

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

# A MAJOR LAND PARTITION

IN SECTION 1, T29S, R6W, W.M.

Bl. 5 - Pg. 127A

FILED ✓  
RECEIVED ✓

OCT 1 1979

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

## PARTITIONER & OWNER:

**BANSHAR PROPERTIES**  
C/O STEVEN D. BETTENCOURT  
4620 SW HOLGATE  
ROSEBURG, ORE. 97470  
PHONE: 679-6127

## SURVEYOR:

**BHW ENGINEERING & SURVEYING**  
1205 SE COURT  
ROSEBURG, OREGON 97470  
PHONE: 673-0165

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Donald A. Bentz*  
OREGON  
JULY 12, 1963  
DONALD A. BENTZ  
839

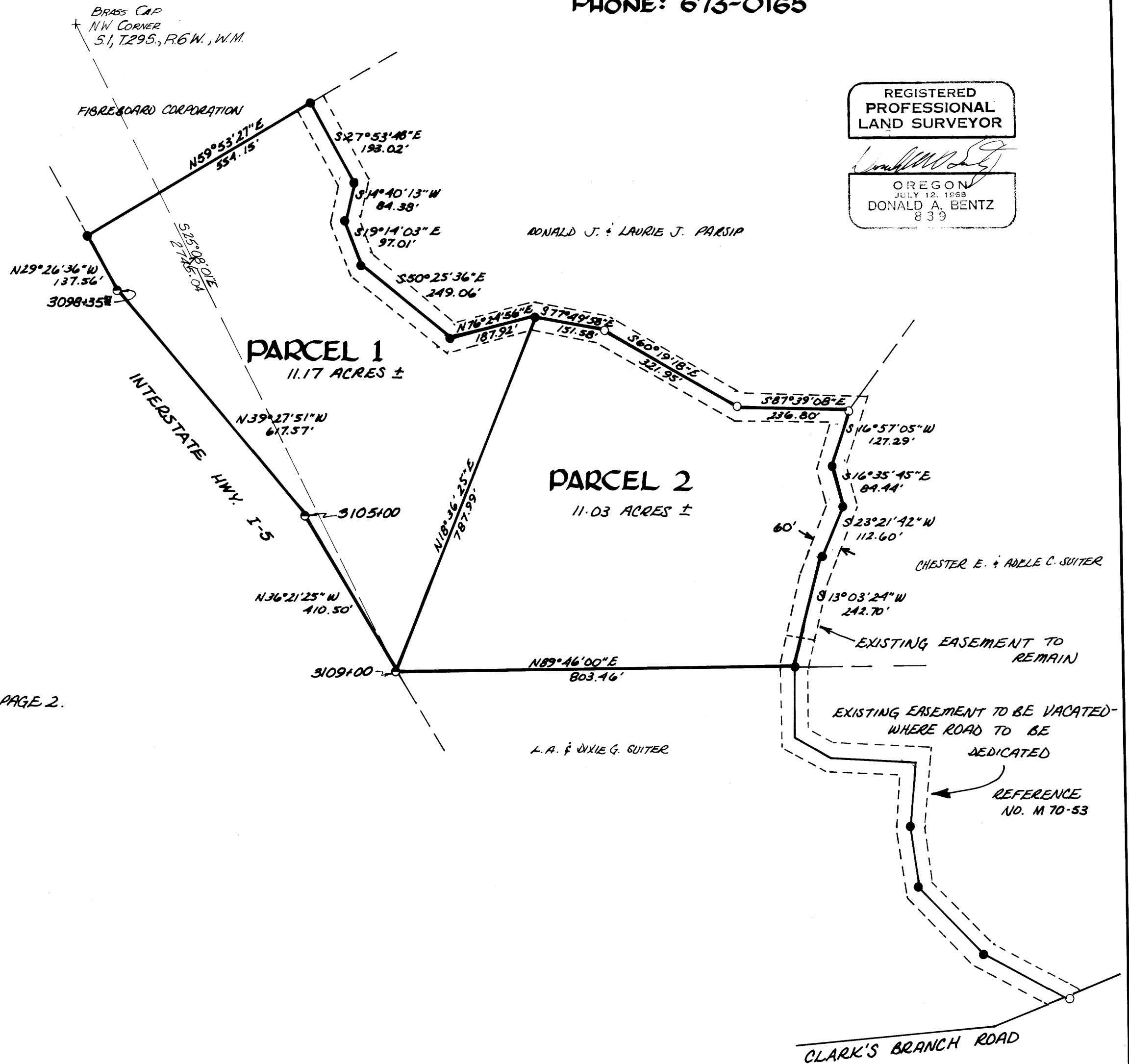
MARCH 1979  
SCALE: 1" = 200'

### LEGEND:

- - OSHD R/W MONUMENT
- - FOUND 5/8" IRON ROD
- - SET 5/8" IRON ROD

BASIS OF BEARING  
REFERENCE M52-2B  
M 52-68A

WATER: WELL  
SEWAGE: SEPTIC TANK



\* DESCRIPTION OF PARCELS 1 & 2 AND APPROVALS ON PAGE 2.

MAP FILE M.B.C. - 127A

COUNTY SURVEYORS FILE DATE  
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# A MAJOR LAND PARTITION

IN SECTION 1, T29S, R6W, W.M.

22.5 - Pg 127B

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COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

DESCRIPTIONS:

PARCEL 1

Beginning at an O.S.H.D. monument 280 feet left of Engineer Station 3109-00 in the East Line of Interstate Highway No. 5, said monument being S 25°08'01" E 2745.04 feet from the Northwest Corner of Section 1, T29S, R6W, W.M., Douglas County, Oregon; thence along said East Line as monumented by the O.S.H.D. N 36°21'25" W 410.50 feet; and N 39°27'51" W 617.57 feet; thence continuing along said East Line N 29°26'36" W 137.56 feet to a 5/8" iron rod; thence leaving said East Line N 59°53'27" E 554.15 feet to a 5/8" iron rod; thence along an existing roadway monumented with 5/8" iron rods the following courses: S 27°53'48" E 193.02 feet; S 14°40'13" W 84.38 feet; S 19°14'03" E 97.01 feet; S 50°25'36" E 249.06 feet and N 76°24'56" E 187.92 feet; thence leaving said roadway S 18°36'25" W 787.99 feet to the point of beginning. All being located in Section 1, T29S, R6W, W.M., Douglas County, Oregon and containing 11.17 acres, more or less.

APPROVALS:

Keith L. Cubie  
Planning Commission

9/26/79  
Date

Gregory E. Tubbell  
County Surveyor DEPUTY

10-1-79  
Date

SUBJECT TO: a roadway easement over a 30 foot strip parallel to and adjacent to the Northeastly Line, said line more clearly defined as: Beginning at a 5/8" iron rod in an existing roadway, said point being S 25°08'01" E 2745.04 feet; N 36°21'25" W 410.50 feet, N 39°27'51" W 617.57 feet, N 29°26'36" W 137.56 feet and N 59°53'27" E 554.15 feet from the Northwest Corner of Section 1, T29S, R6W, W.M., Douglas County, Oregon; thence S 27°53'48" E 193.02 feet; thence S 14°40'13" W 84.38 feet; thence S 19°14'03" E 97.01 feet; thence S 50°25'36" E 249.06 feet; thence N 76°24'56" E 187.92 feet to its termination.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

TOGETHER WITH: a non-exclusive road easement 60 feet in width, the centerline of which is described as follows:

Beginning at a 5/8" iron rod in an existing roadway, said point being S 25°08'01" E 2745.04 feet and N 89°46'00" E 803.46 feet from the Northwest Corner of Section 1, T29S, R6W, W.M., Douglas County, Oregon; thence N 13°03'24" E 242.70 feet; thence N 23°21'42" E 112.60 feet; thence N 16°35'45" W 84.44 feet; thence N 16°57'05" E 127.29 feet; thence N 87°39'08" W 236.80 feet; thence N 60°19'18" W 321.95 feet, thence N 77°49'58" W 151.58 feet; thence S 76°24'56" W 187.92 feet; thence N 50°25'36" W 249.06 feet; thence N 19°14'03" W 97.01 feet; thence N 14°40'13" E 84.38 feet; thence N 27°53'48" W 193.02 feet to its termination.

BY Mary L. Seal  
DEPUTY  
NO. \_\_\_\_\_ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

15756

PARCEL 2

Beginning at an O.S.H.D. monument 280 feet left of Engineer Station 3109-00 in the East Line of Interstate Highway No. 5, said monument being S 25°08'01" E 2745.04 feet from the Northwest Corner of Section 1, T29S, R6W, W.M., Douglas County, Oregon; thence leaving said East Line of Interstate Highway No. 5 N 18°36'25" E 787.99 feet to a 5/8" iron rod in the centerline of an existing road; thence along the centerline of said roadway monumented with 5/8" iron rods the following courses:

S 77°49'58" E 151.58 feet; S 60°19'18" E 321.95 feet; S 87°39'08" E 236.80 feet; S 16°57'05" W 127.29 feet; S 16°35'45" E 84.44 feet; S 23°21'42" W 112.60 feet and S 13°03'24" W 242.70 feet; thence leaving said roadway S 89°46'00" W 803.46 feet to the point of beginning. All being located in Section 1, T29S, R6W, W.M., Douglas County, Oregon, and containing 11.03 acres, more or less.

SUBJECT TO: a non-exclusive roadway easement over a 30 foot strip adjacent to and southerly and westerly of the northerly and easterly lines respectively of the above described parcel.

TOGETHER WITH: a non-exclusive roadway easement over a 30 foot strip adjacent to and northerly and easterly of the northerly and easterly lines respectively of the above described parcel.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1983  
DONALD A. BEENTZ  
83390

MAP FILE M.B.C. - 178

MAP FILE M.B.C. - 178