COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M99-69A

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 NOV -5 AM 8 59

DOUGLAS COUNTY CLERK

BY Mary L Zent DEPUTY

NO. 85-13960 FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

A MAJOR LAND PARTITION FOR JACK AND CARMEN JOERS IN LOT 5 OF R.H.O.T. PLAT "H" IN THE SW¼ OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.

OWNER/PARTITIONER: JACK AND CARMEN JOERS
3159 STATE HIGHWAY #42
WINSTON, OREGON 97496

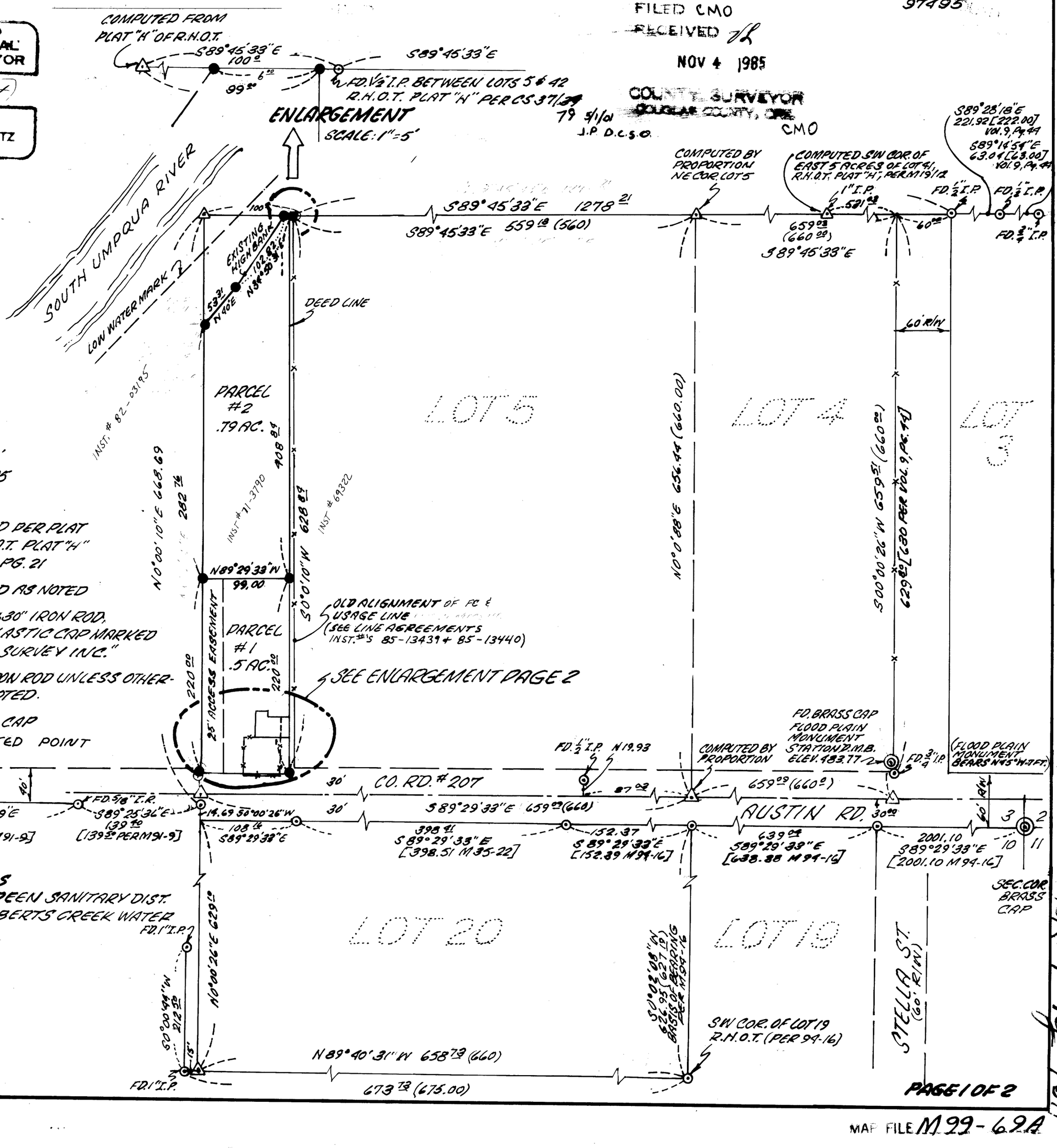
SURVEYED BY: DONALD A. BENTZ
P.O. BOX 901
WINCHESTER, OREGON
97495

FILED CMO
RECEIVED
NOV 4 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
CMO

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 12, 1982
DONALD A. BENTZ
839

79 5/1/01
J.P. D.C.S.O.



BK 9 PG 484

PAGE 1 OF 2

MAP FILE M99-69A

COUNTY SURVEYORS FILE DATA
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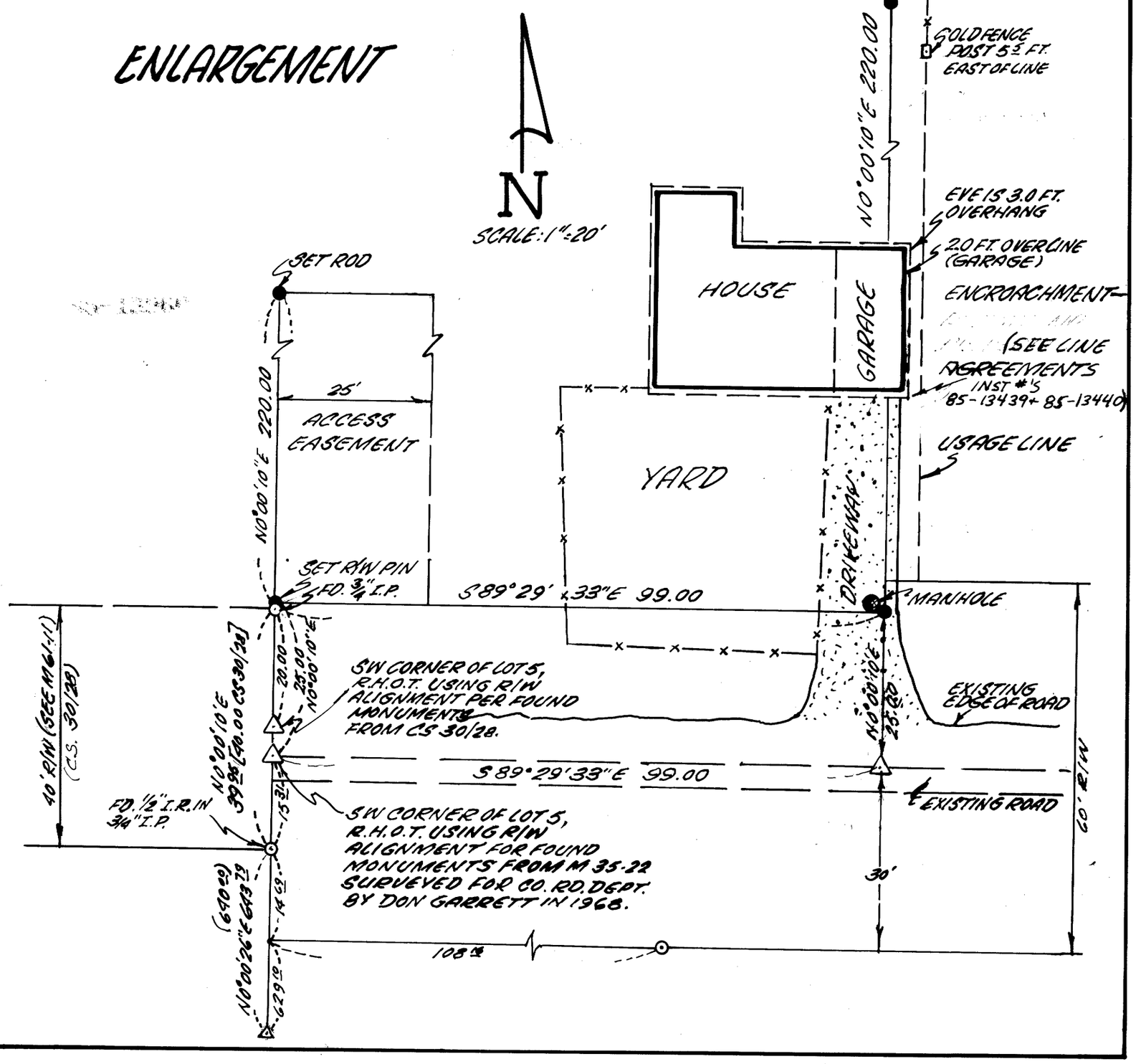
MAP FILE M99-69B

ENLARGEMENT



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 12, 1960 DONALD A. BENTZ 839

FILED CMO
RECEIVED
NOV 4 1985
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
CMO

NARRATIVE: The purpose of this survey is to create a major land partition in part of Lot 5, Plat "H", Roseburg Home Orchard Tracts. The northerly boundary of the total parcel was determined by the existing high bank. The South end of the West boundary was determined by a found monument set by Boyer (Note: This monument was used for alignment on the West Line but was not used for right of way alignment) and North end of the West boundary was determined by projecting record distance of 100.00 feet as computed from Plat "H", Roseburg Home Orchard Tract, westerly along the North Line of Lot 5 from a found 1½ iron pipe (See enlargement Page 1). The East boundary of the total parcel was determined to be 99.00 feet easterly of and parallel to the West boundary per Instrument #71-3790. The southerly boundary was determined by the right of way (See Volume 203, Page 604, Deed Records, Douglas County, Oregon). Austin Road right of way was monumented using monuments found per M 35-22 for alignment. M 35-22 was surveyed for the county road department by Don Garrett in 1968. Once the boundary was monumented, partition was created as shown.
NOTE: Encroachment of garage and concrete driveway. A property line agreement is recommended. ALSO NOTE: The corner tie of Instrument #71-3790 is 660' off, however, was qualified to the Southwest corner of Lot 5 Plat "H", Roseburg Home Orchard Tracts.
Field Crew: Greg Lang, Laurie Lang
Computations: Greg Lang
Drafting: Don Stull
Equipment used: Wild T1, Red 1

PARCEL #1

A parcel lying in Section 3, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows: Beginning at a 5/8" iron rod with plastic cap on the East Line of that property described in Instrument #82-03195 Deed Records, Douglas County, Oregon, which bears North 89° 29' 33" West 3299.08 feet, North 0° 00' 26" East 14.69 feet, and North 0° 00' 10" East 40.31 from the Section corner common to Sections 2, 3, 10, and 11, Township 28 South, Range 6 West, Willamette Meridian; thence along said East Line North 0° 00' 10" East 220.00 feet to a 5/8" iron rod with plastic cap; thence leaving said East Line South 89° 29' 33" East 99.00 feet to a 5/8" iron rod with plastic cap on the westerly line of that property described in Instrument #69322 Deed Records, Douglas County, Oregon; thence along said westerly line South 0° 00' 10" West 220.00 feet to the northerly right of way of Austin County Road #207; thence along said right of way North 89° 29' 33" West 99.00 feet to the point of beginning and containing .5 acres more of less. SUBJECT TO: An access easement described as: The westerly 25 feet of parcel #1 described above.

PARCEL #2

A parcel lying in Section 3, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being more particularly described as follows: Beginning at a 5/8" iron rod with plastic cap on the East Line of that property described in Instrument #82-03195 Deed Records, Douglas County, Oregon which bears North 89° 29' 33" West 3299.08 feet, North 0° 00' 26" East 14.69 feet, North 0° 00' 10" East 260.31 feet from the Section corner common to Sections 2, 3, 10, and 11, Township, 28 South, Range 6 West, Willamette Meridian; thence along said East Line North 0° 00' 10" East 282.76 feet to a 5/8" iron rod with plastic cap on the high bank of the South Umpqua River; thence along said high bank described in Instrument #71-3790 Deed Records, Douglas County, Oregon, the following courses: North 40° East 53.31 feet to a 5/8" iron rod withplastic cap and North 34° 50' 31" East 102.82 feet to a 5/8" iron rod with plastic cap on the northerly line of Lot 5, Plat "H", Roseburg Home Orchard Tracts; thence along said northerly line South 89° 45' 33" East 6.00 feet to the Northwest corner of that property described in Instrument #69322 Deed Records, Douglas County, Oregon; thence along the West Line of said Instrument #69322 South 0° 00' 10" West 408.84 feet to a 5/8" iron rod with plastic cap; thence leaving said West Line North 89° 29' 33" West 99.00 feet to the point of beginning and containing .79 acres more or less.*

*TOGETHER WITH: An access easement described as: The westerly 25 feet of parcel #1 described above.

Keith L. Cubic — 10/28/85
Director of Douglas County Planning Commission — Date

Francis L. Ingram — 11-4-85
Douglas County Surveyor — Date

MAP FILE M99-69B

BK 9 PG 48B