

FILED B.S.
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JUL 20 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

B.S.

A MAJOR LAND PARTITION
LYING IN S 1/2 OF SECTION 29 &
N 1/2 OF SECTION 32, T22S, R7W, W.M.

OWNER: SHIRLEY BAINBRIDGE
1/2 RICHARD & NANKY HODGES
ROUTE 3 BOX 147
ELKTON, OREGON 97436
PARTITIONER: RICHARD HODGES
ROUTE 3 BOX 147
ELKTON, OREGON 97436
SURVEYOR: BHW ENGINEERING, INC.
1205 SE COURT
ROSEBURG, OREGON 97470

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FD BOOK WITH "X"
P.L.C. CORNER
C.J. BOVINGTON
P.L.C. #40
(MOST WESTERLY
S.W. CORNER)

INST. NO. 81-00160

761.34' NO 35' 54" W
INST. NO. 80-08897
PO.B.
92°26'30"E 996.80'
SOUTH 1280' ±



LEGEND:

○ - FOUND 5/8" IRON ROD
UNLESS NOTED
OTHERWISE

SCALE: 1" = 200'
JUNE 1982

SEWER: SEPTIC TANK

WATER: WELL OR SPRING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DONALD A. BENTZ
JULY 12, 1988
OREGON
839

MONUMENTS FOUND PER M79-10 & M79-4.

25' WIDE EASEMENT

1476.00' EAST

APPROXIMATE GOV'T.
SURVEY LINES

APPROXIMATE
EXISTING LINE -
D.L.C. NO. 38

PARCEL 2
86 ACRES ±

BASE BEARINGS PER M79-10
N85°58'54"E 1807.55'

140' SPRING

N64°46'50"W
S.E. 1/4 OF S.E. 1/4

528' ±

THESE LINES ARE PROTRACTED ONLY
AND NOT SURVEYED - LINES ARE
QUALIFIED BY DESCRIPTION

INST. NO.
77-19182

COUNTY RD. NO. 10

60' COUNTY R/W

INST. NO. 81-08529

PARCEL 1
50 ACRES ±

1466.45' EAST

GOV'T. LOT 5

GOV'T. LOT 1

GOV'T. LOT 3

GOV'T. LOT 4

FD "T" IRON 32 29

33 28

V. 185 PG. 248

INST. NO. 78-14273

PAGE 1 OF 2

MAP FILE M. 92-38A

A MAJOR LAND PARTITION LYING IN SECTIONS 29 & 32, T22S, R7W, W.M.

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COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
bs

Parcel 1

A parcel of land lying in Sections 29 and 32, Township 22 South, Range 7 West, Willamette Meridian and being a portion of that property described in Instrument No. 80-07834 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which the Northeast Corner of the above said Section 32 bears N 85°58'54" E 1807.55 feet; thence along the westerly line of that property described in Instrument No. 80-08897 as recorded in the Deed Records of Douglas County, Oregon S 0°35'54" E 761.34 feet to a 5/8" iron rod; thence leaving said westerly line and along the North Line of that property described in Instrument No. 81-08529 as recorded in the Deed Records of Douglas County, Oregon West 1466.45 feet to a 5/8" iron rod in the easterly right-of-way line of County Road No. 10; thence northerly along said easterly right-of-way line to a 5/8" iron rod at the Southwest Corner of that property described in Instrument No. 81-00160 as recorded in the Deed Records of Douglas County, Oregon; thence along the South Line of said property described in Instrument No. 81-00160 East 1476.00 feet to a 5/8" iron rod at the Southeast Corner of said property described in Instrument No. 81-00160; thence S 2°26'30" E ~~996.80~~ feet to the point of beginning and containing 50 acres of land, more or less.

SUBJECT TO a 25 foot wide access easement the North Line of which is more particularly described as follows:

Beginning at a 5/8" iron rod at the Southeast Corner of that property described in Instrument No. 81-00160 as recorded in the Deed Records of Douglas County, Oregon from which point the Northeast Corner of Section 32, Township 22 South, Range 7 West, Willamette Meridian bears S 64°46'50" E 2040.03 feet; thence along the South Line of said property described in Instrument No. 81-00160 West 1476.00 feet to a 5/8" iron rod in the easterly right-of-way line of County Road No. 10 and there terminating. Said easement to benefit adjacent property at the easterly terminus of said easement.

ALSO SUBJECT TO those easements and access restrictions as recorded in Instrument No. 77-3794 as recorded in the Deed Records of Douglas County, Oregon.

TOGETHER WITH the use of an existing spring and the right to maintain a waterline from said spring to the easterly line of said parcel, the description of said spring being:

Beginning at a natural spring which bears N 0°35'54" W 761.34 feet, N 85°58'54" E 800 feet and northerly 140 feet from the Southeast Corner of said parcel; thence westerly to the East Line of said parcel.

Parcel 2

A parcel of land lying in Sections 29 and 32, Township 22 South, Range 7 West, Willamette Meridian and being a portion of that property described in Instrument No. 80-07834 as recorded in the Deed Records of Douglas County Oregon, said parcel being more particularly described as follows:

Beginning at a "T" iron at the Southeast Corner of the above said Section 29; thence along the northerly line of that property described in Instrument No. 80-08897 as recorded in the Deed Records of Douglas County, Oregon S 85°58'54" W 1807.55 feet to a 5/8" iron rod at the Northwest Corner of said property described in Instrument No. 80-08897; thence N 2°26'30" W ~~996.80~~ feet to a 5/8" iron rod at the Southeast Corner of that property described in Instrument No. 81-00160 as recorded in the Deed Records of Douglas County, Oregon; thence along the East Line of said property described in Instrument No. 81-00160 North 1280 feet, more or less, to a point in the South Line of J. Bovington D.L.C. #40; thence along said South Line 965 feet, more or less, to the most northerly Northeast Corner of Government Lot 4 of said Section 29; thence leaving said South Line and running southerly along the most westerly East Line of said Government Lot 4 528 feet more or less; thence easterly along the most southerly South Line 880 feet, more or less, to a point on the East Line of the above said Section 29; thence southerly along said East Line of Section 29 1620 feet, more or less, to the point of beginning and containing 86 acres of land, more or less.

TOGETHER WITH a 25 foot wide access easement the North Line of which is more particularly described as follows:

Beginning at a 5/8" iron rod at the Southeast Corner of that property described in Instrument No. 81-00160 as recorded in the Deed Records of Douglas County, Oregon from which point the Southeast Corner of Section 29, Township 22 South, Range 7 West, Willamette Meridian bears S 64°46'50" E 2040.03 feet; thence along the South Line of said property described in Instrument No. 81-00160 West 1476.00 feet to a 5/8" iron rod in the easterly right-of-way line of County Road No. 10 and there terminating.

ALSO SUBJECT TO those easements and restrictions as recorded in Instrument No. 77-3794 as recorded in the Deed Records of Douglas County, Oregon.

SUBJECT TO an easement and the use of an existing spring and necessary waterline to transport water from the spring to the West Line of said parcel, the description of which is:

Beginning at a natural spring which bears N 85°58'54"E 800 feet and northerly 140 feet from the Southwest Corner of said parcel; thence westerly to the West Line of said parcel.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald A. Bentz
OREGON
JULY 12, 1988
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