

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

MAP FILE M98-38A

A MINOR LAND PARTITION IN THE S.W. 1/4 SECTION 19, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN DOUGLAS COUNTY, OREGON

Partitioner: Bud Smith
P.O. Box 1233
Roseburg Oregon 97470

Surveyor: Donald A. Bentz, Inc.
P.O. Box 901
Winchester Oregon 97495

FILED ✓
RECEIVED ✓

Date: February 18, 1985

Scale: 1" = 100'

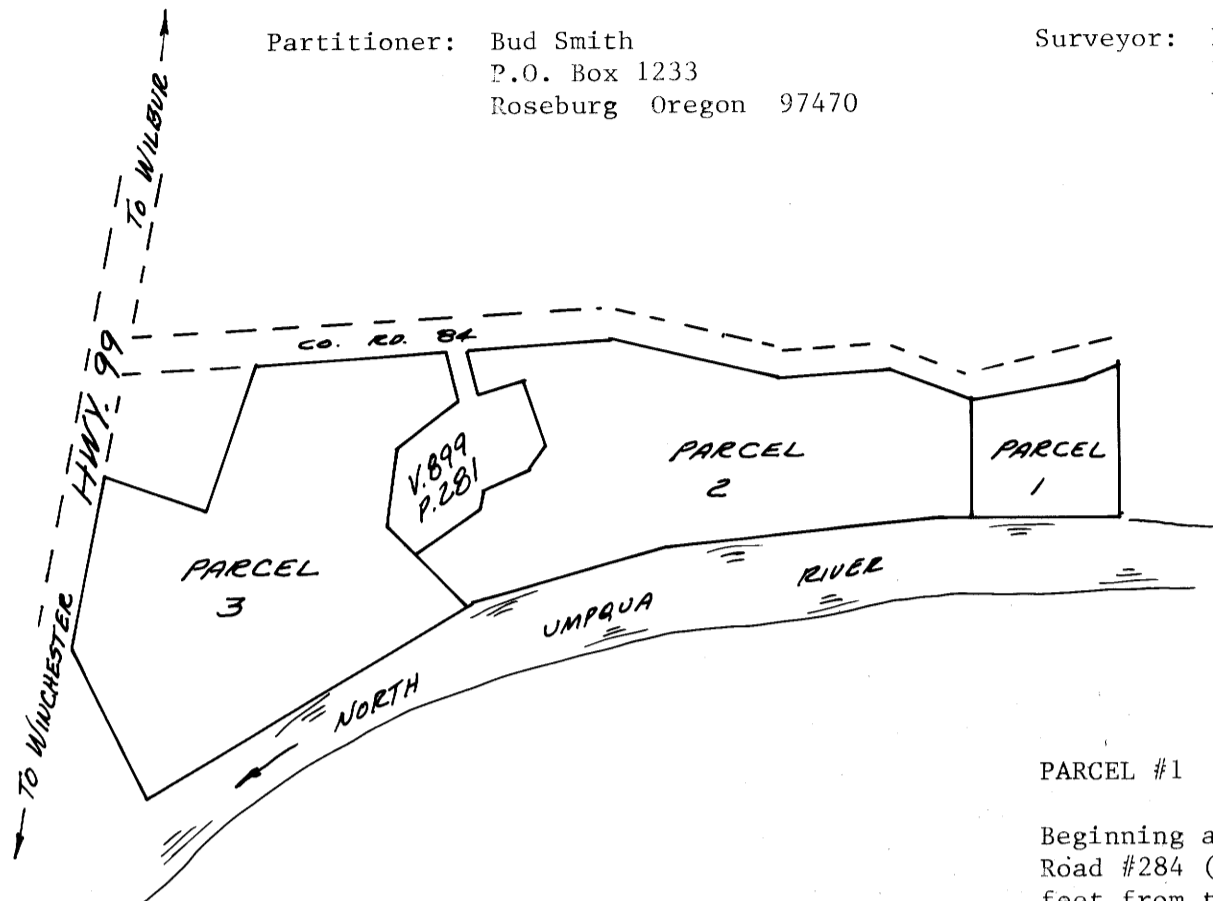
Zoned: R 1

Sewer: RUSA

Water: Umpqua Basin Water Assoc.

- Set 5/8" iron rod with cap Stamped "Bentz Survey Inc."

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE



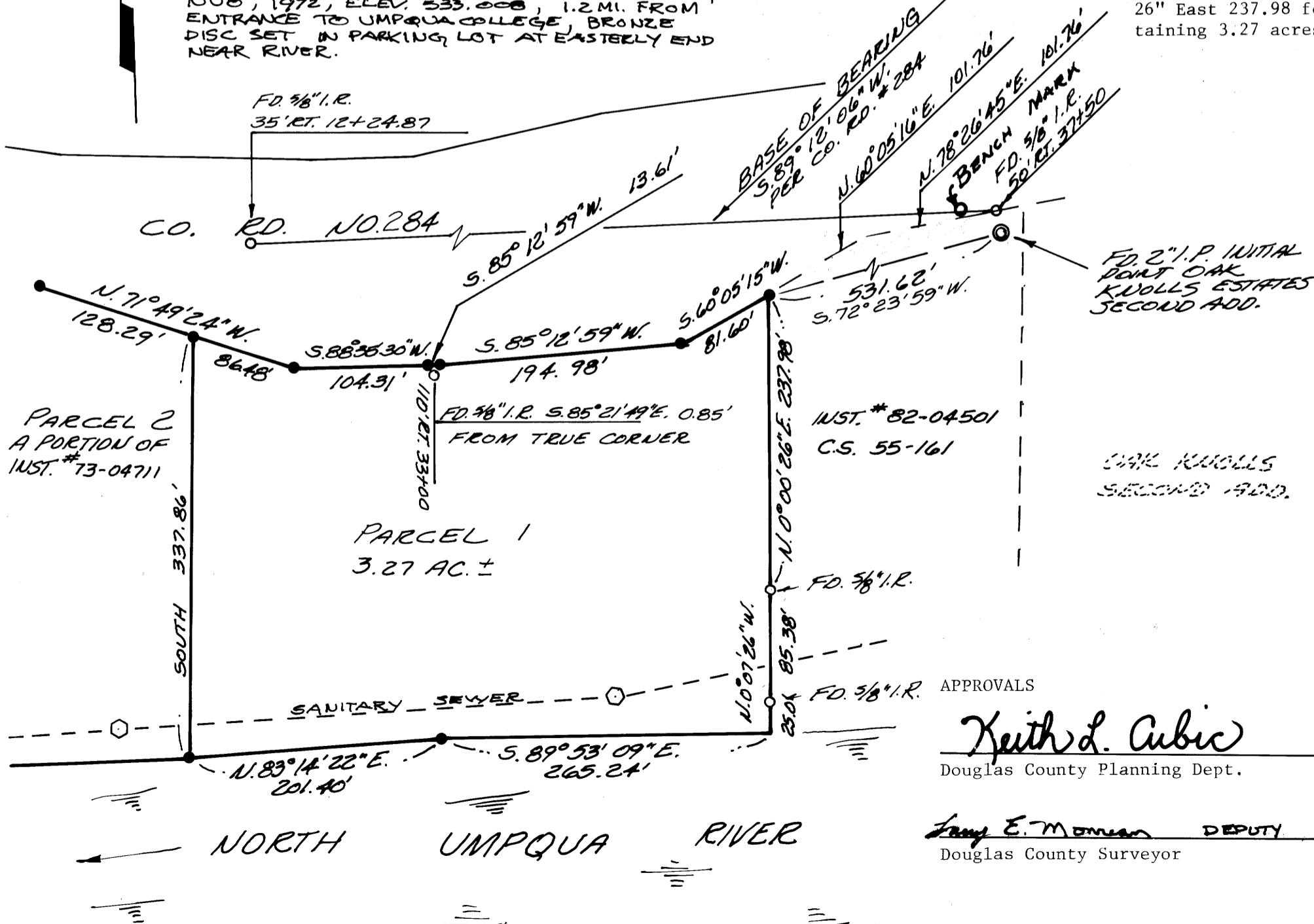
PARCEL #1

Beginning at a 5/8" iron rod with cap on the South Right of Way Line of County Road #284 (Umpqua College Road), said point bears South 72° 23' 59" West 531.62 feet from the Initial Point of Oak Knolls Estates Second Addition in South one half of Section 19, Township 26 South, Range 5 West, Willamette Meridian, Douglas County, Oregon said point also being the Northwest Corner of that parcel described in Instrument #82-04501 Douglas County Deed Records; thence along said South Right of Way Line the following: South 60° 05' 15" West 81.60 feet to a 5/8" iron rod with cap; thence South 85° 12' 59" West 194.98 feet to a 5/8" iron rod with cap; thence South 85° 12' 59" West 13.61 feet to a 5/8" iron rod with cap; thence South 88° 35' 30" West 104.31 feet to a 5/8" iron rod with cap; thence North 71° 49' 24" West 86.48 feet to a 5/8" iron rod with cap; said point bears South 78° 41' 10" West 991.02 feet from the said Initial Point of Oak Knolls Estates Second Addition; thence leaving said South Right of Way South 337.86 feet to a 5/8" iron rod with cap on the high bank of the North Umpqua River; thence generally along said high bank North 83° 14' 22" East 201.40 feet to a 5/8" iron rod with cap and South 89° 53' 09" East 265.24 feet to a point on the West Line at that parcel described in Instrument #82-04501; thence along said West Line North 0° 07' 26" West 25.00 feet to a 5/8" iron rod and North 0° 07' 26" West 85.38 feet to a 5/8" iron rod and North 0° 00' 26" East 237.98 feet to the point of beginning and containing 3.27 acres more or less.

BENCH MARK

Set a 2" x 36" galvanized iron pipe in concrete with brass cap marked "Hobi" RLS 839, 1985. Located 5' North of right of way fence at CRRW Sta. 37 + 25. Elevation: 530.10

Bench Mark bears North 89° 24' 40" West 25.53 feet from the 5/8" iron rod at CRRW Station 37 + 50 Rt. BENCHMARK: DOUGLAS CO. SURVEYOR'S OFFICE NUB, 1972, ELEV. 533.008, 1.2 MI. FROM ENTRANCE TO UMPQUA COLLEGE, BRONZE DISC SET IN PARKING LOT AT EASTELY END NEAR RIVER.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1983
DONALD A. BENTZ
839

NARRATIVE:

Existing monuments on South Right of Way of County Road #284 were used to compute remaining right of way points and also used for base of bearing (as noted). East Line of Parcel was determined from existing monuments. The approximate high bank of river was used for the South Line. West Line was determined by random survey. Field crew: Greg Lang and Jim Mason. Equipment: Wild T-1 and Red 1 EDM. Computations and drafting: Don Bentz and Mike Radcliffe

APPROVALS

Keith L. Cubic
Douglas County Planning Dept.

Lang E. Monahan DEPUTY
Douglas County Surveyor

3/8/85
Date

3-21-85
Date

Br 9- Pg 5A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M98-38B

A MINOR LAND PARTITION IN THE S.W. ¼ SECTION 19, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

Partitioner: Bud Smith
PO Box 1233
Roseburg Oregon 97470

Surveyor: Donald A. Bentz Inc.
PO Box 901
Winchester Oregon 97495

FILED
RECEIVED

MAR 21 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

STATE OF OREGON) ss
COUNTY OF DOUGLAS)

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:

1985 MAR 26 AM 9:41

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1909
DONALD A. BENTZ
839

BY Mary Beth
DEPUTY
NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

PARCEL #2

Beginning at a 5/8" iron rod with cap on the South Right of Way Line of County Road #284 (Umpqua College Road), said point bears South 78° 41' 10" West 991.02 feet from the initial point of Oak Knolls Estates Second Addition in the South one half of Section 19, Township 26 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence along said South Right of Way the following, North 71° 49' 24" West 128.29 feet to a 5/8" iron rod with cap, South 76° 21' 07" West 150.37 feet, South 86° 50' 16" West 164.95 feet, North 60° 52' 55" West 215.41 feet, thence North 82° 40' 59" West 199.16 feet, North 86° 42' 00" West 193.68 feet, North 89° 26' 49" West 138.72 feet, thence South 86° 14' 22" West 107.21 feet, and South 83° 33' 59" West 134.74 feet to a 5/8" iron rod with cap, said point also being the most northerly corner of that parcel described in Volume 899, Page 281, Douglas County Deed Records; thence along the easterly, northerly, and southeasterly lines of said parcel the following: South 17° 56' 01" East 127.04 feet, North 73° 38' 32" East 168.75 feet, South 17° 41' 13" East 202.33 feet to a 5/8" iron rod, South 50° 43' 29" West 117.63 feet to a 5/8" iron rod, South 69° 26' 54" West 126.66 feet to a 5/8" iron rod, South 21° 17' 18" West 49.99 feet to a 5/8" iron rod and South 49° 55' 07" West 172.84 feet to a 5/8" iron rod; thence leaving said southeasterly line South 43° 47' 30" East 273.87 feet to a 5/8" iron rod with cap on the high bank of the North Umpqua River, said point bears South 70° 05' 48" West 2445.39 feet from the said Initial Point of Oak Knolls Estates Second Addition; thence along the high bank of the North Umpqua River the following: North 64° 28' 57" East 286.83 feet; thence North 77° 18' 32" East 650.90 feet; thence North 87° 08' 52" East 406.06 feet to a 5/8" iron rod with cap; thence leaving said high bank North 337.86 feet to the point of beginning and containing 15.36 acres of land, more or less. All lying in Section 19, Township 26 South, Range 5 West, Willamette Meridian and Section 24 and Section 25, Township 26 South, Range 6 West, Willamette Meridian.

85- 3239

PARCEL #3

Beginning at a 5/8" iron rod with cap on the high bank of the North Umpqua River said point bears South 70° 05' 48" West 2445.39 feet from the Initial Point of Oak Knolls Estates Second Addition in the South one half of Section 24, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence leaving said high bank North 43° 47' 30" West 273.87 feet to a 5/8" iron rod at the most southerly corner of that property described in Volume 899, Page 281; thence along the southwesterly, northwesterly, and westerly line of said parcel the following: North 43° 47' 30" West 125.53 feet to a 5/8" iron rod; thence North 24° 09' 14" East 153.07 feet; thence North 37° 08' 21" East 233.14 feet; thence North 17° 56' 01" West 130.74 feet to a 5/8" iron rod with cap on the South Right of way Line of County Road No. 284 (Umpqua College Road); thence leaving said parcel and along said South Right of Way Line the following: South 83° 33' 59" West 468.96 feet to a 5/8" iron rod (35' right County Road right of way Station 12 + 24.87); thence along the arc of a 444.26 foot radius curve to the right (the chord of which bears South 85° 21' 20" West 27.74) 27.74 feet to a 5/8" iron rod with cap; thence leaving said county right of way line South 14° 07' 06" West 360.61 feet to a 1 1/4" iron pipe; thence North 74° 34' 54" West 185.52 feet to a 5/8" iron rod with cap; thence South 13° 19' 03" West 459.84 feet to a 5/8" iron rod; thence South 19° 25' 46" East 258.84 feet to a 5/8" iron rod; thence South 28° 34' 36" East 121.84 feet to a 5/8" iron rod with cap; South 33° 14' 49" East 80.19 feet; thence South 36° 33' East 50.40 feet to a point on the high bank of the North Umpqua River; thence along said high bank the following: North 50° 51' 18" East 530.12 feet and North 61° 42' 45" East 397.63 feet to the point of beginning and containing 16.02 acres of land, more or less, all lying in Section 24 and Section 25, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

EXCEPTING THE FOLLOWING DESCRIBED PARCEL: Beginning at a 5/8" iron rod with cap, said point bears South 67° 45' 19" West 3157.11 feet from the Initial Point of Oak Knolls Estates Second Addition; thence South 37° 36' East 25.70 feet to a 5/8" iron rod with cap; thence South 52° 36' 33" West 35.76 feet to a 5/8" iron rod with cap; thence North 37° 19' West 25.55 feet to a 5/8" iron rod with cap; thence North 52° 21' 44" East 35.64 feet to the point of beginning and containing 0.02 acres of land, more or less, all lying in Section 24 and Section 25, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon. Said parcel being that parcel described in Douglas County Deed Records Volume 391, Page 444.

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MAP FILE M98-38B

36.9-89.5B