRUE CORNER

FD. 5/8" IRON ROD WHICH BEARS N75°46'56"E 31.77' FROM THE TRUE CORNER

FD. BRASS CAP #400540 ACCESSORIES PER RECORD

5 4 8 9 — 1/4 — 9 10

SO°08'07"W 2645.20' (2645.06') BASIS OF BEARING PER M 70 - 12

S89°50'49"W 1314.28' (S89°50'38"W 1314.12')

S89°50'49"W 1314.28' (S89°50'38"W) 1314.12')

S89°50'49"W 2630.02' (S89°50'38"W 2629.70')

C1/4 S9

ESTABLISHED BEARING TREES
12" OAK BEARS N 51°W 50.00'
36" OAK BEARS N 58°30'E 18.2'
10" OAK BEARS S75°E 50.9'
14" OAK BEARS S76°30'W 52.0'
ALL SCRIBED T27S, R7W, C1/4 S9

ESTABLISHED BEARING TREES
12" DOUG. FIR BEARS N50°E 21.01' SCRIBED T27S, R7W 1/4 S9
13" DOUG. FIR BEARS S32°E 13.23' SCRIBED T27S, R7W, 1/4 S9
21" DOUG. FIR BEARS S81°W 18.75' SCRIBED T27S, R7W, 1/4 S8
7" MAPLE BEARS S51°W 13.77' SCRIBED T27S, R7W, 1/4 S8

N66°39'51"W 9.00'
N29°54'48"W 151.02'
N34°17'43"W 198.86'
N16°41'45"W 129.90'
N59°08'11"W 136.41'

S74°34'09"W 160.64'
S89°39'15"W 112.18'
N74°00'05"W 233.82'
N79°58'20"W 169.74'

℄ 40' ROADWAY EASEMENT

N70°06'10"W 160.25'
N82°50'21"W 180.50'
N83°31'59"W 384.20'

N79°24'33"W 266.00'
N71°56'15"W 234.84'
S87°12'22"W 115.91'
S79°21'40"W 180.36'

S55°10'25"W 166.68'
S71°28'30"W 179.82'
S57°07'39"W 172.78'

S13°51'19"E 1389.64'

20'

DOERNER CUTOFF COUNTY RD. NO. 179

SO°06'46"W 1322.90'

SO°05'24"W 845.98'

SO°05'24"W 477.24'

S1/16 — N89°51'39"E 1314.80' — S89°51'39"W 1314.80' — S1/16

SW 1/16 — S9 — C

ESTABLISHED BEARING TREES
7" HEMLOCK BEARS S68°E 11.91' SCRIBED T27S, R7W, S1/16 S9
9" DOUG. FIR BEARS S48°W 8.20' SCRIBED T27S, R7W, S1/16 S8

ESTABLISHED BEARING TREES
14" DOUG. FIR BEARS N70°30'E 33.3'
10" MADRONE BEARS S6°E 27.6'
BOTH SCRIBED T27S, R7W, SW1/19 S9

SO°08'07"W 2645.20' (2645.06') 661.30' 661.45'

SO°06'46"W 661.45'

SS 1/64 — S89°52'03"W 1315.06' — C-S — S9 SW 1/64

ESTABLISHED BEARING TREES
6" MADRONE BEARS N53°E 26.20' SCRIBED T27S, R7W, SSI/64 S9
8" MADRONE BEARS S20°W 16.35' SCRIBED T27S, R7W, SSI/64 S8

ESTABLISHED BEARING TREES
10" DOUG. FIR BEARS N19°W 6.7'
8" DOUG. FIR BEARS S8°W 0.9'
BOTH SCRIBED T27S, R7W, C-C-SW 1/64 S9, CORNER LIES APPROX. 75' S.E. OF SKID ROAD

NO°06'46"E 661.45'

NO°05'24"E 1323.22' (NO°05'24"E 2645.88') M70-12

PARCEL 2
99.81 ACRES±

PARCEL 1
394.92 ACRES±

SET W.C.
SET 5/8" I.R. W/CAP MARKED "i.e. ENGINEERING" TRUE CORNER IS 25' SOUTH. ACCESSORIES PER RECORD

8 9 — N89°52'28"E 1315.32' — N89°52'28"E 1315.32' — 1/4 — 9 — N89°52'28"E 2630.64'

(N89°51'50"E 2630.20' PER M 70-12) — (N89°51'50"E 2630.20' PER M 70-12)

9 10 — 16 15 — MELROSE RD. (R/W VARIABLE)

17 16 — 16

SECTION CORNER
FD. BC (# 300500)
ACCESSORIES PER RECORD

CO. ROAD NO. 51

NARRATIVE:
SET THE 1/4 CORNER FOR SEC. 8,9 HALF WAY BETWEEN SECTION CORNERS AS PER M 70-12, THEN SET THE S 1/16 SEC. 8,9 HALFWAY BETWEEN 1/4 CORNERS, AND SECTION CORNER, THEN SET CS 1/64 SEC. 8,9 HALFWAY BETWEEN S 1/16, AND SEC. CORNER. SET C1/4 CORNER AT PROPORTIONED DISTANCE ON LINE BETWEEN THE EXISTING 1/4 CORNERS FOR SECTION 9, 10, AND THE COMPUTED 1/4 CORNER FOR SECTION 8,9. ESTABLISHED WITNESS CORNER FOR SECTIONS 9,10,15,16 USING DISTANCE- DISTANCE INTERSECTION FOR EXISTING BT'S.

NOTES:
1. PARCEL # 2 REQUIRES ADDITIONAL JUSTIFICATION IF A DWELLING IS REQUESTED UNDER CRITERIA USED AT TIME OF PARTITION.

2. CALLAHAN CREEK REQUIRES A 50' RIPARIAN VEGETATION SETBACK

WATER: SPRING

SEWER: SEPTIC

COMP. PLAN: FFT AGG

ZONING: FG

FILE NO.: 92-156

WATER RIGHTS: NONE APPURTENANT

DEDICATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT DWIGHT C. MORGAN AND FRED H. ENGLE, TRUSTEES FOR THE DWIGHT C. MORGAN AND EVA PEARL MORGAN TRUST, AND CHARLES A. AND VIRGINIA K. BASS ARE THE OWNERS OF THE LAND REPRESENTED HEREON, AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED INTO PARCELS AS SHOWN ON THIS MAP.

Dwight C. Morgan Jr. — DWIGHT C. MORGAN JR.

Fred H. Engle — FRED H. ENGLE

Charles A. Bass — CHARLES A. BASS

Virginia K. Bass — VIRGINIA K. BASS

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF March 1993, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DWIGHT C. MORGAN AND FRED H. ENGLE, TRUSTEES FOR THE DWIGHT C. MORGAN AND EVA PEARL MORGAN TRUST, AND CHARLES A. AND VIRGINIA K. BASS WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Donya Starr

SURVEYOR'S CERTIFICATE:
I, DONALD A. BENTZ, BEING FIRST DULY SWORN HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY PREPARED THE LAND PARTITION SHOWN ON THIS PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THE SOUTH 1/2 OF THE NORTHEAST 1/4, THE SOUTH EAST 1/4, AND THE SOUTHWEST 1/4 OF SECTION 9, THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, LYING WEST AND NORTH OF COUNTY ROAD NO. 51, THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECT. 15 LYING NORTH OF COUNTY ROAD NO. 51, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 LYING WEST OF DOERNER CUTOFF, CO. RD. NO. 179. ALL LYING IN TOWNSHIP 27 SOUTH, RANGE 7 WEST, W.M. DOUGLAS COUNTY, OREGON

DONALD A. BENTZ — LS 839

APPROVALS:

Keith L. Cubic — DOUGLAS COUNTY PLANNING DEPT. — 12/1/92 DATE

Larry E. Morrison DEPUTY — DOUGLAS COUNTY SURVEYOR — 3-23-93 DATE

REGISTERED ORS 92 LAND SURVEYOR

EXPIRES 6-30-94

LAND PARTITION

IN THE SW 1/4, SE 1/4, AND SOUTH 1/2 OF THE NE 1/4 OF SECTION 9, SW 1/4 SECTION 10, NW 1/4 SECTION 15, AND THE NE 1/4 SECTION 16, ALL LYING IN TOWNSHIP 27 SOUTH, RANGE 7 WEST, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:	SURVEYED BY:		
FRED H. ENGLE 1250 MOOREA DR. ROSEBURG, OREGON 97470	i.e. ENGINEERING 1205 SE COURT ROSEBURG, OREGON 97470		
SCALE: 1"=400'	DATE: OCT 1992	488-01	PAGE 1 OF 1

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1993 - 0018