

# Duncan's Yoncalla North

lying in Lots 2, 15, 16, 17, 18 and 19 in Block 2, "Devore's Addition to Yoncalla", and lying in the E 1/2 of Section 4, T23S, R5W, W.M.

SUBDIVIDER: Duncan Family Corporation

SURVEYOR: BHW Engineering & Surveying, Inc.  
1205 S.E. Court - Roseburg, Ore.

ZONED: R-1

SCALE: 1" = 100'

JANUARY 1981

### LEGEND:

- - SET 2" x 36" GALVANIZED IRON PIPE - 6" BELOW GROUND INITIAL POINT OF SUBDIVISION
- - SET 3/8" x 30" IRON ROD
- - FOUND 3/8" IRON ROD UNLESS NOTED OTHERWISE

### CENTERLINE DATA

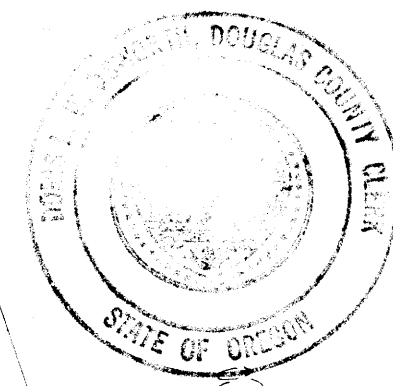
CHORD	RADIUS	DELTA	TAN. ARC
A N87°40'09"E 195.46'	358.10'	3°40'53"	101.54'
B N82°58'29"E 696.01'	1145.92'	3°15'57"	342.33'
C N80°36'20"E 680.05'	190.99'	20°31'39"	34.58'
D S8°28'E 118.75'	238.73'	28°48'08"	61.30'
E S12°23'16"E 260.54'	716.20'	20°57'38"	132.48'

### PROPERTY LINE DATA

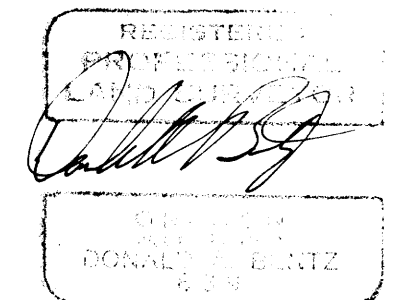
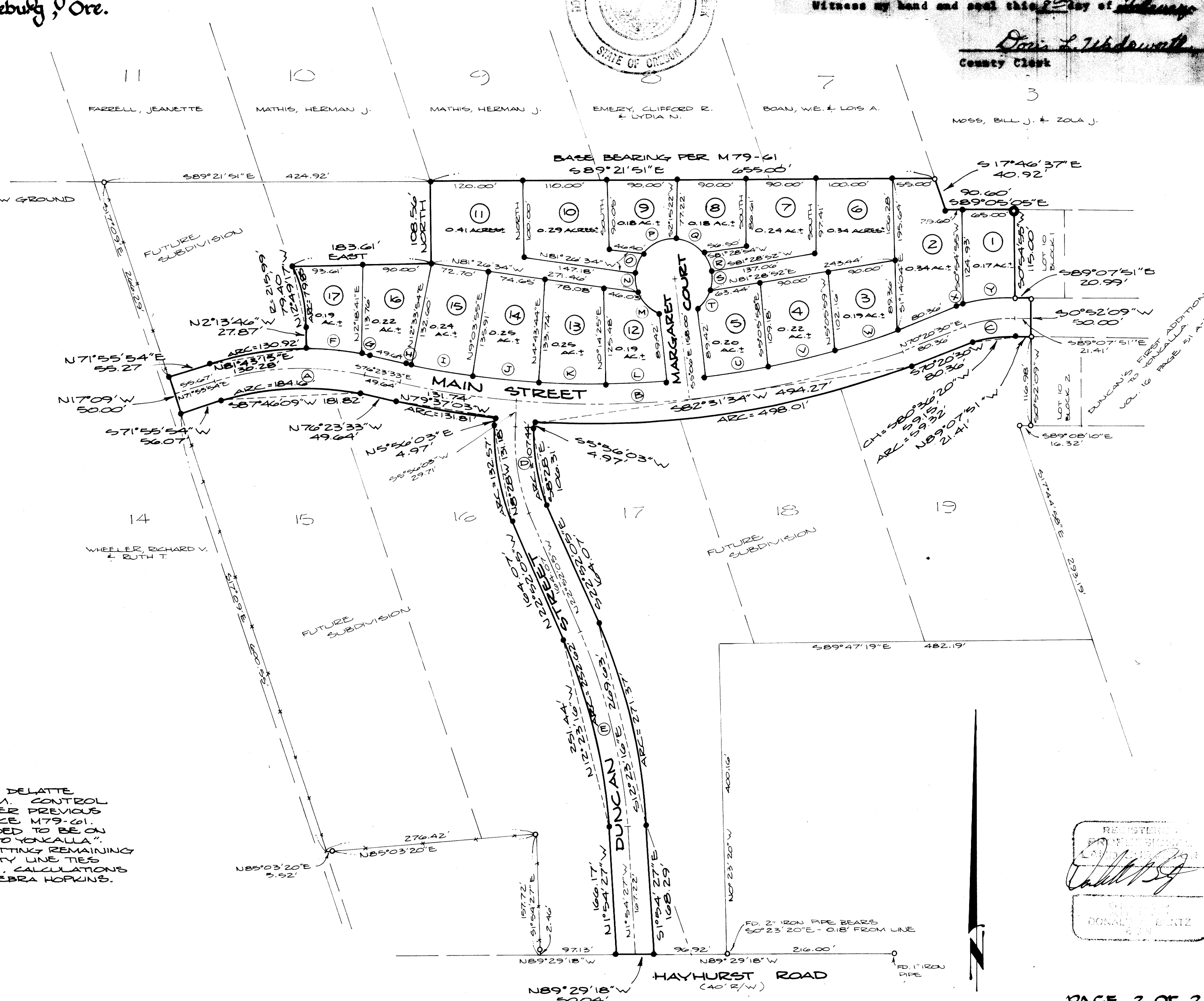
CHORD	ARC	RADIUS	DELTA
F N87°11'07"W 70.82'	70.92'	383.10'	10°36'24"
G N77°08'13"W 9.96'	9.96'	383.10'	1°29'22"
H N70°35'58"W 8.00'	8.00'	1120.92'	0°24'32"
I N78°52'04"W 80.84'	80.86'	1120.92'	4°07'59"
J N83°26'11"W 84.82'	84.84'	1120.92'	4°22'11"
K N87°30'55"W 87.79'	87.81'	1120.92'	4°29'18"
L S88°12'28"W 79.52'	79.54'	1120.92'	4°03'56"
M S43°16'18"E 37.18'	38.09'	50.00'	43°38'52"
N S6°26'52"E 25.88'	26.18'	50.00'	30°00'00"
O S23°35'25"W 25.88'	26.18'	50.00'	30°00'00"
P N69°24'25"E 45.16'	46.84'	50.00'	53°41'51"
Q S6°30'7"E 41.65'	42.96'	50.00'	49°3'43"
R S23°31'03"E 25.88'	26.18'	50.00'	30°00'00"
S S6°28'49"W 25.88'	26.18'	50.00'	30°00'00"
T S38°11'27"W 28.75'	29.16'	50.00'	33°24'54"
U N81°29'32"E 83.19'	83.21'	1120.92'	4°15'12"
V N77°02'50"E 90.69'	90.71'	1120.92'	4°38'12"
W S72°32'07"W 85.81'	85.83'	1120.92'	4°23'14"
X N71°53'50"E 11.78'	11.78'	165.99'	4°03'58"
Y N82°13'29"E 65.76'	66.20'	165.99'	22°51'02"

### NARRATIVE:

FIELD SURVEY BY D. BENTZ, G. LANG AND D. DELATTE USING WILD T-1 THEODOLITE AND RED-1 E.D.M. CONTROL FOR THE SUBDIVISION PERIMETER WERE PER PREVIOUS SURVEY FILED IN COUNTY SURVEYOR'S OFFICE M79-61. WEST LINE OF SUBDIVISION IS NOT INTENDED TO BE ON WEST LINE OF LOT 15, "DEVORE'S ADDITION TO YONCALLA". ITS INTENT, HOWEVER, AT A LATER DATE PLATTING REMAINING PROPERTY TO RESOLVE THE MATTER (PROPERTY LINE TIES 8-10 FEET WEST OF EXISTING FENCE LINE). CALCULATIONS BY DON BENTZ, CHECK AND DRAFTING BY DEBRA HOPKINS.



Subscribed and sworn to before me this 1st day of January 1981  
 Donald A. Bentz  
 County Clerk  
 STATE OF OREGON )  
 COUNTY OF DOUGLAS )  
 I, Doris Wade, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been compared with the original thereof and that such an exact copy of the whole thereof as the same appears on file in my office and custody.  
 Witness my hand and seal this 1st day of January 1981  
 Doris L. Wade  
 County Clerk



VOL. 16 PG. 67B

VOL. 16 PG. 67