

A MINOR LAND PARTITION FOR WLOTT WOODRUFF
LYING IN THE S.W. 1/4 SECTION 19, T. 26 S., R. 5 W., W.M.
DOUGLAS COUNTY, OREGON.

FILED CMO
RECORDED *dl*

SHEET 1 OF 2

MAP FILE M 98-46A

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

SURVEY BY: CMO
DONALD A. BENTZ, INC.
P.O. BOX 901
WINCHESTER, OR. 97495
(503) 673-0166



NARRATIVE:

WEST LINE DETERMINED BY OAK KNOLLS ESTATES, SECOND ADDITION; NORTH LINE BY MONUMENTED RIGHT-OF-WAY; SOUTH LINE BY THE HIGH BANK OF THE NORTH UMPQUA RIVER; AND THE EAST LINE BY A RANDOM LINE THAT FOLLOWED PROPOSED LOT LINES FOR ANOTHER PHASE OF OAK KNOLLS ESTATES AS RECORDED IN INST. # 84-13761.

PARTITIONER:

SCOTT WOODRUFF
738 S.E. KAWE
ROSEBURG, OR. 97470
673-4166

OWNER: SAME

WATER: UMPQUA BASIN

SEWER: R.U.S.A.

ZONING: R-1

CURVE DATA:

CHORD	ARC	RADIUS	DELTA
A. N 60° 12' 22" E 44.25	44.25	2522.48	0° 58' 38"
B. N 71° 51' 25" E 155.98	156.06	1375.55	6° 30' 02"
C. N 81° 42' 27" E 316.19	316.89	1375.55	13° 11' 58"
D. S 89° 07' 41" E 123.18	123.19	1375.55	5° 07' 55"

LEGEND

- - SET 5/8" X 30" IRON ROD WITH CAP MARKED "BENTZ SURVEY INC."
- - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED.
- △ - COMPUTED POINT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 12, 1988
DONALD A. BENTZ
839

SCALE: 1" = 100'
OCTOBER 1984

M 98-46A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M98-46B

A MINOR LAND PARTITION FOR SCOTT WOODRUFF
LYING IN THE S.W. 1/4 SECTION 19, T. 26 S., R 5 W., W.M.
DOUGLAS COUNTY, OREGON.

PARCEL 1:

Beginning at a 5/8" iron rod at the Northeast corner of Oak Knolls Estates Second Addition as recorded in Volume 16, Page 62 A & B, Douglas County Plat Records, Douglas County, Oregon, said point being on the South right of way of Umpqua College Road (County Road No. 284) in Section 19, Township 26 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence along said South right of way the following: along the arc of a 2596.48 foot radius curve to the left (the chord of which bears North 69' 12' 22" East 44.25 feet) 44.25 feet to a 3/4" iron pipe, North 68' 34' 01" East 111.01 feet, along the arc of a 1375.55 foot radius curve to the right (the chord of which bears North 71' 51' 25" East 155.98 feet) 156.06 feet to a 5/8" iron rod; thence leaving said right of way South 515.96 feet to a 5/8" iron rod with cap; thence South 3' 10' 53" East 180.60 feet to a 5/8" iron rod with cap, said point also being the Southeast Corner of said Oak Knoll Estates Second Addition; thence along the Second Addition the following: North 6' 50' 06" West 294.09 feet to a 5/8" iron rod, North 20' 50' 16" West 162.33 feet to a 5/8" iron rod and North 18' 00' West 100.73 feet to the point of beginning and containing 3.15 acres of land, more or less. All lying in Section 19, Township 26 South, Range 5 West, Willamette Meridian, Douglas County, Oregon.

SUBJECT TO: Conditions and easements set forth in Volume 896, Page 861, Exhibit "B"

PARCEL 2:

Beginning at a 5/8" iron rod on the South right of way of Umpqua College Road (County Road No. 284) in Section 19, Township 26 South, Range 5 West, Willamette Meridian, Douglas County, Oregon. Said point bears North 69' 12' 22" East 44.25 feet, North 68' 34' 01" East 111.01 feet and North 71' 51' 25" East 155.98 feet from the Northeast Corner of Oak Knoll Estates Second Addition Volume 16, Page 62 A & B, Plat Records, Douglas County Oregon; thence following said South right of way along the arc of a 1375.55 foot radius curve to the right (the chord of which bears North 81' 42' 27" East 316.19 feet) 316.89 feet to a 5/8" iron rod with cap; thence leaving said South right of way South 22' 50' 07" West 330.96 feet to a 5/8" iron rod with cap; thence South 0' 04' 57" West 253.53 feet to a 5/8" iron rod with cap; thence South 1' 13' 18" East 235.33 feet to a 5/8" iron rod with cap on the high bank of the North Umpqua River; thence North 73' 49' 33" West 186.45 feet along said high bank to a 5/8" iron rod with cap; thence leaving said high bank North 3' 10' 53" West 180.60 feet to a 5/8" iron rod with cap; thence North 515.96 feet to the point of beginning and containing 3.52 acres more or less. All lying in Section 19, Township 26 South, Range 5 West, Willamette Meridian, Douglas County, Oregon.

SUBJECT TO: Conditions and easements set forth in Volume 896, Page 861, Exhibit "B".

PARCEL 3:

Beginning at a 5/8" iron rod on the South right of way of Umpqua College Road (County Road No. 284) in Section 19, Township 26 South, Range 5 West, Willamette Meridian, Douglas County, Oregon. Said point bears North 69' 12' 22" East 44.25 feet, North 68' 34' 01" East 111.01 feet, North 71' 51' 25" East 155.98 feet and North 81' 42' 27" East 316.19 feet from the Northeast Corner of Oak Knoll Estates Second Addition, Volume 16, Page 62 A & B Plat Records, Douglas County, Oregon; thence following said South right of way along the arc of a 1375.55 foot radius curve to the right (the chord of which bears South 89' 07' 41" East 123.15 feet) 123.19 feet to a 3/4" iron pipe, and South 86' 36' 09" East 85.00 feet to a 5/8" iron rod with cap; thence leaving said right of way South 108.91 feet to a 5/8" iron rod with cap; thence continuing South 111.71 feet to a 5/8" iron rod with cap; thence South 89' 19' 38" West 114.52 feet to a 5/8" iron rod with cap; thence South 10' 00' West 110.00 feet to a 5/8" iron rod with cap; thence continuing South 10' 00' West 110.00 feet to a 5/8" iron rod with cap; thence continuing South 281.80 feet to a 5/8" iron rod; thence continuing South 10.37 feet to a point on the high bank of the North Umpqua River; thence along said high bank the following: North 73' 07' 56" West 154.42 feet, and North 73' 49' 33" West 32.57 feet to a 5/8" iron rod with cap; thence leaving said high bank, North 1' 13' 18" West 235.33 feet to a 5/8" iron rod with cap; thence North 0' 04' 57" East 253.53 feet to a 5/8" iron rod with cap; thence North 22' 50' 07" East 330.96 feet to the point of beginning and containing 3.88 acres more or less. All lying in Section 19, Township 26 South, Range 5 West, Willamette Meridian, Douglas County, Oregon.

SUBJECT TO: Conditions and easements set forth in Volume 896, Page 861, Exhibit "B".

APPROVALS

Keith L. Cubic

3/21/85

Director of Douglas County Planning Dept.

Date

Larry E. Monson DEPUTY

4-8-85

Douglas County Surveyor

Date

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 APR -9 AM 8:29

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1968
DONALD A. BENTZ
839

BY Mary [Signature]
DEPUTY

NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

SHEET 2 OF 2

MAP FILE M98-46B

FILED CMO
RECEIVED
APR 8 1985
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
CMO

BR-9-Pg. 10B