

# A MINOR LAND PARTITION

LYING IN S.E. 1/4 OF SECTION 22 & THE S.W. 1/4 OF SECTION 23, T26S, R6W, W.M.  
LOT 4 OF "RIVERHILLS ESTATES"

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

**PARTITIONER:**  
HOWARD "HANK" COX  
351 SHETLAND DRIVE  
GRANTS PASS, OREGON

**OWNER:**  
FRANK BRUNDIGE, LILA ROTH, MARY SIEGEL,  
HOWARD POPKEN, WILLIAM COCHRAN  
P.O. BOX 2188  
ROSEBURG, OREGON  
% HELEN COX

**SURVEYOR:**  
BHW ENGINEERING, INC.  
1205 SE. COURT  
ROSEBURG, OREGON

FILED *BJ*  
RECEIVED *RWS*

AUG 9 1982

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

*BJ*

SCALE: 1" = 100'

JUNE 1982

SEWER: SEPTIC  
WATER: UMPQUA BASIN WATER ASSOCIATION

### PARCEL A

A parcel of land lying in Sections 22 and 23, Township 26 South, Range 6 West, Willamette Meridian, said parcel being a portion of Lot 4 of "Riverhills Estates" as recorded in Volume 16 Page 26 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the westerly right-of-way line of Park Place, said point being the Northeast Corner of the above said Lot 4 of "Riverhills Estates"; thence along said westerly right-of-way line S 18°09'45" W 198.92 feet to a 5/8" iron rod; thence leaving said westerly right-of-way line N 63°54'00" W 110.00 feet to a 5/8" iron rod; thence N 66°48'00" W 203.91 feet to a 5/8" iron rod in the top of bank of the North Umpqua River; thence N 85°07'25" W 181.71 feet to the thread of the stream of the North Umpqua River; thence northerly along said thread of stream N 4°20' E 175.99 feet to a point; thence leaving said thread of stream S 86° E 149.98 feet, and S 71°50'15" E 30 feet, more or less, to a 5/8" iron rod in the northerly line of said Lot 4; thence continuing along said northerly line S 71°50'15" E 191.12 feet to a 5/8" iron rod and S 71°50'15" E 164.44 feet to the point of beginning and containing 2.11 acres of land more or less.

### PARCEL B

A parcel of land lying in Sections 22 and 23, Township 26, South, Range 6 West, Willamette Meridian, said parcel being a portion of Lot 4 of "Riverhills Estates" as recorded in Volume 16 Page 26 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in the westerly right-of-way line of Park Place from which the Northeast Corner of the above said Lot 4 of "Riverhills Estates" bears N 18°09'45" E 198.92 feet; thence along the westerly right-of-way of Park Place and Boardwalk way, respectively, S 18°09'45" W 23.00 feet and S 10°51' W 111.92 feet to a 5/8" iron rod at the Southeast Corner of said Lot 4; thence leaving said westerly right-of-way line and along the southerly line of said Lot 4 N 79°09' W 149.18 feet to a 5/8" iron rod; thence continuing N 79°09' W 126.48 feet to a 5/8" iron rod in top of bank of the North Umpqua River; thence N 79°09' W 40 feet, more or less, thence N 86° W 145 feet, more or less, to the thread of stream of the North Umpqua River; thence northerly along said thread of stream N 4°20' E 207 feet, more or less; thence leaving said thread of stream S 85°07'25" E 181.71 feet to a 5/8" iron rod in top of bank; thence S 66°48'00" E 203.91 feet to a 5/8" iron rod; thence S 63°54'00" E 110.00 feet to the point of beginning and containing 2.00 acres of land, more or less.

### APPROVALS:

*Keith L. Cubic*

Douglas County Planning Department

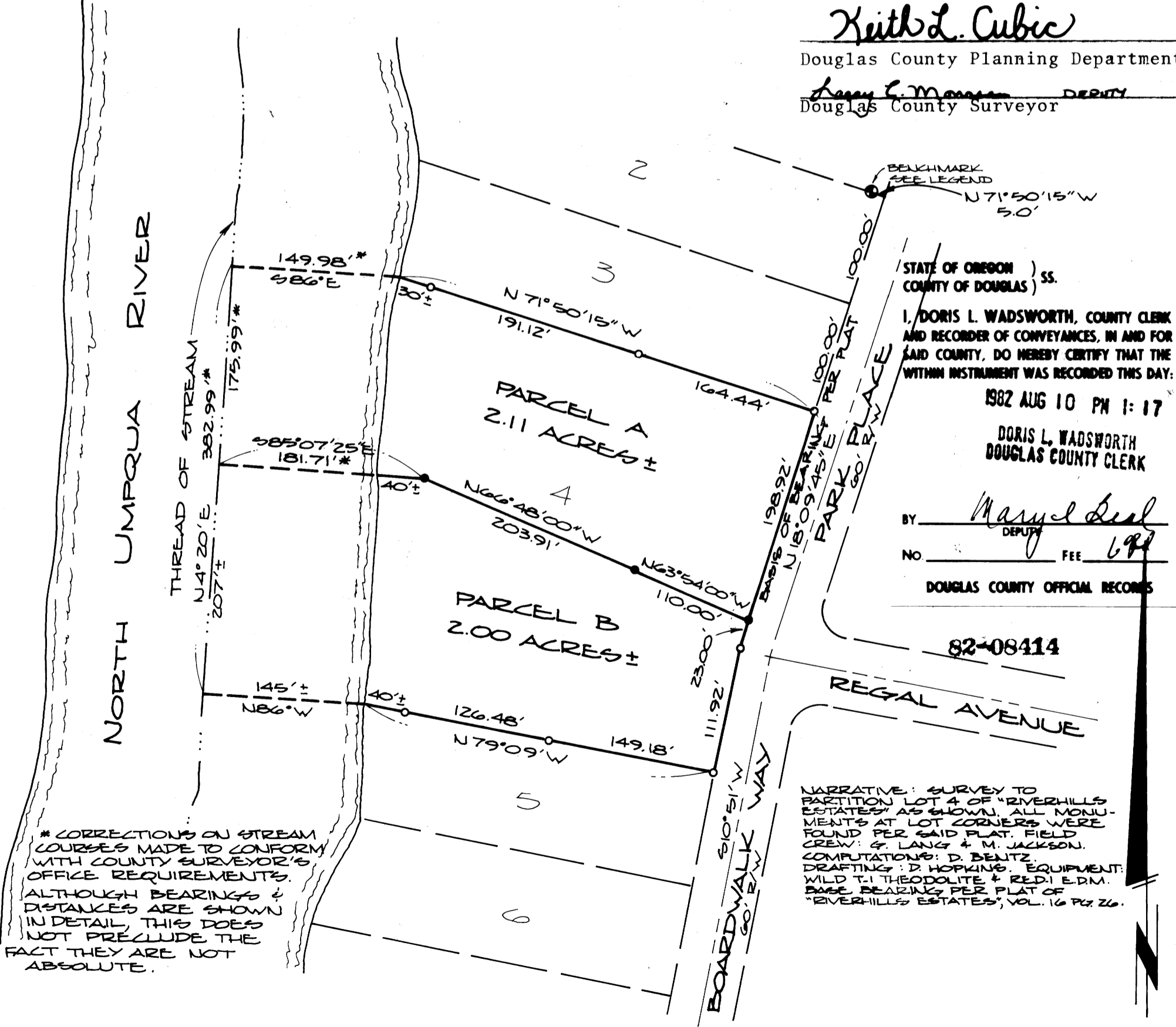
7/26/82

Date

*Larry C. Morrison* DEPUTY  
Douglas County Surveyor

8-9-82

Date



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:

1982 AUG 10 PM 1:17

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY: *Maryel Deal*  
DEPUTY

NO. \_\_\_\_\_ FEE 6.97

DOUGLAS COUNTY OFFICIAL RECORDS

82-08414

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1980  
DONALD A. BENTZ  
839

### LEGEND:

- - FOUND 5/8" IRON ROD
- - SET 5/8" x 30" IRON ROD WITH CAP MARKED "BHW, INC."
- ⊙ - BENCHMARK - BRASS CAP IN CONCRETE - STAMPED: "RIVERHILLS B.M. ELEV. 425.90 1979 L.S. 1005"

NARRATIVE: SURVEY TO PARTITION LOT 4 OF "RIVERHILLS ESTATES" AS SHOWN. ALL MONUMENTS AT LOT CORNERS WERE FOUND PER SAID PLAT. FIELD CREW: G. LANG & M. JACKSON. COMPUTATIONS: D. BENTZ. DRAFTING: D. HOPKINS. EQUIPMENT: WILD T-1 THEODOLITE & REDI. E.D.M. BASE BEARINGS PER PLAT OF "RIVERHILLS ESTATES", VOL. 16 PG. 26.

\* CORRECTIONS ON STREAM COURSES MADE TO CONFORM WITH COUNTY SURVEYOR'S OFFICE REQUIREMENTS. ALTHOUGH BEARINGS & DISTANCES ARE SHOWN IN DETAIL, THIS DOES NOT PRECLUDE THE FACT THEY ARE NOT ABSOLUTE.

*82-4-89-150*