

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 )  
COUNTY OF DOUGLAS ) ss

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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