

MAP FILE M100-20A

**A MAJOR LAND PARTITION FOR WALLACE WILLRETT
IN NW 1/4 AND SW 1/4 OF SECTION 28, AND THE NE 1/4 AND
SE 1/4 OF SECTION 29, T26S, R6W, W.M. ALSO IN
GEORGE HANNAN D.L.C #42**

FILED

JAN 22 1986

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

OMO

CURVE INFO.
(SOUTH R/W)
R= 1397.40
CH= 287.15
Δ= 11°47'40"
L= 287.66

OWNER/PARTIONER:

WALLACE WILLRETT
885 SUNSET LANE
ROSEBURG, OR. 97470

SURVEYOR:

DONALD A. BENTZ
P.O. BOX 901
WINCHESTER, OR. 97495

ZONING: RR-5

WATER: UMPQUA BASIN WATER

SEWER: SEPTIC



SCALE: 1" = 200'
12-5-85

LEGEND:

- SET 5/8" x 30" I.R. / PLASTIC CAP MKD. "BENTZ SURV., INC."
- FOUND 5/8" I.R. UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN INSTR. # 85-6413.

THE COUNTY ROAD WAS POSITIONED PER FOUND MONUMENTS AS WAS THE WEST LINE OF THE TOTAL PARCEL.

NOTE: REVIEWING DEEDS AND SURVEY M 41-35 WE NOTED SOME DISCREPANCIES, HOWEVER, WE HELD WITH THE EAST LINE AS ESTABLISHED IN M 41-35 AND USED RECORD WIDTH PER DEED TO ESTABLISH THE EAST LINE OF THE PROPERTY SURVEYED HEREON. DUE TO THE DISCREPANCY A QUITCLAIM DEED WAS RECOMMENDED AND OBTAINED FROM THE OWNER TO THE WEST.

THE SOUTH LINE OF PARCEL #3 WAS LOCATED AS COMPUTED PER DEED TIE LINE ON M 41-35.

NOTE OVERLAP: WILLRETT PARCEL HAS SENIOR RIGHTS.

FIELD CREW: W. WILLRETT AND G. LANG
EQUIPMENT USED: WILD TI AND RED I DISTANCE METER

EXISTING EASEMENT
INST. #85-9939
(VOL. 928, PG. 413)

INST. #65-11129

NORTN 1738.05 (1738.32)
BASIS OF BEARING PER M 41-35

COMPUTED FROM
M 41-35 + M 60-1

QUITCLAIMED
PER INST. #85-15297

NORTH
(DEED RECORD NORTH)

INST. #75-4404

N 89°01'30" E
3791.28

1/2" I. PIPE
SW COR. HENRY EVANS
D.L.C. #3 AS
SHOWN BY
VIC McLIND
ON M 41-35
(SEE NOTE ON PAGES)

CORNER TIE
NW COR. D.L.C. #42
FD. BRASS CAP.

FD. 5/8" I.R. WHICH
BEARS N 86°02'02" W
265.87 FT. FROM THE
SE CORNER OF
PARCEL #3

WEST 520.00
DEED OVERLAP

COMPUTED DEED TIE LINE
FROM DEED PER M 41-35
RECORD

RECOMMEND
LINE AGREEMENT
DUE TO DISCREPANCY AT
SW COR. HENRY EVANS
D.L.C. #3

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald A. Bentz

OREGON
JULY 12, 1968
DONALD A. BENTZ
839

PR 9-11-85

MAP FILE M100 - 20.8

LEGAL DESCRIPTIONS

PARCEL 1

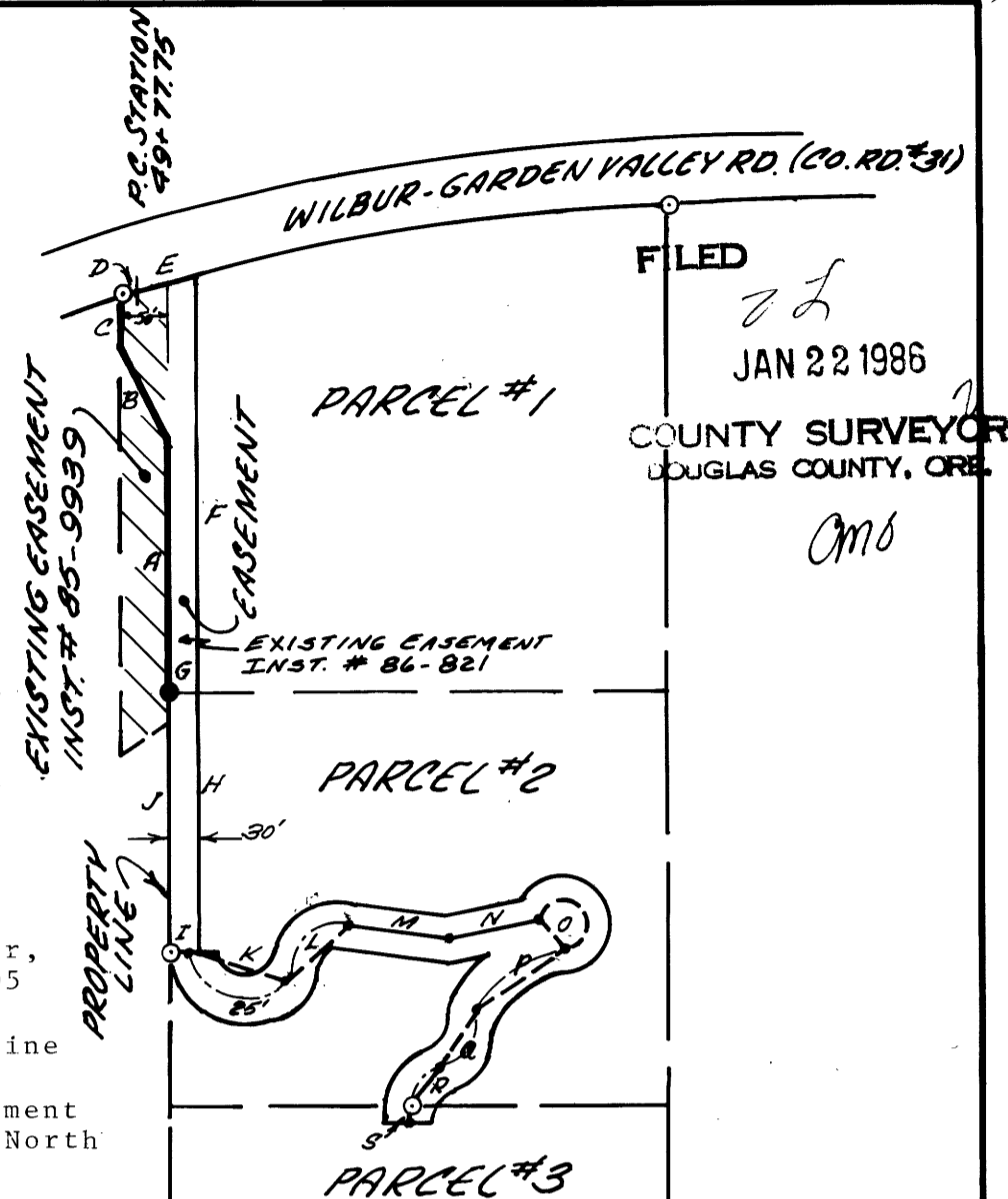
A parcel lying in Section 28 and 29 Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows: Beginning at a 5/8" iron rod with plastic cap on the East Line of Piercey as surveyed and defined in Victor McLind's survey dated March 1971, and recorded with Douglas County Surveyor, file M 41-35, said point bears South 56' 22' 00" West 3997.77 feet, and North 1313.05 feet from the Southwest corner of Henry Evans D.L.C. number 43 said Township and Range; thence along said East Line of Piercey Tract North 425.00 feet to a 5/8" iron rod on the southerly right-of-way of the Wilbur Garden Valley County Road (Co. Rd. #31). Thence along said right-of-way the following; Along the arc of a 1397.40 foot radius curve to the right (the chord of which bears North 78' 36' East 287.15 feet) 287.66 feet to a 3/4" iron rod; thence continuing along said southerly right-of-way North 84' 30' 46" East 239.61 feet to a 5/8" iron rod with plastic cap at the Northwest corner of the property described in Instrument #75-4404 Deed Records, Douglas County, Oregon; thence South 504.67 feet along the West Line of said Instrument #75-4404 to a 5/8" iron rod with plastic cap; thence West 520.00 feet to the point of beginning and containing 5.66 acres more or less.

SUBJECT TO: A nonexclusive access easement described as follows: Beginning at a 5/8" iron rod with plastic cap on the East Line of Piercey as surveyed and defined in Victor McLind's survey dated March 1971, and recorded with Douglas County Surveyor, file M 41-35, said point bears South 56' 22' 00" West 3997.77 feet, and North 1313.05 feet from the Southwest corner of Henry Evans D.L.C. number 43, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along said East Line of Piercey North 258.46 feet; thence leaving said East Line North 26' 33' 54" West 111.80 feet to a point on the westerly boundary of that easement described in Instrument #85-9939 Deed Records, Douglas County, Oregon; thence along said westerly boundary North 50.00 feet to a 5/8" iron rod on the southerly right-of-way line of County Road #31; thence along said right-of-way the following: North 71' 04' 25" East 12.51 feet and along the arc of a 1397.40 foot radius curve to the right (the chord of which bears North 72' 31' 52" East 71.47 feet) 71.48 feet; thence leaving said right-of-way South 433.97 feet to a point on the South Line of Parcel #1 as shown hereon; thence along said South Line West 30.00 feet to the point of beginning.

PARCEL 2

A parcel lying in Section 28 and 29 Township 26 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 Piercey as surveyed and defined in Victor McLind's survey dated March 1971, and recorded with Douglas County Surveyor, file M 41-35, said point bears South 56' 22' 00" West 3997.77 feet, and North 1313.05 feet from the Southwest corner of Henry Evans D.L.C. number 43 said Township and Range; thence East 520.00 feet to a 5/8" iron rod with plastic cap on the West Line of that property described in Instrument #75-4404 Deed Records, Douglas County, Oregon; thence along said West Line South 430.00 feet to a 5/8" iron rod with plastic cap; thence West 520.00 feet to a 5/8" iron rod with plastic cap on the aforementioned East Line of Piercey; thence along said East Line North 430.00 feet to the point of beginning and containing 5.13 acres more or less.

SUBJECT TO: A nonexclusive access easement described as follows: Beginning at a 5/8" iron rod with plastic cap on the East Line of Piercey as surveyed and defined in Victor McLind's survey dated March 1971, and recorded with Douglas County Surveyor, file M 41-35, said point bears South 56' 22' 00" West 3997.77 feet, and North 1313.05 feet from the Southwest corner of Henry Evans D.L.C. number 43, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence leaving said East Line of Piercey along the South Line of Parcel #1 as shown hereon East 30.00 feet; thence South and parallel to the said East Line of Piercey 272.47 feet; thence West 5.00 feet to a point to be further referred to as point "A" in this legal description; thence West 25.00 feet to a 5/8" iron rod on the aforementioned East Line of Piercey Tract; thence North 272.47 feet to the place of beginning. Also a 50 foot wide nonexclusive access easement being 25 feet either side of the following described centerline: Beginning at the point referred to as point "A" above; thence along the arc of a 60 foot radius non-radial curve to the left (the long chord of which bears South 74' 04' 57" East 101.97 feet) 121.86 feet; thence along the arc of a 60 foot radius non-radial curve to the right (the long chord of which bears North 48' East 78.98 feet) 86.21 feet; thence South 82' East 103.64 feet; thence North 78' East 99.71 feet; thence along the arc of a 25 foot radius non-radial curve to the right (the long chord of which bears South 41' East 43.17 feet) 104.98 feet; thence along the arc of a 113 foot radius non-radial curve to the left (the long chord of which bears South 55' West 112.73 feet) 118.02 feet; thence along the arc of a 50 foot radius non-radial curve to the right (the long chord of which bears South 37' West 70.17 feet) 77.78 feet; thence along the arc of a 65 foot radius curve to the left (the long chord of which bears South 32' West 50.72 feet) 52.10 feet; thence South 2' West 10.00 feet and there terminating.



BEARING	DISTANCE	RADIUS (FT.)	ARC (FT.)
A NORTH	258.46		
B N26°33'54"W	111.80		
C NORTH	50.00		
D N71°04'25"E	12.51		
E (S72°31'52"W	71.47 CHORD)	(1397.40 RADIUS)	
F SOUTH	433.97		
G WEST	30.00		
H SOUTH	272.47		
I WEST	30.00		
J NORTH	272.47		
K (S74°04'57"E	101.97 CHORD)	(60.00 RADIUS)	
L (N48°E	78.98 CHORD)	(60.00 RADIUS)	
M S82°E	103.64		
N N78°E	99.71		
O (S41°E	43.17 CHORD)	(25.00 RADIUS)	(104.98 ARC)
P (S55°W	112.73 CHORD)	(113.00 RADIUS)	
Q (S37°W	77.78 CHORD)	(50.00 RADIUS)	
R (S32°W	52.10 CHORD)	(65.00 RADIUS)	
S 92°W	10.00		

REGISTERED PROFESSIONAL LAND SURVEYOR
DONALD A. BENTZ
OREGON JULY 12, 1966
839

Handwritten notes and signatures on the right margin.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

502-271N

FILED

JAN 22 1986

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

TOGETHER WITH: A nonexclusive access easement described as follows: Beginning at a 5/8" iron rod with plastic cap on the East Line of Piercey as surveyed and defined in Victor McLind's survey dated March 1971, and recorded with Douglas County Surveyor, file M 41-35, said point bears South 56' 22' 00" West 3997.77 feet, and North 1313.05 feet from the Southwest corner of Henry Evans D.L.C. number 43, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along said East Line of Piercey North 258.46 feet; thence leaving said East Line North 26' 33' 54" West 111.80 feet to a point on the westerly boundary of that easement described in Instrument #85-9939 Deed Records, Douglas County, Oregon; thence along said westerly boundary North 50.00 feet to a 5/8" iron rod on the southerly right-of-way line of County Road #31; thence along said right-of-way the following: North 71' 04' 25" East 12.51 feet and along the arc of a 1397.40 foot radius curve to the right (the chord of which bears North 72' 31' 52" East 71.47 feet) 71.48 feet; thence leaving said right-of-way South 433.97 feet to a point on the South Line of Parcel #1 as shown hereon; thence along said South Line West 30.00 feet to the point of beginning.

PARCEL 3

A parcel lying in Section 28 and 29 Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being more particularly described as follows: Beginning at a 5/8" iron rod on the East Line of Piercey as surveyed and defined in Victor McLind's survey dated March 1971, and recorded with Douglas County Surveyor, file M 41-35, said point bears South 56' 22' 00" West 3997.77 feet from the Southwest corner of Henry Evans D.L.C. number 43 said Township and Range; thence along said East Line of Piercey North 883.05 feet to a 5/8" iron rod with plastic cap; thence East 520.00 feet to a 5/8" iron rod with plastic cap on the West Line of the property described in Instrument #75-4404 Deed Records, Douglas County, Oregon; thence along said West Line South 883.05 feet to a 5/8" iron rod with plastic cap; thence West 520.00 feet to the place of beginning (said beginning point being the Southeast corner of Piercey as surveyed and defined in Victor McLind's survey dated March 1971, and recorded with Douglas County Surveyor, file M 41-35) and containing 10.54 acres more or less.

TOGETHER WITH: A nonexclusive access easement described as follows: Beginning at a 5/8" iron rod with plastic cap on the East Line of Piercey as surveyed and defined in Victor McLind's survey dated March 1971, and recorded with Douglas County Surveyor, file M 41-35, said point bears South 56' 22' 00" West 3997.77 feet and North 1313.05 feet from the Southwest corner of Henry Evans D.L.C. number 43, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence leaving said East Line of Piercey along the South Line of Parcel #1 as shown hereon East 30.00 feet; thence South and parallel to the said East Line of Piercey 272.47 feet; thence West 5.00 feet to a point to be further referred to as point "A" in this legal description; thence West 25.00 feet to a 5/8" iron rod on the aforementioned East Line of Piercey Tract; thence North 272.47 feet to the place of beginning. Also a 50 foot wide nonexclusive access easement being 25 feet either side of the following described centerline: Beginning at the point referred to as point "A" above; thence along the arc of a 60 foot radius non-radial curve to the left (the long chord of which bears South 74' 04' 57" East 101.97 feet) 121.86 feet; thence along the arc of a 60' foot radius non-radial curve to the right (the long chord of which bears North 48' East 78.98 feet) 86.21 feet; thence South 82' East 103.64 feet; thence North 78' East 99.71 feet; thence along the arc of a 25 foot radius non-radial curve to the right (the long chord of which bears South 41' East 43.17 feet) 104.98 feet; thence along the arc of a 113 foot radius non-radial curve to the left (the long chord of which bears South 55' West 112.73 feet) 118.02 feet; thence along the arc of a 50 foot radius non-radial curve to the right (the long chord of which bears South 37' West 70.17 feet) 77.78 feet; thence along the arc of a 65 foot radius curve to the left (the long chord of which bears South 32' West 50.72 feet) 52.10 feet; thence South 2' West. 10.00 feet and there terminating.

ALSO TOGETHER WITH: A nonexclusive access easement described as follows: Beginning at a 5/8" iron rod with plastic cap on the East Line of Piercey as surveyed and defined in Victor McLind's survey dated March 1971, and recorded with Douglas County Surveyor, file M 41-35, said point bears South 56' 22' 00" West 3997.77 feet and North 1313.05 feet from the Southwest Corner of Henry Evans D.L.C. number 43, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along said East Line of Piercey North 258.46 feet; thence leaving said East Line North 26' 33' 54" West 111.80 feet to a point on the westerly boundary of that easement described in Instrument #85-9939 Deed Records, Douglas County, Oregon; thence along said westerly boundary North 50.00 feet to a 5/8" iron rod on the southerly right-of-way line of County Road #31; thence along said right-of-way the following: North 71' 04' 25" East 12.51 feet and along the arc of a 1397.40 foot radius curve to the right (the chord of which bears North 72' 31' 52" East 71.47 feet). 71.48 feet; thence leaving said right-of-way South 433.97 feet to a point on the South Line of Parcel #1 as shown hereon; thence along said South Line West 30.00 feet to the point of beginning.

NOTE: The descriptions shown hereon use a reported Southwest Corner of Henry Evans D.L.C. # 43. This call is used herein to comply with original deed call, yet the monument in the field (used for the Southwest Corner) is not, in the opinion of the County Surveyor, the true corner. This monument bears North 89' 01' 30" East 3791.28 feet from the Northwest Corner of D.L.C. #42 in same Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.



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:

1986 JAN 24 AM 8:11
DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

APPROVALS:

Keith L. Cubic
DOUGLAS COUNTY PLANNING COMMISSION
Francis L. Ingram
DOUGLAS COUNTY SURVEYOR

BY Margaret Deal
DEPUTY
NO. _____ FEE 18.00
DOUGLAS COUNTY OFFICIAL RECORDS

1/3/86
DATE

1-22-86
DATE

86- 910

BK 9-19-59C