

A MINOR LAND PARTITION LYING IN SW 1/4 SECTION 20 & SE 1/4 SECTION 19, T28N, R6W, W.M., COUNTY SURVEYORS FILE DATA DOUGLAS COUNTY, OREGON.

DO NOT REMOVE FROM OFFICE

FILED RECEIVED 11/7/84

OWNER & PARTITIONER:

ROBERT & LOUISE NICHOLLS 180 OLD BROOKWAY ROAD WINSTON, OR 97496

ZONING: EFU-4

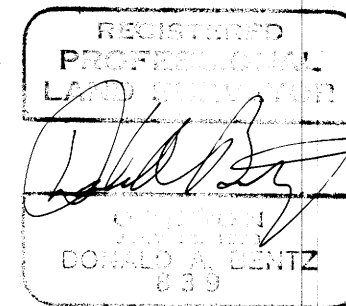
SEWER: SEPTIC SYSTEM

WATER: WINSTON-DILLARD WATER DISTRICT

SURVEY BY:

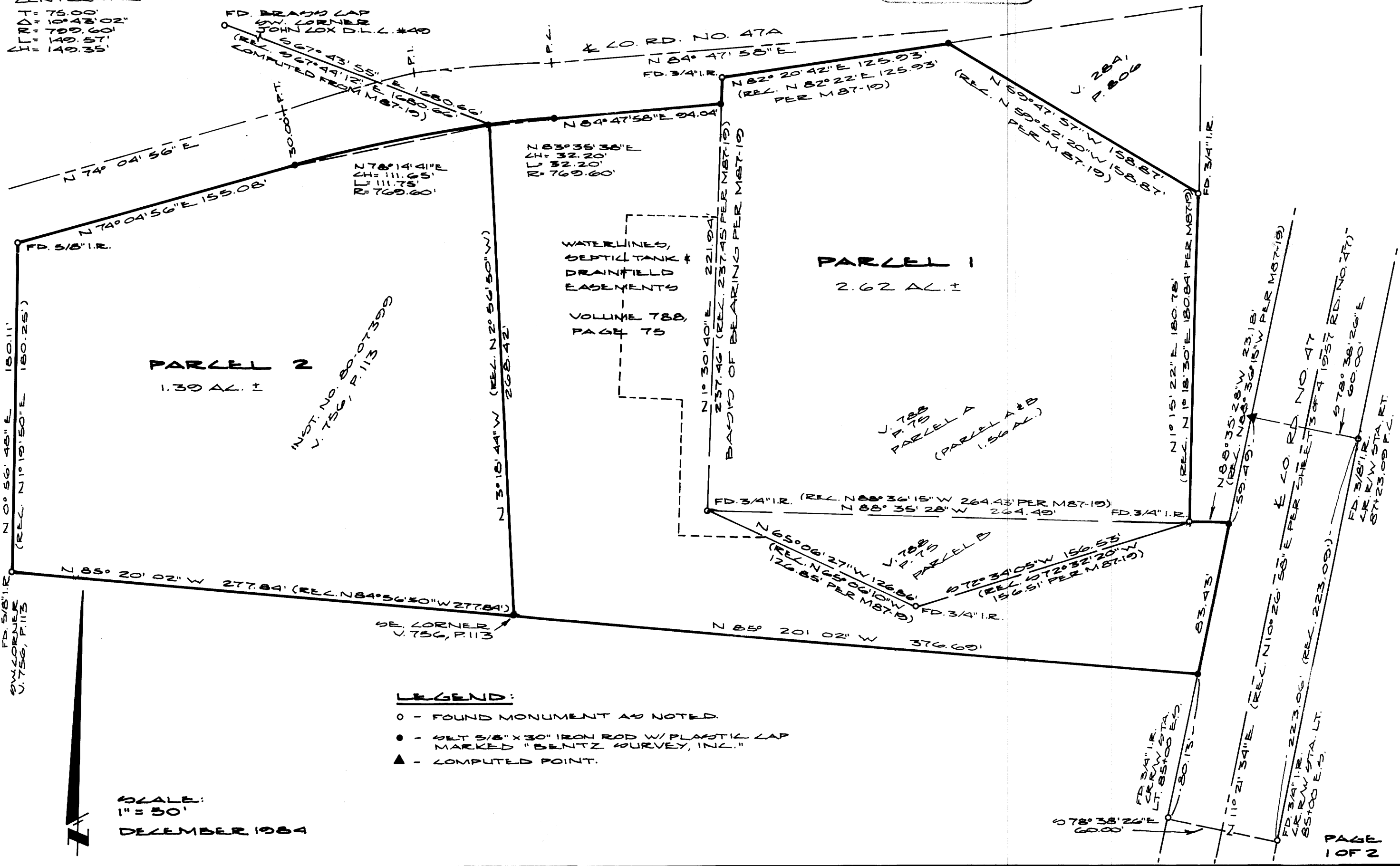
DONALD A. BENTZ, INC. POST OFFICE BOX 901 WINCHESTER, OR 97495 (503) 673-0166

COUNTY SURVEYOR DOUGLAS COUNTY, ORE.



CENTERLINE CURVE DATA:

T=75.00' L=139.42' 02" LTA=709.60' LTB=149.87' LTC=149.85'



LEGEND:

- - FOUND MONUMENT AS NOTED.
● - SET 5/8" X 30" IRON ROD W/ PLASTIC CAP MARKED "BENTZ SURVEY, INC."
▲ - COMPUTED POINT.

SCALE: 1" = 50' DECEMBER 1984

MAP FILE M 98-7A

MAP FILE M 98-7A

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED: *J*  
RECORDED: *JR*

MAP FILE N98-78

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREG.

A MINOR LAND PARTITION LYING IN SW 1/4 SECTION 20 & SE 1/4 SECTION 19, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

NARRATIVE:

All the monuments on the parcel described in Volume 788, Page 75, were found, except the most northerly corner. Its position was computed using distance-distance intersection, and it was reset. The most northerly set monument on County Road No. 47 was set by intersecting the south line of Volume 788, Page 75 (Parcel A) and the westerly right-of-way of County Road No. 47. The most southerly set monument on County Road No. 47 was set by intersecting the south line of Parcel 2 and the westerly right-of-way of County Road No. 47. All four monuments set on the south right-of-way of County Road No. 47A were set 30 feet south of the existing road centerline. The first was set on the west line of Volume 788, Page 75 (Parcel A). The second was set at the P.C., the third on the east line of that property described in Instrument No. 80-07399, and the fourth at the P.T. of the curve. The southeast corner of Parcel 2 was set by using a record angle at the southwest corner of that property described in Instrument No. 80-07399, and using the record distance of 277.84.

FIELD CREW: Greg Lang and Dave Delatte. EQUIPMENT USED: Wild T1 Theodolite and Red 1 Distancemeter. Computations by Donald A. Bentz. Drafting by Kelli Calderwood.

PARCEL 1

A parcel of land lying in the Southwest quarter of Section 20, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being more particularly described as follows:

All that property described in Volume 788, Page 75, Deed Records of Douglas County, Oregon.  
Also: Beginning at a point which bears South 67° 43' 55" East 1680.66 feet from the southwest corner of John Cox Donation Land Claim No. 49, Township 28 South, Range 6 West, Willamette Meridian, said point being on the southerly right-of-way line of County Road No. 47A; thence following said right-of-way line along the arc of a 769.60 foot radius curve to the right (the chord of which bears North 83° 35' 38" East 32.20 feet) 32.20 feet to a point; thence continuing along said right-of-way line North 84° 47' 58" East 94.04 feet to a point on the west line of that parcel described in Volume 788, Page 75, Deed Records of Douglas County, Oregon; thence following said west line South 1° 30' 40" West 221.94 feet to a 3/4 inch iron rod; thence South 65° 06' 27" East 126.86 feet to a 3/4 inch iron rod; thence North 72° 34' 05" East 156.53 feet to a 3/4 inch iron rod; thence South 88° 35' 28" East 23.18 feet to a point on the westerly right-of-way line of County Road No. 47; thence following said right-of-way line South 11° 21' 34" West 83.43 feet to a point; thence North 85° 20' 02" West 376.69 feet to a point which is the southeast corner of that property described in Volume 756, Page 113, Deed Records of Douglas County, Oregon; thence North 3° 18' 44" West 268.42 feet to the place of beginning. All lying in the Southwest quarter of Section 20 and the Southeast quarter of Section 19, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and containing 2.62 acres of land, more or less.

PARCEL 2

A parcel of land lying in the Southwest quarter of Section 20 and the Southeast quarter of Section 19, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being more particularly described as follows:

Beginning at a point which bears South 67° 43' 55" East 1680.66 feet from the southwest corner of John Cox Donation Land Claim No. 49, Township 28 South, Range 6 West, Willamette Meridian, said point being on the southerly right-of-way line of County Road No. 47A; thence leaving said right-of-way line South 3° 18' 44" East 268.42 feet to the southeast corner of that property described in Volume 756, Page 113, Deed Records of Douglas County, Oregon; thence North 85° 20' 02" West 277.84 feet to a 5/8 inch iron rod which is the southwest corner of said property described in Volume 756, Page 113; thence North 0° 56' 48" East 180.11 feet to a 5/8 inch iron rod on the southerly right-of-way line of County Road No. 47A; thence following said right-of-way line North 74° 04' 56" East 155.08 feet to a point; thence continuing along the southerly right-of-way of County Road No. 47A, along the arc of a 769.60 foot radius curve to the right (the chord of which bears North 78° 14' 41" East 111.65 feet) 111.75 feet to the place of beginning, and containing 1.39 acres, more or less.

APPROVALS:

*Francis L. Ingram*

Douglas County Surveyor

*1-7-85*

Date

*Keith L. Cubic*

Douglas County Planning Department

*1/2/85*

Date

STATE OF OREGON ) ss.  
COUNTY OF DOUGLAS )

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 JAN -7 PM 3:47

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1909  
DONALD A. BENTZ  
839

BY *Mary J. Deal*  
DEPUTY  
NO. \_\_\_\_\_ FEE *12.00*

DOUGLAS COUNTY OFFICIAL RECORDS

85- 239

PAGE  
2 OF 2

MAP FILE N98-78

*8-8-85*