

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,

1984 AUG 16 PM 2:08

DOUGLAS COUNTY CLERK

FILED  
RECEIVED

AUG 14 1984

BY: Margaret Deal  
DEPUTY  
NO. \_\_\_\_\_ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

84-10804

# A MINOR LAND PARTITION LOCATED IN THE NE 1/4 SEC. 20, T27N, R6W, W.M., DOUGLAS COUNTY, OREGON.

DEC. 17

FD. BRASS CAP MARKED 1/4 SEC. 17  
FD. 17" W. OAK BEARO  
E. 137.26'  
N 34° E 31.0'

SEC. 20

FD. 9" S. OAK BEARO  
S 47° W 10.0'  
NO VISIBLE SCRIBE ON  
BEARING TREES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1959  
DONALD A. BENTZ  
839

**PARTITIONER:**  
STEVEN R. HOULDE  
178 HOUCK STREET  
ROSELBURG, OR 97470

**SURVEYED BY:**  
DONALD A. BENTZ, INC.  
POST OFFICE BOX 901  
WINCHESTER, OR 97495  
(503) 673-0166

**OWNER:**  
SAME

**NARRATIVE:**

**SEWER:**  
SEPTIC TANK, DRAINFIELD

SURVEY TO DIVIDE PARCEL INTO 2 LOTS. ALL MONUMENTS  
FOUND AND ONLY ONE SET. FOUND MONUMENTS VARY WITH  
DIMENSIONS ON PLAT OF AREA, BUT IT IS COMMON  
THROUGHOUT THIS AREA. (SEE M35-39)  
INSTRUMENTS USED: WILD T-1 THEODOLITE AND A RED  
DISTANCE METER. FIELD CREW: GREG LANG AND  
RICK BELDON. COMPUTATIONS: DON BENTZ. DRAFTING:  
KELLI CALDERWOOD.

**WATER:**  
UMPQUA BASIN WATER  
ASSOCIATION

## PARCEL 1:

BEGINNING AT A 5/8" IRON ROD AT THE MOST NORTHERLY  
CORNER OF THAT PARCEL DESCRIBED IN VOL. 428, PG. 178,  
DOUGLAS COUNTY DEED RECORDS, SAID POINT ALSO BEING  
THE MOST WESTERLY CORNER OF THAT PARCEL DESCRIBED  
IN INST. NO. 79-09911, RECORDS OF DOUGLAS COUNTY, OREGON,  
AND SAID POINT BEING EAST 137.26' AND SOUTH 885.50'  
FROM THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20,  
T27N, R6W, W.M., DOUGLAS COUNTY, OREGON; THENCE  
S 50° 39' 02" E 407.76' ALONG THE SOUTHERLY LINE OF  
SAID PARCEL DESCRIBED IN INST. NO. 79-09911, TO A 5/8"  
IRON ROD; THENCE LEAVING SAID SOUTHERLY LINE,  
S 17° 21' 14" W 68.19' TO A 5/8" IRON ROD WITH CAP; THENCE  
S 14° 29' 43" W 494.45' TO A 5/8" IRON ROD ON THE NORTH-  
ERLY RIGHT-OF-WAY OF A DEDICATED ROAD; THENCE  
ALONG THE NORTH AND EAST LINE OF SAID DEDICATED  
ROAD THE FOLLOWING: N 29° 32' 37" W 104.21', N 15° 29' 45" E  
164.40' AND N 16° 29' 17" W 576.97' TO THE POINT OF  
BEGINNING, AND CONTAINING 2.09 ACRES, MORE OR LESS.

## PARCEL 2:

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT-  
OF-WAY OF A 60.00' DEDICATED ROAD, SAID POINT BEING  
ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN INST.  
NO. 79-09911, RECORDS OF DOUGLAS COUNTY, OREGON,  
AND ON THE NORTH LINE OF THAT PARCEL DESCRIBED IN  
VOL. 704, PG. 409, DEED RECORDS OF DOUGLAS COUNTY,  
OREGON, SAID POINT ALSO BEING EAST 137.26', SOUTH  
885.50', S 50° 39' 02" E 407.76' AND N 88° 38' 06" E 277.18'  
FROM THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20,  
T27N, R6W, W.M., DOUGLAS COUNTY, OREGON; THENCE  
ALONG THE WEST AND NORTH RIGHTS-OF-WAY OF SAID ROAD  
THE FOLLOWING: S 21° 25' 49" W 442.30' TO A 5/8" IRON ROD,  
S 78° 32' 14" W 142.30' TO A 5/8" IRON ROD, AND N 77° 41' 19" W 100.77' TO A  
5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY,  
N 14° 29' 43" E 494.45' TO A 5/8" IRON ROD WITH CAP; THENCE  
N 17° 21' 14" E 68.19' TO A 5/8" IRON ROD IN THE SOUTH  
LINE OF THAT PARCEL DESCRIBED IN INST. NO. 79-09911;  
THENCE N 88° 38' 06" E 277.18' ALONG SAID SOUTH LINE  
TO THE POINT OF BEGINNING, AND CONTAINING 3.42  
ACRES, MORE OR LESS.

## APPROVALS:

Keith L. Cubic  
DOUGLAS COUNTY PLANNING COMM.

Francis L. Ingram  
DOUGLAS COUNTY SURVEYOR

8/9/84  
DATE

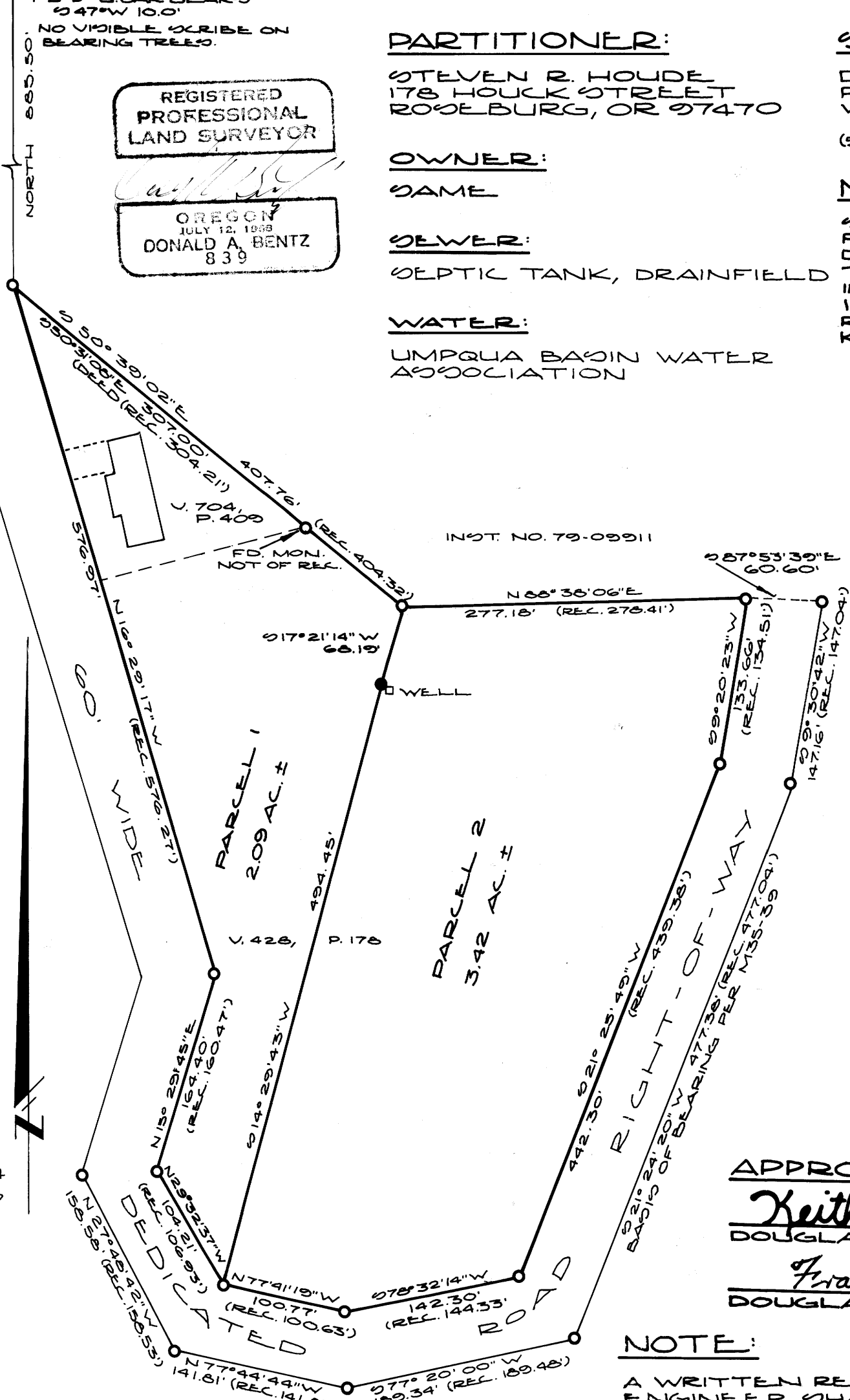
8-15-84  
DATE

## NOTE:

A WRITTEN REPORT BY AN ENGINEERING GEOLOGIST OR QUALIFIED  
ENGINEER SHALL BE PROVIDED TO THE PLANNING DIRECTOR PRIOR  
TO ANY PROPOSED DEVELOPMENT ON PARCEL 1 OR PARCEL 2.

**LEGEND:**  
○ - FOUND 2" IRON PIPE WITH BRASS CAP MARKED "1/4 SEC. 17 T27N,  
R6W 1961"  
● - SET 5/8" X 30" IRON ROD WITH CAP MARKED "BENTZ SURVEY, INC."  
○ - FOUND 5/8" IRON ROD

SCALE:  
1" = 100'  
JULY 1984  
ZONE: RR



M97-23

M97-23