

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

05-86W FILE #113 AND FILE #198-50

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

Date: March 19, 1985

Scale: 1" = 100'

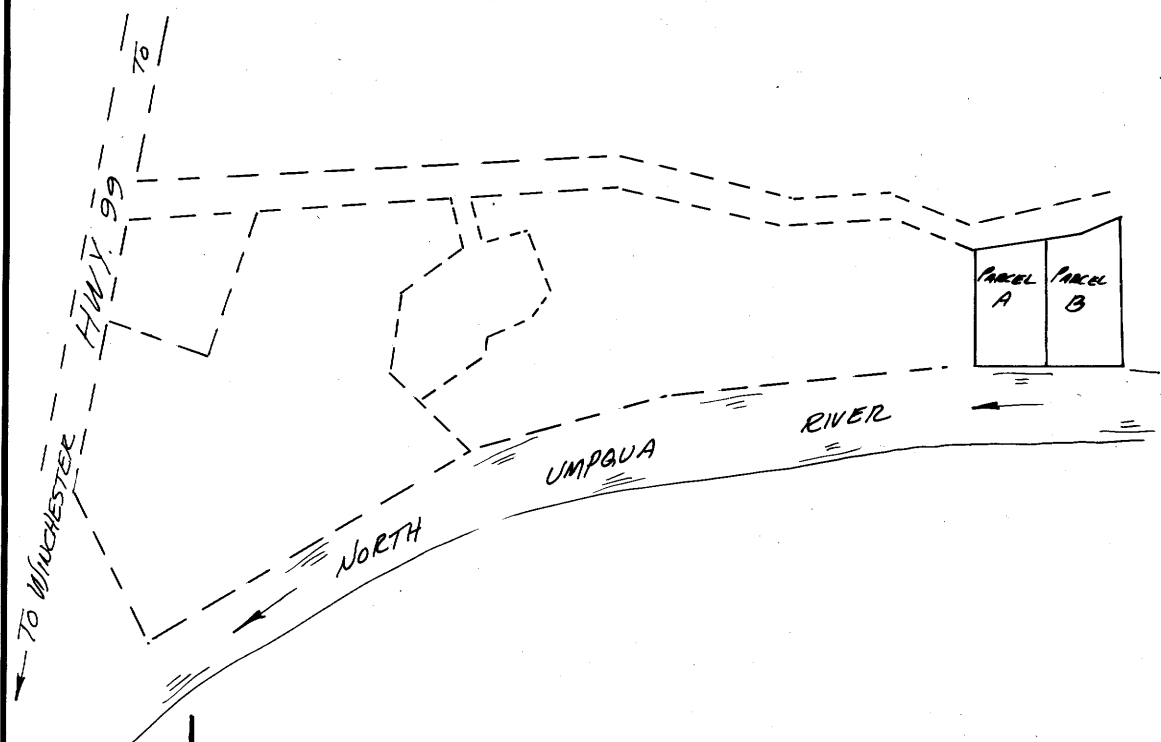
Zoned: R 1

Sewer: RUSA

Water: Umpqua Basin Water Assoc.

● Fd. 5/8" iron rod with plastic cap stamped "Bentz Survey Inc." unless otherwise noted.

FILED CMO
RECEIVED *h*
APR 16 1985
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
CMO



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.

PARCEL A

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 85° 12' 59" West 194.98 feet; South 60° 05' 15" West 81.60 feet, and South 72° 23' 59" West 531.62 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 leaving said South Right of Way South 290.87 feet to a 5/8" iron rod with cap on the high bank of the North Umpqua River; thence South 83° 14' 22" West 201.40 feet along said high bank to a 5/8" iron rod with cap; thence leaving said high bank North 337.86 feet to a 5/8" iron rod with cap on the South Right of Way of said County Road; thence along said South Right of Way the following; South 71° 49' 24" East 86.48 feet to a 5/8" iron rod with cap, North 88° 35' 30" East 104.31 feet to a 5/8" iron rod with cap, and North 85° 12' 59" East 13.61 feet to the point of beginning and containing 1.40 acres more or less. All lying in Section 19, Township 26 South, Range 5 West, Willamette Meridian.

PARCEL B

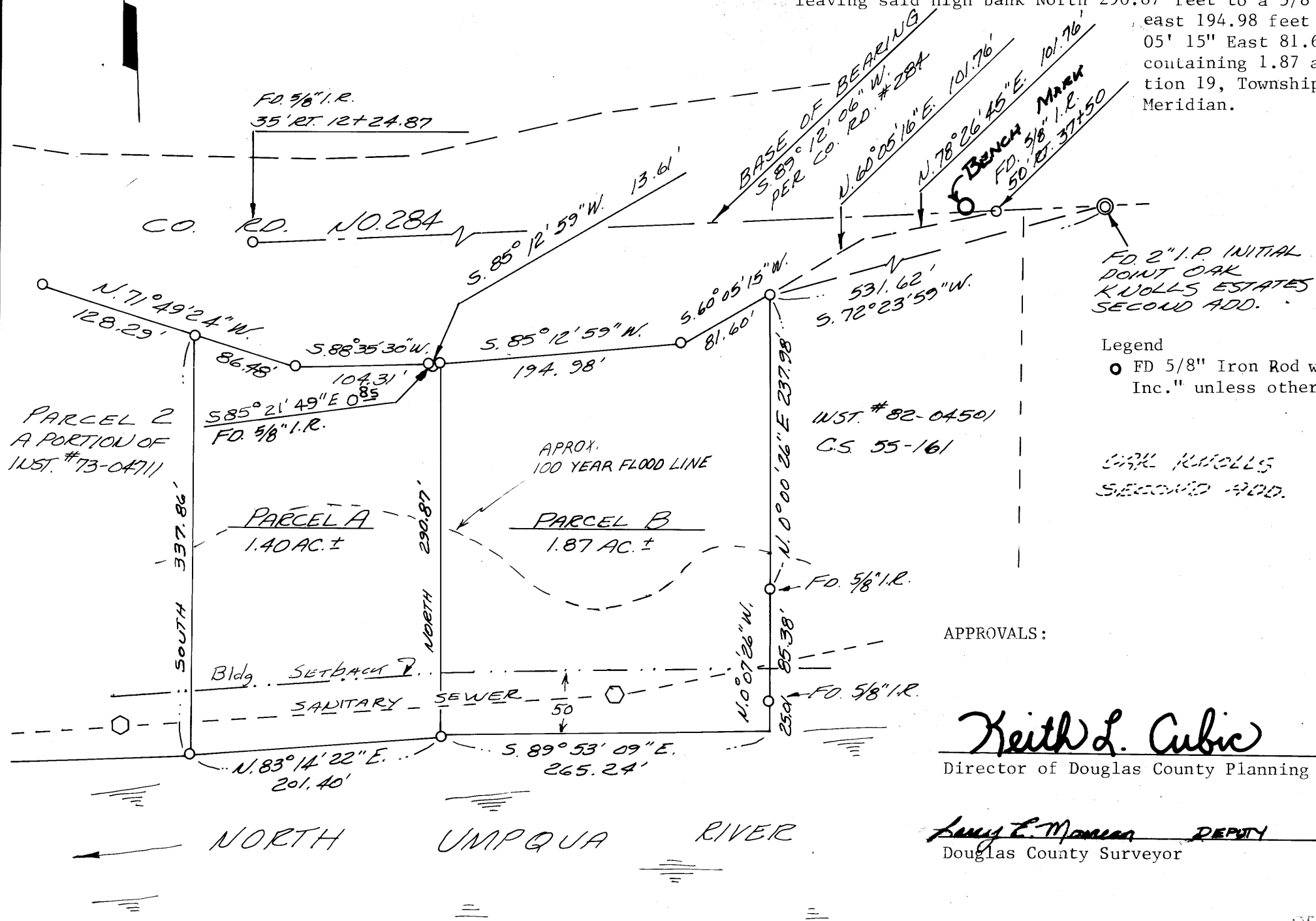
Beginning at a 5/8" iron rod with cap on the South Right of Way line of County Road #284 (Umpqua College Road) said point bears South 72° 23' 59" West 531.62 feet from the Initial Point of Oak Knolls Estates Second Addition in the South one half of Section 19, Township 26 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence leaving said South Right of Way along the West line of that parcel described in Instrument #82-04501, South 0° 00' 26" West 237.98 feet to a 5/8" iron rod; thence South 0° 07' 26" East 85.38 feet to a 5/8" iron rod; thence South 0° 07' 26" East 25.01 feet to a point on the high bank of the North Umpqua River; thence leaving said West line along said high bank North 89° 53' 09" West 265.24 feet to a 5/8" iron rod with cap; thence leaving said high bank North 290.87 feet to a 5/8" iron rod; thence North 85° 12' 59" East 194.98 feet to a 5/8" iron rod; thence North 60° 05' 15" East 81.60 feet to the point of beginning and containing 1.87 acres more or less. All lying in Section 19, Township 26 South, Range 5 West, Willamette Meridian.

NARRATIVE:

Perimeters determined by existing monuments. Reference M-90-64 for monuments and base of bearing. Field Crew: Greg Land and Jim Mason, Equipment: Wild T-1 and Red 1 EDM, Computation: Don Bentz, Drafting: Mike Radcliffe.

Legend

● FD 5/8" Iron Rod w/plastic cap marked "Bentz Surveying Inc." unless otherwise noted.



APPROVALS:

Keith L. Cubic
Director of Douglas County Planning

Amy E. Mason DEPUTY
Douglas County Surveyor

4/12/85
Date

4-16-85
Date

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
Donald A. Bentz
DONALD A. BENTZ
SURVEYOR

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 17 AM 9:17
DOUGLAS COUNTY CLERK

BY *Mary Lee*
DEPUTY
NO. _____ FEE *6.00*

DOUGLAS COUNTY OFFICIAL RECORDS
FILE # 198-50