

M95-21

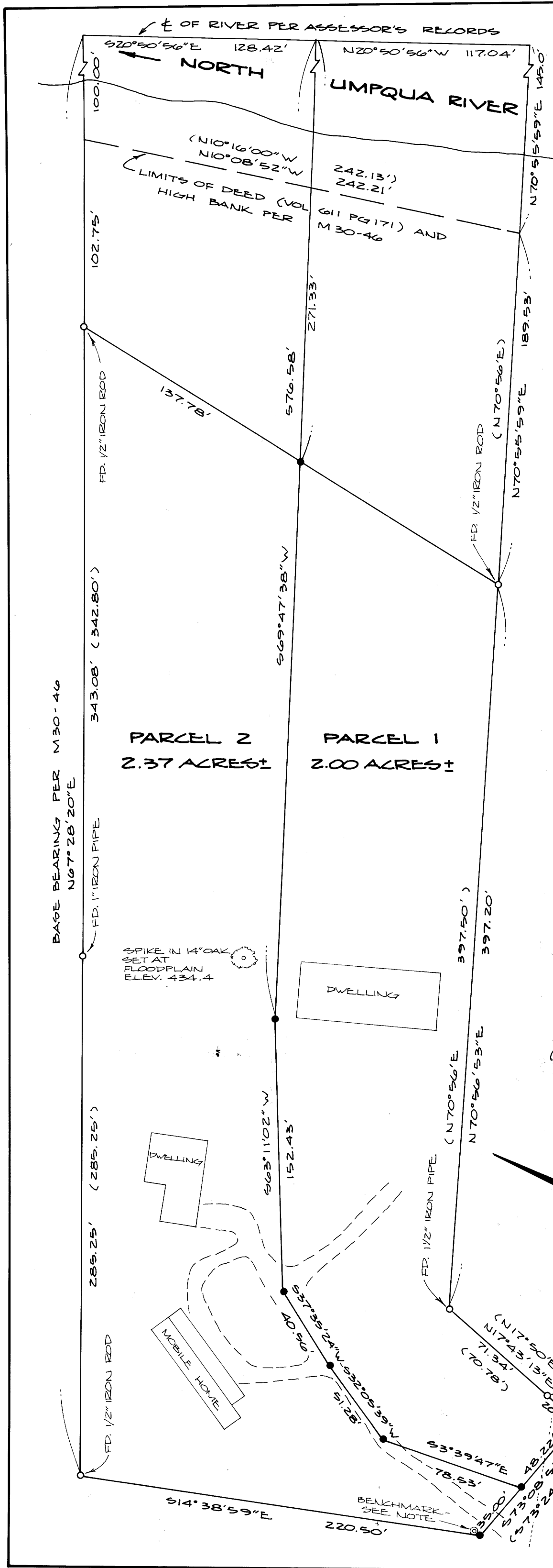
A MINOR LAND PARTITION
 LYING IN THE NE 1/4, SECTION 23, T26S, R6W, W.M.

PARTITIONER & OWNER:
 Mike Ficker
 404 South Indianwood
 Broken Arrow, OK 74012

SURVEYOR:
 Donald A. Bentz, L.S.
 P. O. Box 901
 Winchester, OR 97495

SCALE: 1" = 50'
SEPTMBER 1983
 Sewer: Septic tank/drainfield (pre-existing)
 Water: Umpqua Basin Water Association (pre-existing)
 Zoning: RR2

FILED
 COUNTY SURVEYOR
 DOUGLAS COUNTY, OREGON



PARCEL 1:
 A parcel of land lying in Section 23, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being a portion of that property described in Volume 611 Page 171 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as:
 Beginning at a 5/8" iron rod on the northeast line of a dedicated 60 foot County Road, said beginning point being N25°14'30"W 49.0 feet, N10°21'W 186.46 feet, N16°10'30"W 182.4 feet, N54°51'W 70.9 feet and N88°27'30"W 154.35 feet from the Northwest Corner of Lot 6, NICKSON'S ACRES"; thence leaving said northeast line of said County Road N17°43'13"E 20.59 feet to a 1 1/2" iron pipe; thence continuing N17°43'13"E 71.34 feet to a 1 1/2" iron pipe; thence N70°56'53"E 397.20 feet to a 1/2" iron rod; thence N70°55'59"E 189.53 feet to the high bank of the North Umpqua River; thence continuing N70°55'59"E 145.0 feet, more or less, to the centerline of the North Umpqua River; thence downstream along said centerline of the North Umpqua River N20°50'56"W 117.04 feet; thence leaving said centerline of the North Umpqua River S69°47'38"W 576.58 feet to a 5/8" iron rod; thence S63°11'02"W 152.43 feet to a 5/8" iron rod; thence S37°35'24"W 40.56 feet to a 5/8" iron rod; thence S32°05'39"W 51.28 feet to a 5/8" iron rod; thence S3°39'47"E 78.53 feet to a 5/8" iron rod in the above said northeast line of said County Road; thence along said northeast line S73°08'53"E 48.22 feet to the point of beginning and containing 2.00 acres of land, more or less.

SUBJECT TO:
 a. Roads & highways and the rights of the public therein.
 b. Rights of way to The California Oregon Power Company.
 c. Rights, if any, of governmental bodies and the public to that portion of said premises lying below the high water mark of the North Umpqua River.

PARCEL 2:
 A parcel of land lying in Section 23, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being a portion of that property described in Volume 611 Page 171 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as:
 Beginning at a 5/8" iron rod on the northeast line of a dedicated 60 foot County Road, said beginning point being N73°08'53"W 48.22 feet, N25°14'30"W 49.0 feet, N10°21'W 186.46 feet, N16°10'30"W 182.4 feet, N54°51'W 70.9 feet and N88°27'30"W 154.35 feet from the Northwest Corner of Lot 6, NICKSON'S ACRES"; thence along said northeast line of said County Road N73°08'53"W 35.00 feet to a 5/8" iron rod; thence leaving said northeast line N14°38'59"W 220.50 feet to a 1/2" iron rod; thence N67°28'20"E 285.25 feet to a 1" iron pipe; thence continuing N67°28'20"E 343.08 feet to a 1/2" iron rod; thence continuing N67°28'20"E 102.75 feet to the high bank of the North Umpqua River; thence continuing N67°28'20"E 100.00 feet to the centerline of said North Umpqua River; thence upstream along said centerline of the North Umpqua river S20°50'56"E 128.42 feet; thence leaving said centerline of the North Umpqua River S69°47'38"W 576.58 feet to a 5/8" iron rod; thence S63°11'02"W 152.43 feet to a 5/8" iron rod; thence S37°35'24"W 40.56 feet to a 5/8" iron rod; thence S32°05'39"W 51.28 feet to a 5/8" iron rod; thence S3°39'47"E 78.53 feet to the point of beginning and containing 2.37 acres of land, more or less.

SUBJECT TO:
 a. Roads and highways and the rights of the public therein.
 b. Rights of way to The California Oregon Power Company.
 c. Rights, if any, of governmental bodies and the public to that portion of said premises lying below the high water mark of the North Umpqua River.

APPROVALS:
 Keith L. Cubic
 Douglas County Planning Department
 Date 10/11/83

Jerry E. Morrison
 Douglas County Surveyor
 DEPUTY
 Date 10-21-83

NOTE:
 ⊙ - ESTABLISHED BENCHMARK:
 SET 2" ALUM. CAP IN CONG.,
 2.0 FT. NORTH OF S.W. PROPERTY
 CORNER OF PARCEL 2.
 ALUM. CAP STAMPED:

FICKER
 441.7
 L.S. 839
 1983

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:
 1983 OCT 24 AM 9:22

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 12, 1959
 DONALD A. BENTZ
 839

DORIS L. WADSWORTH
 DOUGLAS COUNTY CLERK
 DEPUTY
 MARGARET SEEL
 DOUGLAS COUNTY OFFICIAL RECORDS

LEGEND:
 ⊙ - FOUND MONUMENT AS NOTED
 ● - SET 5/8" x 30" IRON ROD W/CAP MKD. "D.A. BENTZ SURVEY, INC."
 △ - COMPUTED POINT ONLY
 ⊙ - BENCHMARK - SEE NOTE ABOVE

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