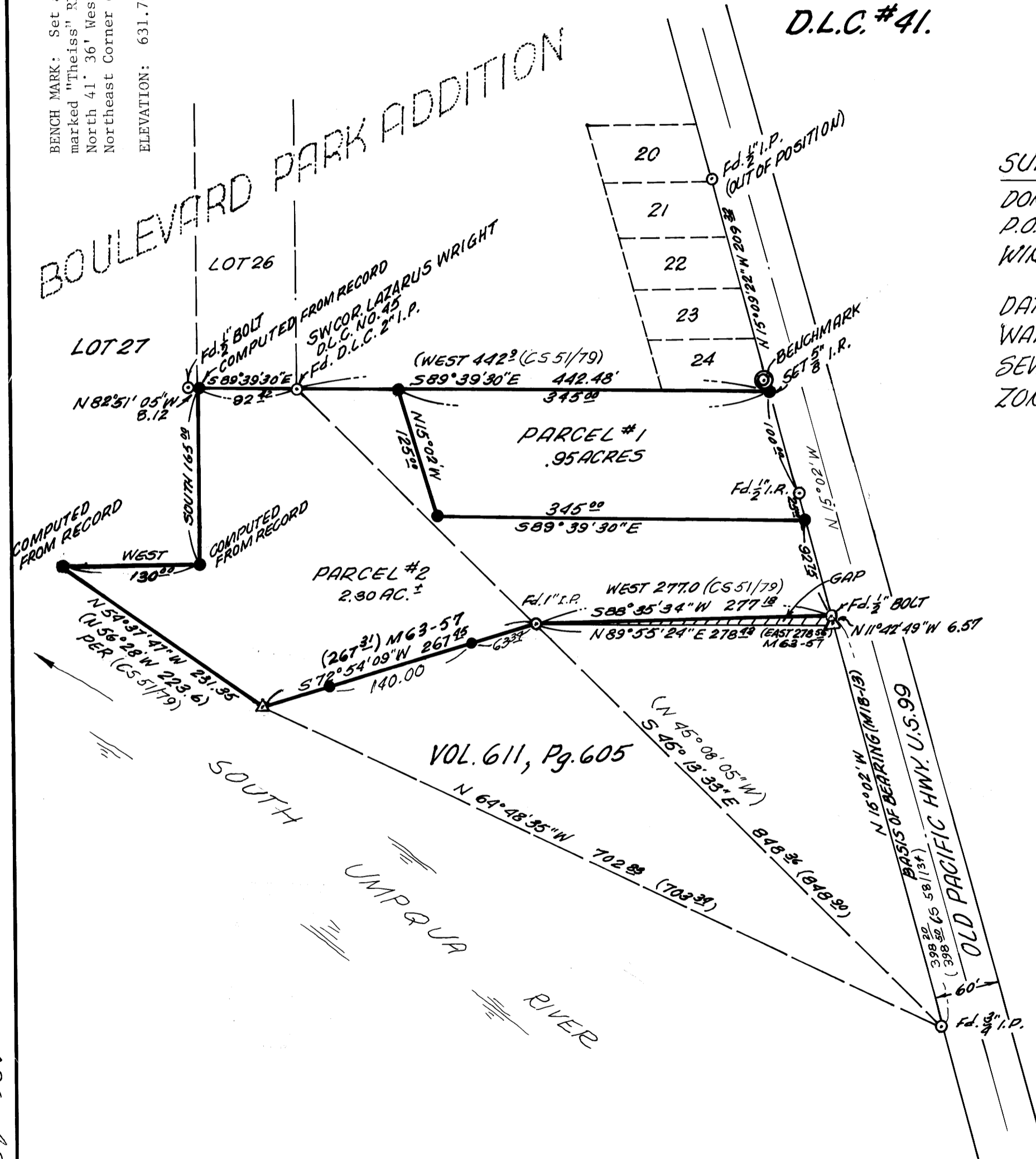


A MINOR LAND PARTITION FOR ROLAND THEISS
LOCATED IN THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ AND THE NW $\frac{1}{4}$ OF
THE SE $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 29 SOUTH,
RANGE 5 WEST, W.M. ALSO LOCATED IN JOHN ADAMS
D.L.C. #41.

CMO

BENCH MARK: Set a brass cap in concrete
marked "Theiss" RLS 839 1985 that bears
North 41° 36' West 11.18 feet from the
Northeast Corner of Parcel #1
ELEVATION: 631.70

BOULEVARD PARK ADDITION



SURVEYOR:
DONALD A. BENTZ
P.O. BOX 901
WINCHESTER, OR. 97195

PARTITIONER: CMO
ROLAND THEISS
P.O. BOX 874
MYRTLE CR, OR. 97157

DATE:
WATER: TRI-CITY WATER
SEWER: TRI-CITY SEWER
ZONE: C-2

LEGEND

- FOUND AS NOTED
- SET $\frac{5}{8}$ " x 30" IRON ROD/PLASTIC CAP MARKED "BENTZ SURV, WC."
- △ COMPUTED POINT



SCALE: 1"=100'
APRIL 2, 1985

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1982
DONALD A. BENTZ
839

MAP # 11798-48A

MAP FILE # 28-48A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M98-48B

A MINOR LAND PARTITION FOR ROLAND THEISS LOCATED IN THE
NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 28, TOWN-
SHIP 29 SOUTH, RANGE 5 WEST, W.M. ALSO LOCATED IN JOHN
ADAMS D.L.C. #41.

FILED CMO
RECEIVED *vl*
APR 11 1985
COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.
CMO

PARCEL #1

A .95 acre parcel in Section 28, Township 29 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows: Beginning at a 5/8" iron rod with plastic cap which bears South 89° 39' 30" East 97.48 feet from the Southwest corner of the Lazarus Wright Donation Land Claim #45, Douglas County, Oregon; thence South 89° 39' 30" East 345.00 feet to a 5/8" iron rod with plastic cap on the westerly right of way line of Old Pacific Highway #99. Thence South 15° 02' East 125.00 feet along said right of way to a 5/8" iron rod with plastic cap; thence leaving said right of way North 89° 39' 30" West 345.00 feet to a 5/8" iron rod with plastic cap; thence North 15° 02' West 125.00 feet to the point of beginning.

PARCEL #2

A 2.30 acre parcel in Section 28, Township 29 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows: Beginning at a 2" iron pipe at the Southwest Corner of the Lazarus Wright Donation Land Claim #45, Douglas County, Oregon; thence South 89° 39' 30" East 97.48 feet to a 5/8" iron rod with plastic cap; thence South 15° 02' East 125.00 feet to a 5/8" iron rod with plastic cap; thence South 89° 39' 30" East 345.00 feet to a 5/8" iron rod with plastic cap on the westerly right of way line of Old Pacific Highway #99; thence along said right of way South 15° 02' East 92.75 feet to a 1/2" bolt; thence leaving said right of way South 88° 35' 34" West 277.18 feet to a 1" iron pipe; thence South 72° 54' 09" West 267.45 feet; thence North 54° 37' 47" West 231.35 feet to a 5/8" iron rod with plastic cap on the South Line of Lot 27, Boulevard Park Addition; thence East 130.00 feet to a 5/8" iron rod with plastic cap at the Southeast Corner of aforementioned Lot 27; thence North along the East boundary of said Lot 27 165.00 feet to a 5/8" iron rod with plastic cap at the Southwest Corner of Lot 26, Boulevard Park Addition; thence South 89° 39' 30" East 92.42 feet along the South Line of said Lot 26 to the point of beginning.

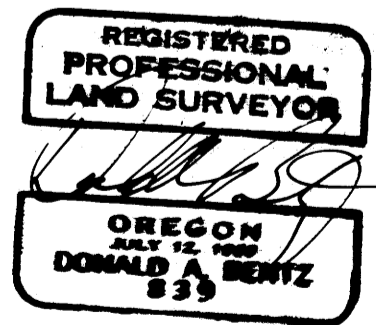
NARRATIVE:

Although no monuments were found to the North, there is plenty of evidence on survey's CS 58/131 and CS 58/134 to set the Northeast Corner of Parcel #1. Parcel #1 was positioned parallel to exterior boundaries with sides of 345.00 feet and 125.00 feet. The most southerly corner on Parcel # 2 was positioned by rotating M 63-57 to my survey with it's corner tie as a basis, and then computing the position of the said southerly corner from record. All the set monuments bordering Lot 27 Boulevard Park Addition computed from record (CS 51/79) due to lack of original monuments in the subdivision. Previous surveys indicate a gap as shown, a boundary line agreement is recommended as shown on M 63-57. The Northeast Corner of Parcel 1 was determined by using record distance (100.00 feet) from found 1/2" iron rod on Highway 99 right of way. The northwesterly lines were determined using record bearing and distance from the Southwest Corner of Donation Land Claim #45.
Field Crew: Greg Lang, Mike Radcliffe, Dave Delatte
Equipment: Wild T1 and RED1
Drafting: Don Stull

APPROVALS:

Keith L. Cubic 4/9/85
Director of Douglas County Planning Department Date

Francis L. Ingram 4-11-85
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 12 AM 11:12
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK
BY Mary E. Beal
DEPUTY
NO. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

85-3960