

M99-15A

**MAJOR LAND PARTITION
IN N.W. 1/4, SEC. 27, T. 28 S., R. 7 W., W.M.,
DOUGLAS COUNTY, OREGON.**

FILED CMO
RECEIVED *ll*

JUL 29 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
CMO

PARTITIONER:

RICHARD C. & MARGARET M. ABODELLEY
213 CROXTON LANE
ROSEBURG, OREGON 97470

LEGAL OWNER OF RECORD:

RICHARD C. & MARGARET M. ABODELLEY

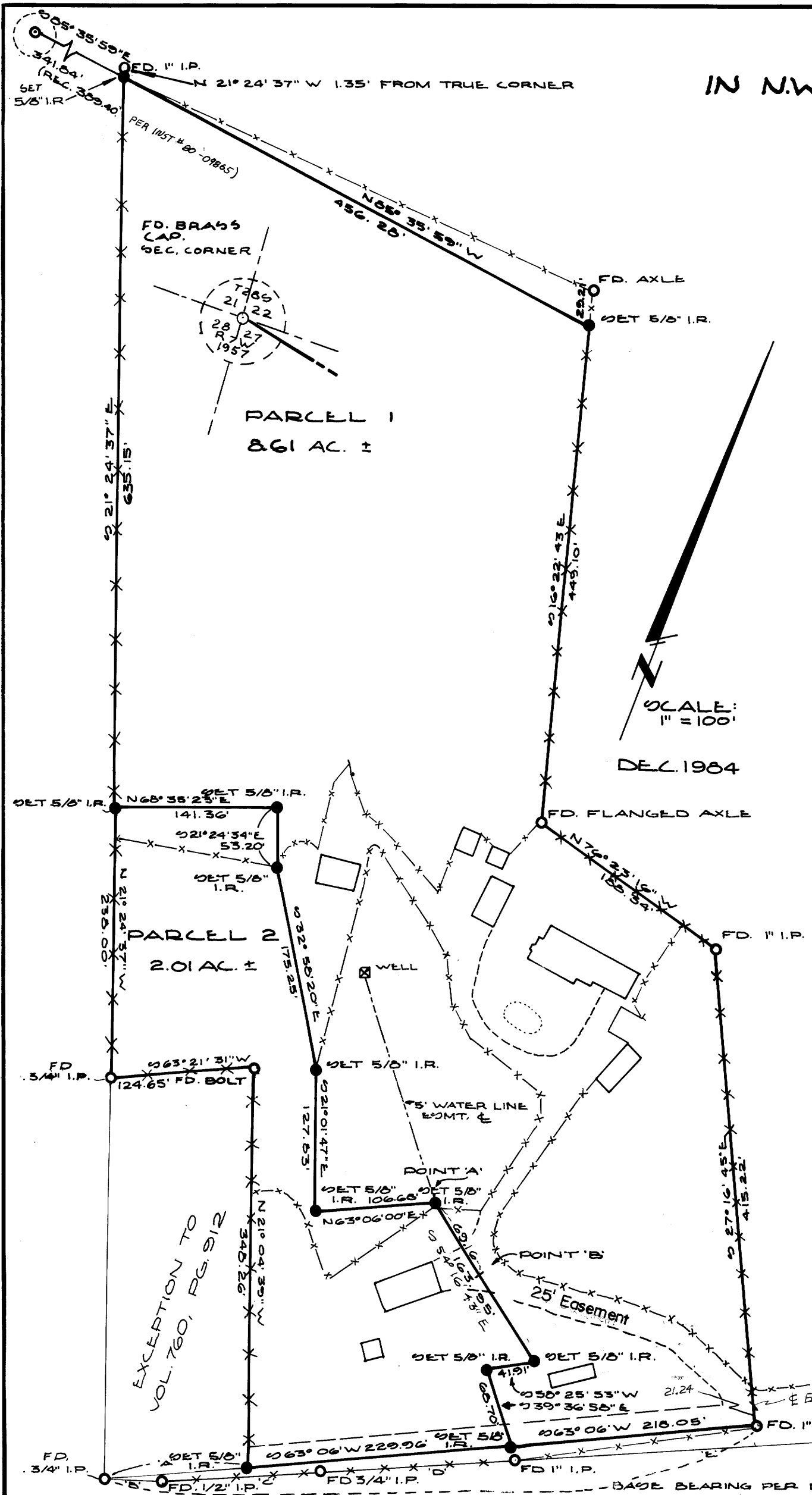
SURVEY BY:

DONALD A. BENTZ, INC.
POST OFFICE BOX 901
WINCHESTER, OREGON 97495

(503) 673-0166

NARRATIVE:

FIELD SURVEY BY GREG LANG & DAVE DELATTE. ALL EXISTING MONUMENTS TIED AND FOUND TO BE CLOSE TO DEED CALLS. TIE TO SECTION CORNER SOME 48' SHORT OF DEED CALLS; HOWEVER 1969 SURVEY SHOWS FENCE EXISTING ON PROPERTY BOUNDARY AND MONUMENTS AS WE FOUND THEM. PROPERTY WELL MONUMENTED AND FENCED. NORTH LINE REVISED DUE TO ENCROACHMENT ON NICHOLS BROS INC. PROPERTY; HOWEVER OLD MONUMENTS USED FOR NORTH-SOUTH ALIGNMENT. PROPERTY UNDOUBTEDLY SURVEYED BY UNLICENSED SURVEYOR, BUT MONUMENTS ARE CALLED OUT IN DEED. ALSO, MONUMENTS AND DEED CALLS DON'T AGREE WITH PREVIOUS SURVEYS ON THE SOUTHEASTERLY LINE; HOWEVER BASIS FOR ESTABLISHING LINE AS SHOWN ON OTHER SURVEYS VAGUE. SUGGEST ADJACENT OWNER EAST, WEST & SOUTH SIGN QUITCLAIMS TO RESOLVE PROPERTY LINE DISCREPANCIES PRIOR TO DEEDING PARCEL 1 OR 2. DRAFTING BY KELLI CALDERWOOD.



- LEGEND**
- 'A' N36° 06' 01" E
125.00'
 - 'B' S68° 14' 41" W
50.40'
 - 'C' S64° 54' 25" W
138.11'
 - 'D' S64° 54' 35" W
170.01'
 - 'E' S64° 25' 03" W
296.39'

● 5/8" x 30" IRON ROD
WITH CAP MKD.
DON BENTZ
SURV. INC.

ZONE: RR
SEWER: SEPTIC
WATER: WELL

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1969
DONALD A. BENTZ
839

EASEMENT 80-08100

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