

# Duncan's First Addition to Yoncalla

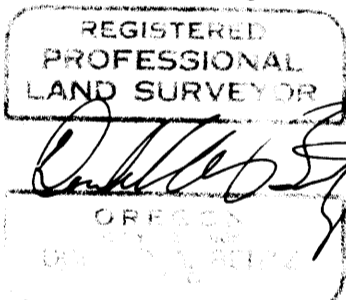
in Lot 2, Block 2, "DeVore's Addition to Yoncalla,"  
 lying in NE 1/4, Section 4, T23S, R5W, W.M.  
 and in George A. Burts D.L.C. No. 40  
 and in Government Lot 3

## CERTIFICATE OF SURVEYOR

I, Donald A Bentz, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the land shown on the annexed plat of which the following is a true and correct description:

A parcel of land lying in Section 4 Township 23 South, Range 5 West, Willamette Meridian and being a portion of Lot 2, Block 2, "DEVORE'S ADDITION TO YONCALLA" as recorded in Volume 3, Page 38 in the Plat Records of Douglas County, Oregon said parcel also being a portion of that property described in Instrument No. 80-07786 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 2 1/2" x 30" galvanized iron pipe in the Westerly right-of-way line of Williams Road, said point being the Northeast Corner of the above said Lot 2, Block 2; thence along said Westerly Line S17°49'02"E 297.13 feet to a 5/8" iron rod, said point being the Southeast Corner of said Lot 2, Block 2; thence leaving said Westerly Line and running along the North Lines of those properties described in Instrument Nos. 70-10537 and 76-11194 as recorded in the Deed Records of Douglas County, Oregon, respectively, N89°07'51"W 714.30 feet to a 5/8" iron rod; thence leaving said North Line and running N0°52'09"E 166.98 feet to a 5/8" iron rod; thence N89°07'51"W 20.99 feet to a 5/8" iron rod; thence N0°54'55"E 115.00 feet to a 5/8" iron rod in the South Line of that property described in Instrument No. 75-14484 as recorded in the Deed Records of Douglas County, Oregon; thence along said South Line S89°05'05"E 640.00 feet to the point of beginning and containing 4.37 acres of land, more or less.



*Donald A. Bentz*  
 Donald A. Bentz  
 Registered Land Surveyor  
 839

subscribed and sworn before me this 2<sup>nd</sup> day of July, 1980  
 my commission expires on the 12<sup>th</sup> day of July, 1981

*Virginia A. Lungen*  
 Notary Public, State of Oregon

## DEDICATION

& Andrew F. & Emil I. Gurtright,

Know all men by these present that DUNCAN FAMILY CORPORATION, the owner of the lands shown on the annexed plat have caused the same to be surveyed and platted by the name of "DUNCAN'S 1<sup>ST</sup> ADDITION TO YONCALLA" and do hereby dedicate to the public use forever, the streets shown hereon.

*Margaret Duncan*  
 Margaret Duncan,  
 Chairman of the Board  
*Andrew F. Gurtright*  
 Andrew F. Gurtright

*Aileen Pettit*  
 Aileen Pettit,  
 Secretary-Treasurer  
*Emil J. Gurtright*  
 Emil I. Gurtright

## CORPORATE ACKNOWLEDGEMENT

State of Oregon }  
 County of Douglas } ss

Andrew F. & Emil I. Gurtright,

On this 11 day of August, 1980 before me appeared Margaret Duncan, Aileen Pettit, Chairman of the Board and Secretary-Treasurer respectively of Duncan Family Corporation, all to me personally known, who being duly sworn, do say that they hold the aforesaid offices in the Corporation hereunto mentioned and that the instrument was signed and sealed in behalf of said Corporation, by the authority of the Board of Directors and further acknowledge said instrument to be the free act and deed of said Corporation.

Subscribed and sworn to before me this 11 day of August, 1980

*John W. ...*  
 Notary Public, State of Oregon

## APPROVALS

By order of Douglas County Commissioners:

Chairman	<i>Bill Vian</i>	9-24-	1980
Commissioner	<i>Paul J. Makinen</i>	9-24-	1980
Commissioner	<i>Wray</i>		1980
County Health Officer	<i>Elizabeth B. Young</i>	9-24-	1980
County Surveyor	<i>Francis L. Lungen</i>	9-5-	1980
County Assessor	<i>George Marsh</i>	9-23	1980

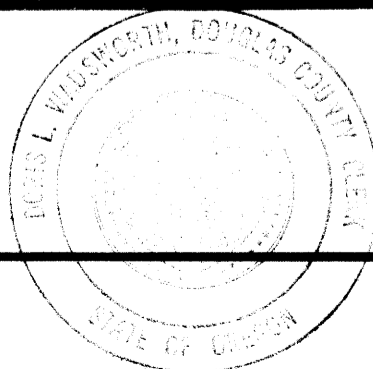
City of Yoncalla:

Planning Commission \_\_\_\_\_ 1980

BHW Engineering & Surveying  
 1205 S.E. Court  
 Roseburg, Oregon 97470  
 673-0165

Filed Oct 8, 1980

*Louis L. Wadsworth*  
 County Clerk



I, Donald A. Banks, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the field and office notes and that the foregoing drawing is an exact copy of the same.

*Donald A. Banks, L.S. 7839*

Subscribed and sworn to before me this 29<sup>th</sup> day of September, 1980.

*Doris L. Wadsworth*  
County Clerk

# Duncan's First Addition to Yoncalla

in Lot 2, Block 2, "DeVore's Addition to Yoncalla," lying in NE 1/4, Section 4, T23S, R5W, W.M. and in George A. Burts D.L.C. No. 40 and in Government Lot 3

**SUBDIVIDER:**  
Duncan Family Corporation

Zoned: R-1

**SURVEYOR:**  
BHW Engineering & Surveying  
1205 S.E. Court  
Roseburg, Oregon

Scale: 1" = 50'

June 1980

I, Doris Wadsworth, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plans has been by me compared with the original thereof and that it is an exact copy of the whole thereof as the same appears on file in my office and custody.  
Witness my hand and seal this 2<sup>nd</sup> day of October, 1980.

*Doris L. Wadsworth*  
County Clerk

NW CORNER, LOT 3, BLOCK 2, "DEVORE'S ADD TO YONCALLA" FD. FENCE POST & 1/2" IRON PIPE 0.7' NORTH & 0.6' EAST OF CORNER PER C.S. 58-147

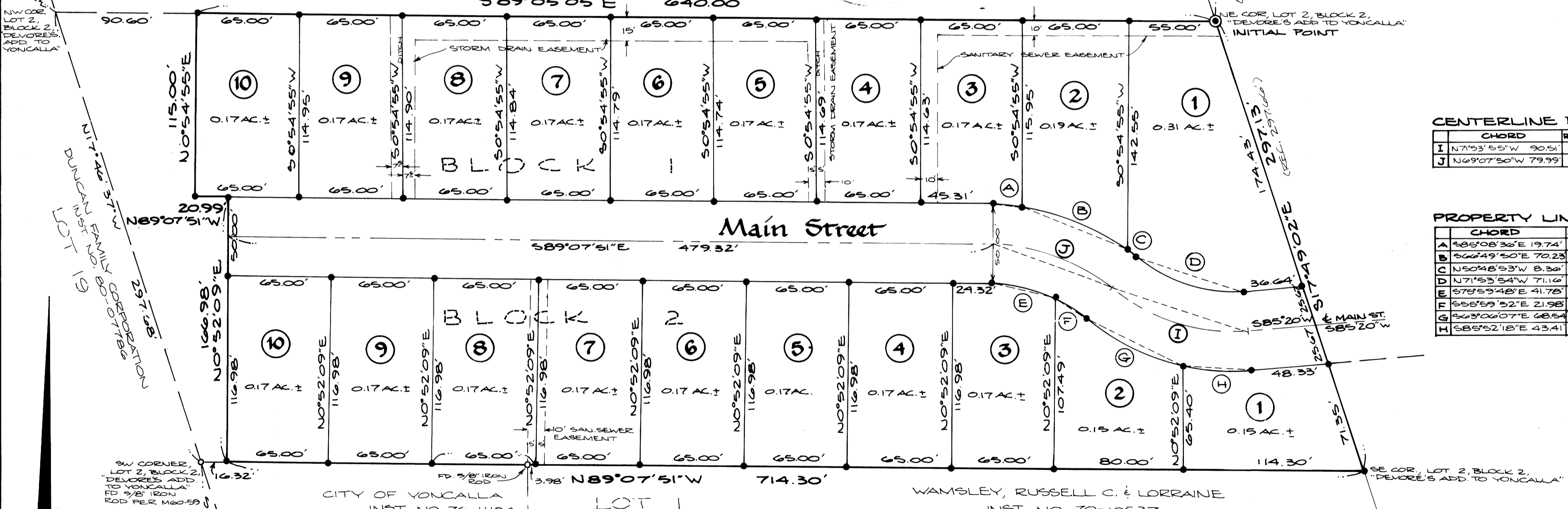
SW CORNER, LOT 2, BLOCK 2, "DEVORE'S ADD TO YONCALLA" FD. 3/8" IRON ROD PER C.S. 58-147

SW CORNER, LOT 2, BLOCK 2, "DEVORE'S ADD TO YONCALLA" FD. 2" IRON PIPE

MOSS, BILL J. & ZOLA J. LOT 3  
INST. NO. 75-14484

CITY OF YONCALLA  
INST. NO. 76-11194

WAMSLEY, RUSSELL C. & LORRAINE  
INST. NO. 70-10537



**CENTERLINE DATA**

CHORD	RADIUS	DELTA	TAN.	ARC
I N71°53'55"W 90.51	116.93	45°32'10"	49.08	92.94
J N69°07'50"W 79.99	116.93	40°	42.56	81.64

**PROPERTY LINE DATA**

CHORD	ARC	RADIUS	DELTA
A S85°08'36"E 19.74	19.74	141.93	77°58'31"
B S66°49'50"E 70.23	70.97	141.93	28°58'55"
C N50°48'53"W 8.36	8.36	141.93	3°22'31"
D N71°53'54"W 71.16	73.07	91.93	45°32'24"
E S78°59'48"E 41.78	42.15	91.93	26°16'08"
F S55°59'52"E 21.98	22.03	91.93	13°43'55"
G S63°00'07"E 68.54	69.22	141.93	27°56'42"
H S85°52'18"E 43.41	43.68	141.93	17°35'36"

- Legend:**
- - SET 3/8" x 30" IRON ROD
  - - FOUND MONUMENT AS NOTED
  - ⊙ - SET 2 1/2" x 30" GALVANIZED IRON PIPE - INITIAL POINT OF SUBDIVISION

**Narrative:**  
SUBDIVISION OF A PORTION OF A TRACT DESCRIBED IN DEED REF. 80-07786, ALSO BEING A PORTION OF LOT 2, BLOCK 2, "DEVORE'S ADDITION TO YONCALLA."  
PRELIMINARY PLAT AND FINDING OF FACT APPROVED BY CITY OF YONCALLA.  
MAIN STREET, AS PLATTED IS THE WESTERLY PROJECTION OF EXISTING RIGHT-OF-WAY DEDICATED BETWEEN

BLOCK 3 AND BLOCK 4, OF "DEVORE'S ADDITION TO YONCALLA."  
THE SOUTH AND EAST LINE OF LOT 2, BLOCK 2, "DEVORE'S ADD. TO YONCALLA," WAS ESTABLISHED BY USING RECORD DISTANCE EXTENDED EASTERLY. THE LOCATION OF THE S.E. CORNER IS WITHIN 0.08' OF A BEARING-BEARING INTERSECTION.

FIELD CREW: D. BENTZ, G. LANG, D. DELATTE.  
COMPUTATIONS: D. BENTZ. CHECKED BY D. HOPKINS.  
DRAFTING: D. HOPKINS. EQUIPMENT USED: WILD T-1 THEODOLITE, RED-1 E.D.M. REFERENCE SURVEYS: M60-59, VOL. 2 PG. 17, VOL. 3, PG. 38, M59-1, M9-9, CS 58/147. REFERENCE DEEDS: INSTRUMENT NOS. 70-10537, 76-11194, 80-07786, 75-14484.

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