

**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'

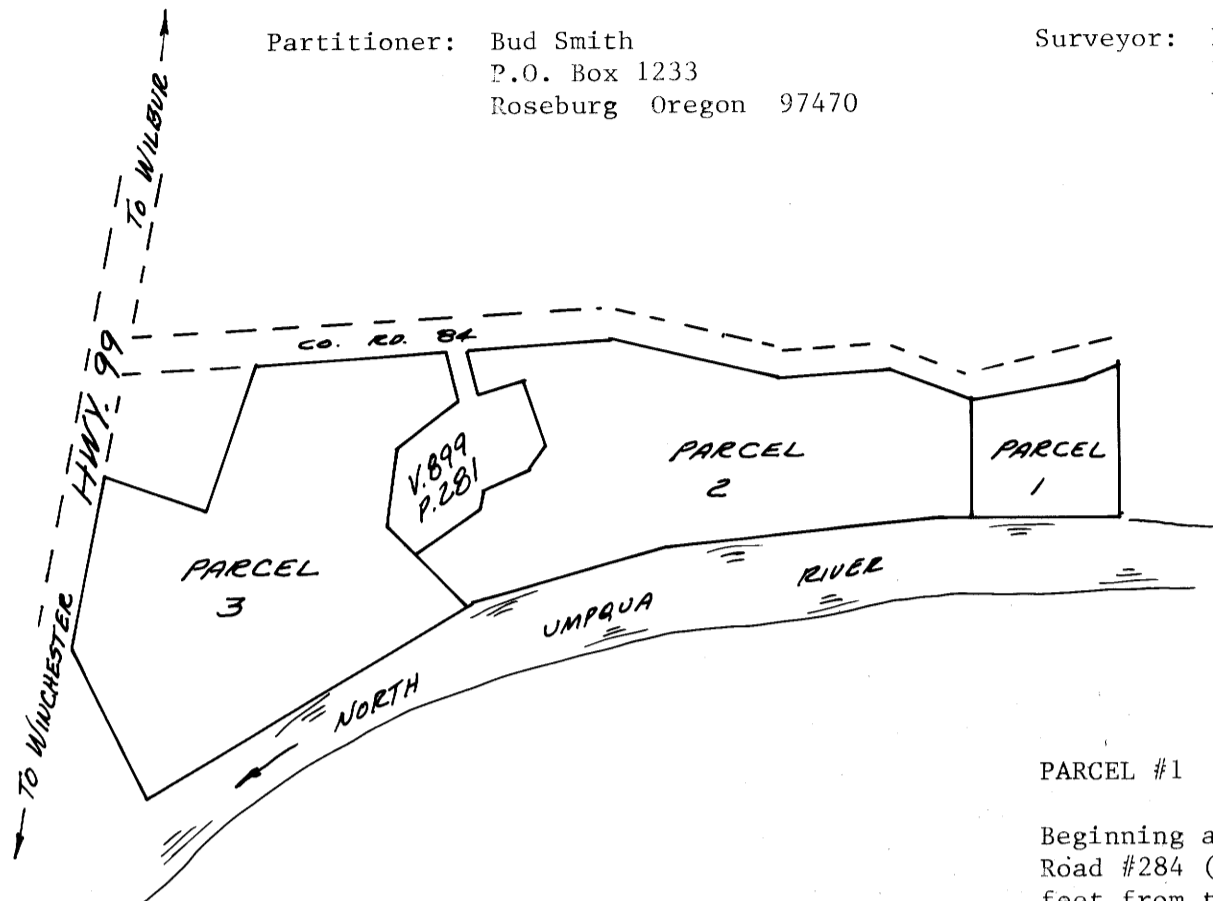
Zoned: R 1

Sewer: RUSA

Water: Umpqua Basin Water Assoc.

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

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE



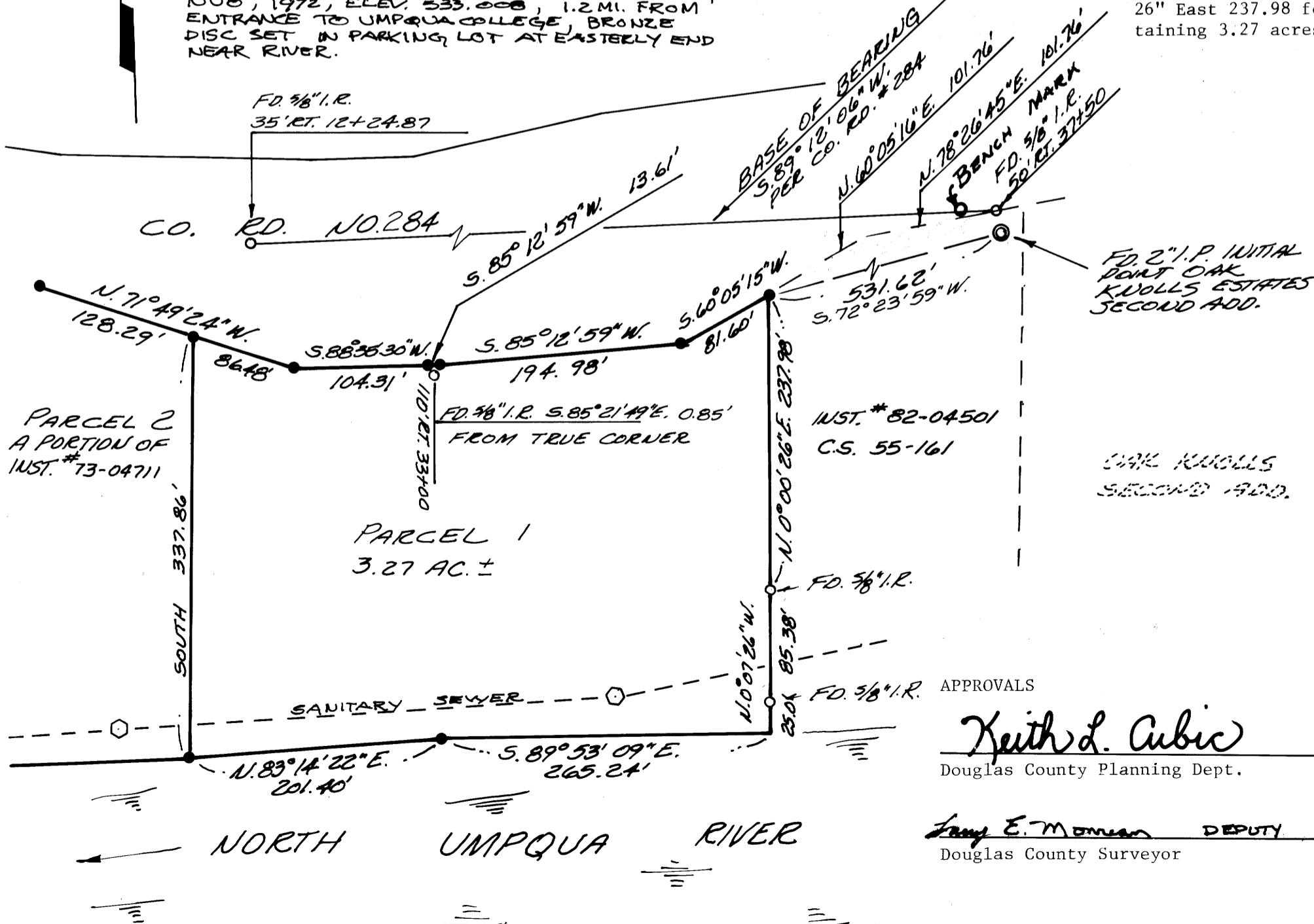
PARCEL #1

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. 533.000, 1.2 MI. FROM ENTRANCE TO UMPQUA COLLEGE, BRONZE DISC SET IN PARKING LOT AT EASTERLY 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