

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

A MINOR LAND PARTITION  
IN SW 1/4 OF THE NE 1/4, SECTION 14, T27S, R3W, W.M.

PARTITIONER:

RONALD L. BALDWIN  
CAVITT CREEK ROAD  
GLIDE, OR 97443  
496-0051

OWNERS:

CECIL & KITTY COOLEY  
WILBUR SCHNEIDER  
CAVITT CREEK ROAD  
GLIDE, OR 97443  
496-3302

SURVEYOR:

DONALD A. BENTZ, L.S.  
P.O. BOX 301  
WINCHESTER, OR 97495  
673-0166

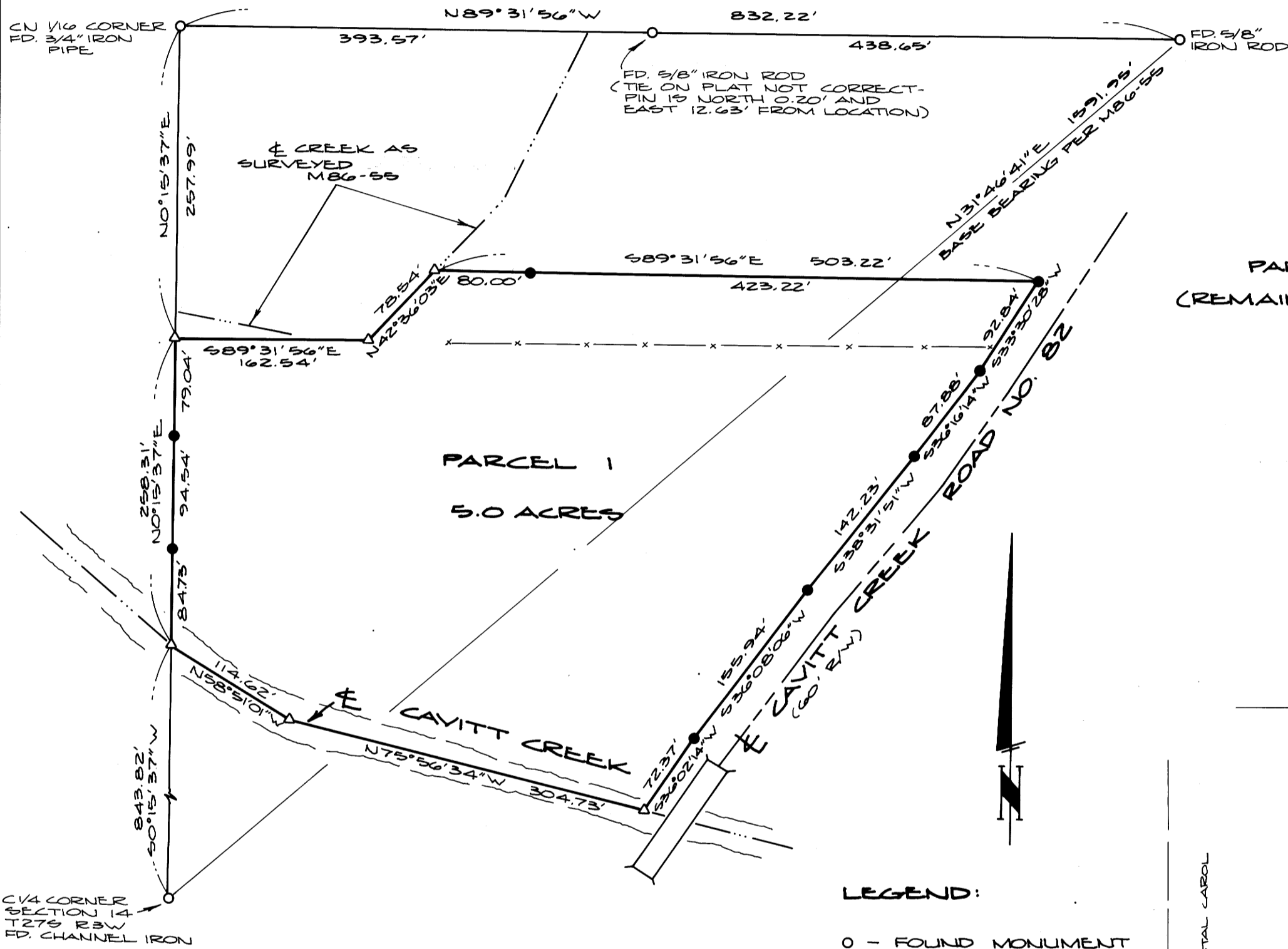
FILED  
RECEIVED

DEC 7 1984

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

WATER: WELL  
SEWER: SEPTIC TANKS  
ZONED: RR5

SCALE: 1" = 100'  
JUNE 1984



PARCEL 2  
(REMAINDER)  
31 ACRES ±

PARCEL 1  
5.0 ACRES

LEGEND:

- O - FOUND MONUMENT AS NOTED
- Δ - COMPUTED POINT ONLY
- - SET 5/8" x 30" IRON ROD W/CAP MKD. "BENTZ SURVEY INC."

NARRATIVE:

SURVEY TO ESTABLISH PROPERTY LINES PER VOL. 722 PAGE 13 - SOME DISCREPANCY NOTED AT CENTERLINE OF CAVITT CREEK ON EAST PORTION OF PROPERTY. USED 258 FT. SOUTH OF NORTH LINE OF SW 1/4. ALSO INITIAL CALL IN DEED SHOULD BE SOUTH RATHER THAN NORTH. USED CENTERLINE OF EXISTING ROAD (60' R/W) TO DETERMINE RIGHT-OF-WAY LINE. ADDITIONAL PARCEL TO THE NORTH ADDED PER OWNER DIRECTION TO BRING ACREAGE UP TO MINIMUM 5 ACRES.

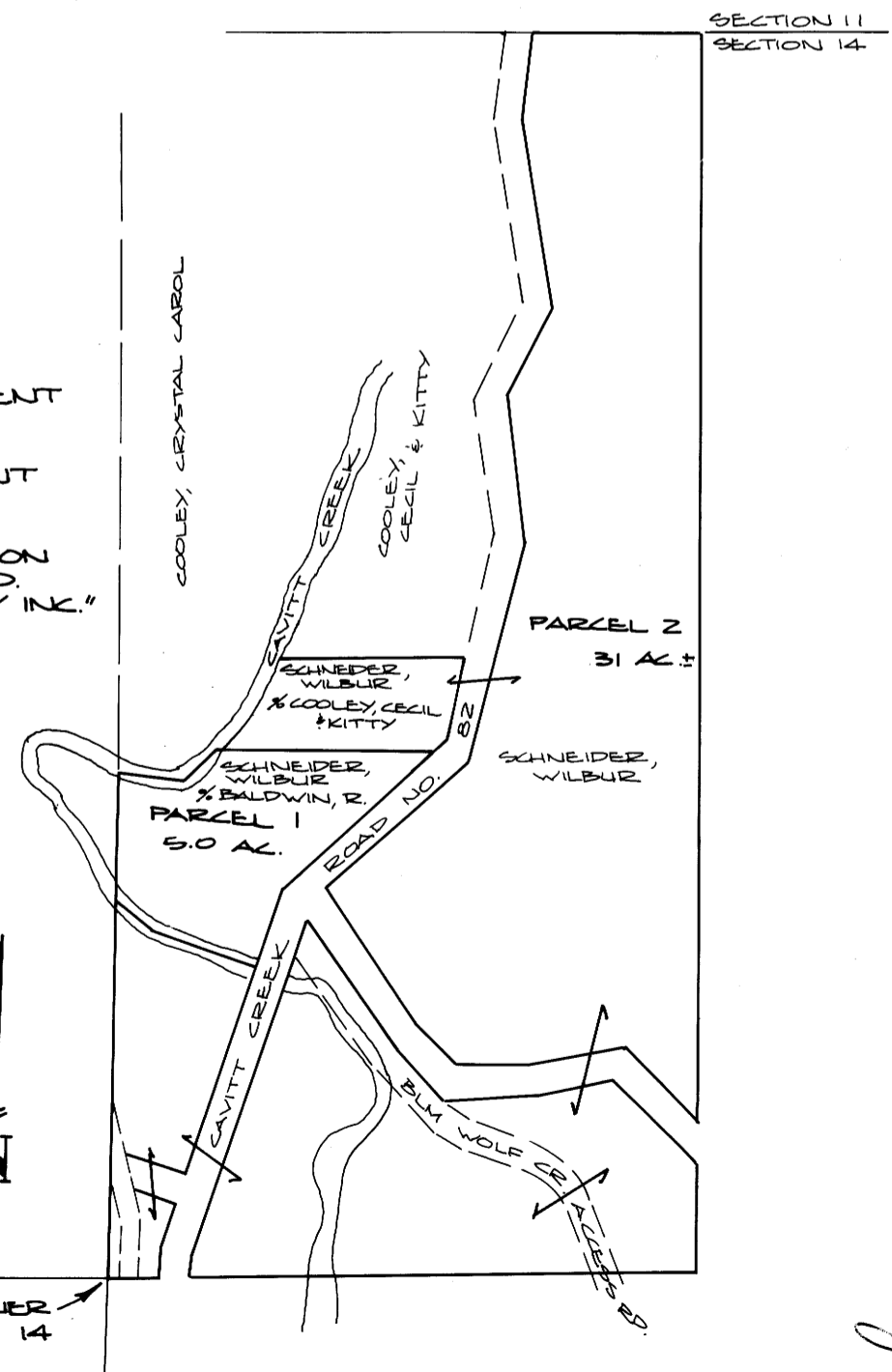
FIELD WORK BY G. LANG AND D. DELATTE USING WILD T-1 THEODOLITE AND RED-1 E.D.M. COMPUTATIONS BY D. BENTZ. DRAFTING BY D. HOPKINS.

REFERENCE SURVEYS: MB6-55 & M16-74.

THIS SURVEY OVERLAPS THAT TRACT DESCRIBED IN INSTRUMENT NO. 79-10259, THUS CECIL COOLEY AND KITTY COOLEY ARE ALSO LISTED AS OWNERS OF RECORD. CLARIFICATION OF THEIR REMAINING PARCEL IS DEPICTED AND DESCRIBED ON A SEPARATE SURVEY.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1958  
DONALD A. BENTZ  
839



VICINITY MAP  
SCALE: 1" = 400'

36.8-89 140A

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496-3302

DOUGLAS COUNTY OF  
STATE OF OREGON )  
COUNTY OF DOUGLAS ) CL.  
L. BORIS 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 DEC 10 PM 4: 27

FILED ✓  
RECEIVED ✓  
DEC 7 1984  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
84-15570.7

BORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

PARCEL 1:

Beginning at a point on the North-South Centerline of Section 14, Township 27 South, Range 3 West, Willamette Meridian, Douglas County, Oregon, said point also being in the centerline of Cavitt Creek and is N0°15'37"E 843.82 feet from the Center 1/4 Corner of said Section 14; thence along said centerline of Section 14 the following: N0°15'37"E 84.73 feet to a 5/8" iron rod with cap, N0°15'37"E 94.54 feet to a 5/8" iron rod with cap and N0°15'37"E 79.04 feet to the centerline of Cavitt Creek; thence leaving said centerline of Section 14, along the centerline of Cavitt Creek the following: S89°31'56"E 162.54 feet and N42°36'03"E 78.54 feet; thence leaving said centerline of Cavitt Creek S89°31'56"E 80.00 feet to a 5/8" iron rod with cap; thence S89°31'56"E 423.22 feet to a 5/8" iron rod with cap on the westerly right-of-way line of Cavitt Creek County Road No. 82; thence along said westerly right-of-way line of Cavitt Creek County Road No. 82 the following: S33°30'28"W 92.84 feet to a 5/8" iron rod with cap, S36°16'14"W 87.88 feet to a 5/8" iron rod with cap, S38°31'51"W 142.23 feet to a 5/8" iron rod with cap, S36°08'06"W 155.94 feet to a 5/8" iron rod with cap and S36°02'14"W 72.37 feet to the centerline of Cavitt Creek; thence leaving said westerly right-of-way line along the centerline of Cavitt Creek the following: N75°56'34"W 304.73 feet and N58°51'01"W 114.62 feet to the point of beginning. All being a portion of those properties described in Volume 722 Page 15 and Volume 722 Page 12, Douglas County Deed Records, Douglas County, Oregon and containing 5.0 acres.

BY Maxwell  
FOR 1200  
DOUGLAS COUNTY OFFICIAL RECORDS

APPROVALS:

Keith L. Cubic 11/26/84  
Director of Douglas County Planning Dept Date

Francis L. Ingram 12-7-84  
Douglas County Surveyor Date

PARCEL 2:

That property described in Instrument No. 79-10259 and Recorder's No. 280693, Deed Records, Douglas County, Oregon, excepting Parcel 1 as described hereon.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Donald A. Bentz  
OREGON  
JULY 12, 1983  
DONALD A. BENTZ  
839

36.8 - Pg. 140 B