

MAP FILE M102-2A

A MINOR LAND PARTITION FOR LESTER AND MARIAN BLAKELY IN THE SW 1/4 OF SECTION 15, TOWNSHIP 26 SOUTH RANGE 4 W.W.M., DOUGLAS COUNTY, OREGON

OWNER/PARTITIONER: LESTER BLAKELY
15122 N. UMPQUA HWY.
ROSEBURG, OR. 97470

SURVEYED BY: DONALD A. BENTZ
P.O. BOX 901
WINCHESTER, OR. 97149

ERASEMENT DATA

- ① N 2°16'08" W 6.58
- ② N 32°08'27" W 35.56
- ③ N 62°11'17" W 53.84
- ④ N 80°16'28" W 73.05
- ⑤ N 34°07'09" W 36.53
- ⑥ N 6°14'30" W 106.28

FILED

JUN 11 1986 TF

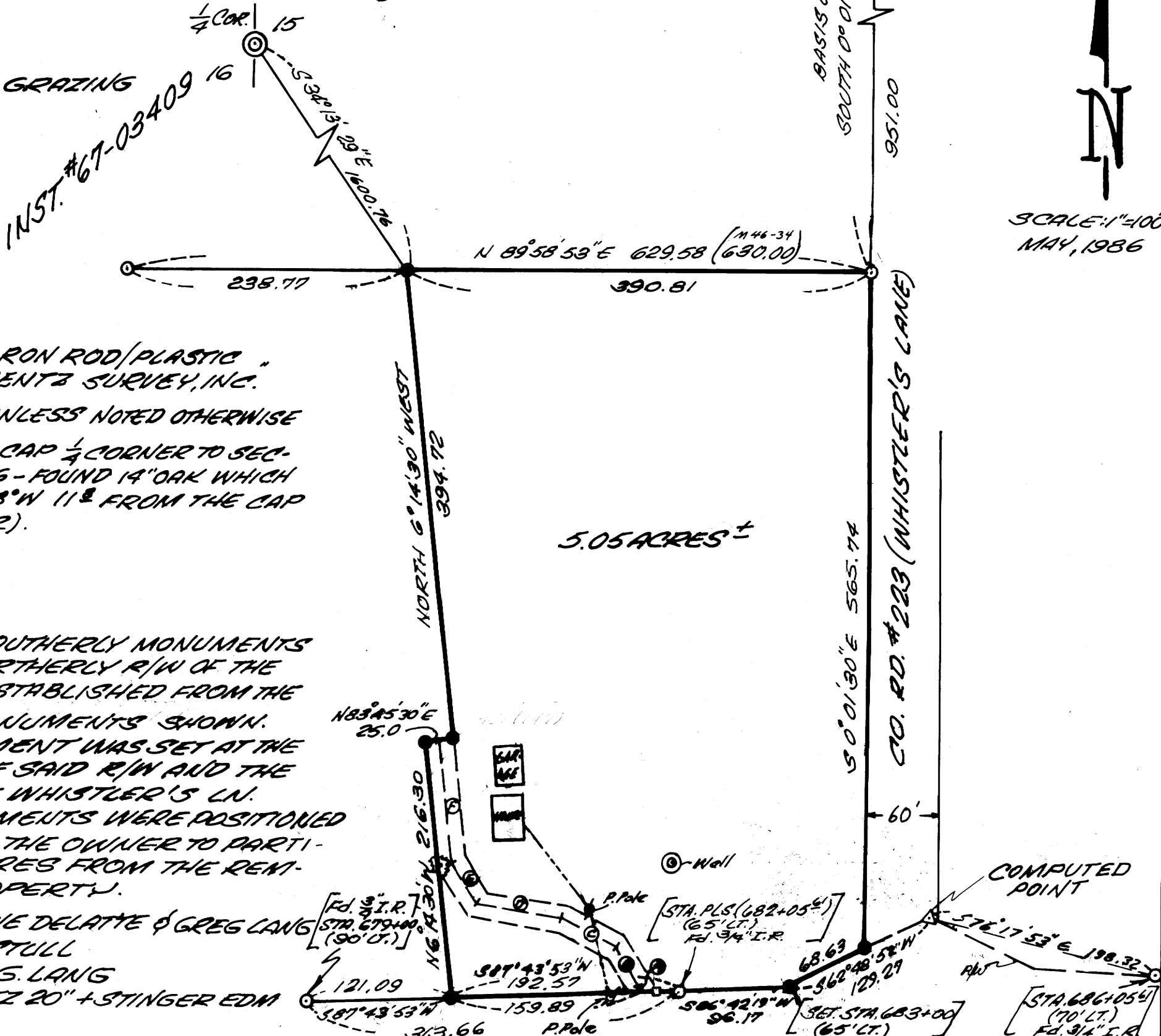
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

TF



SCALE: 1"=100'
MAY, 1986

ZONING: (FG) EFU GRAZING
WATER: WELL
SEWER: SEPTIC



LEGEND:

- SET 5/8" x 30" IRON ROD/PLASTIC "CAP MKD." BENTZ SURVEY, INC.
- FD. 5/8" I.R. UNLESS NOTED OTHERWISE
- ⊙ FD. BRASS CAP 1/4 CORNER TO SECTIONS 15 & 16 - FOUND 14" OAK WHICH BEARS N 68° W 11' FROM THE CAP (GOOD SCAR).

NARRATIVE:

THE TWO MOST SOUTHERLY MONUMENTS WERE SET ON THE NORTHERLY R/W OF THE N. UMPQUA HWY. ESTABLISHED FROM THE THREE FOUND MONUMENTS SHOWN.

ANOTHER MONUMENT WAS SET AT THE INTERSECTION OF SAID R/W AND THE WESTERLY R/W OF WHISTLER'S LN. REMAINING MONUMENTS WERE POSITIONED AS REQUESTED BY THE OWNER TO PARTITION THE 5.05 ACRES FROM THE REMNANT OF HIS PROPERTY.

FIELD CREW: DAVE DELATTE & GREG LANG
DRAFTING: DON STILL
COMPUTATIONS: G. LANG
EQUIPMENT: LIETZ 20" + STINGER EDM

APPROVALS:

Keith L. Cubic 6/9/86
DIRECTOR OF DOUGLAS COUNTY PLANNING DATE

Francis L. Ingram 6-11-86
DOUGLAS COUNTY SURVEYOR DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1969
DONALD A. BENTZ
839

BR 9-10 592

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M102-2B

FILED

JUN 11 1986 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

PARCEL #1

A parcel lying in Section 15, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon and being described as: Beginning at a 5/8" iron rod with plastic cap which bears South 34° 13' 29" East 1600.76 feet from a brass cap at the Quarter Section Corner common to Sections 15 and 16, Township 26 South, Range 4 West; thence North 89° 58' 53" East 390.81 feet to a 5/8" iron rod on the westerly right-of-way line of Whistler's Lane (Co. Rd. #223); thence along said right-of-way line South 0° 01' 30" East 565.74 feet to a 5/8" iron rod with plastic cap on the northerly right-of-way line of the North Umpqua Highway (Co. Rd. #4); thence along said highway the following: South 62° 48' 52" West 68.63 feet to a 5/8" iron rod with plastic cap, South 86° 42' 19" West 96.17 feet to a 3/4" iron rod, and South 87° 43' 53" West 192.57 feet to a 5/8" iron rod with plastic cap; thence leaving said right-of-way line North 6° 14' 30" West 216.30 feet to a 5/8" iron rod with plastic cap; thence North 83° 45' 30" East 25.00 feet to a 5/8" iron rod with plastic cap; thence North 6° 14' 30" West 394.72 feet to the place of beginning and containing 5.05 acres more or less.

SUBJECT TO: An easement for ingress and egress 25 feet in width and being 12.50 feet either side of the following described centerline:

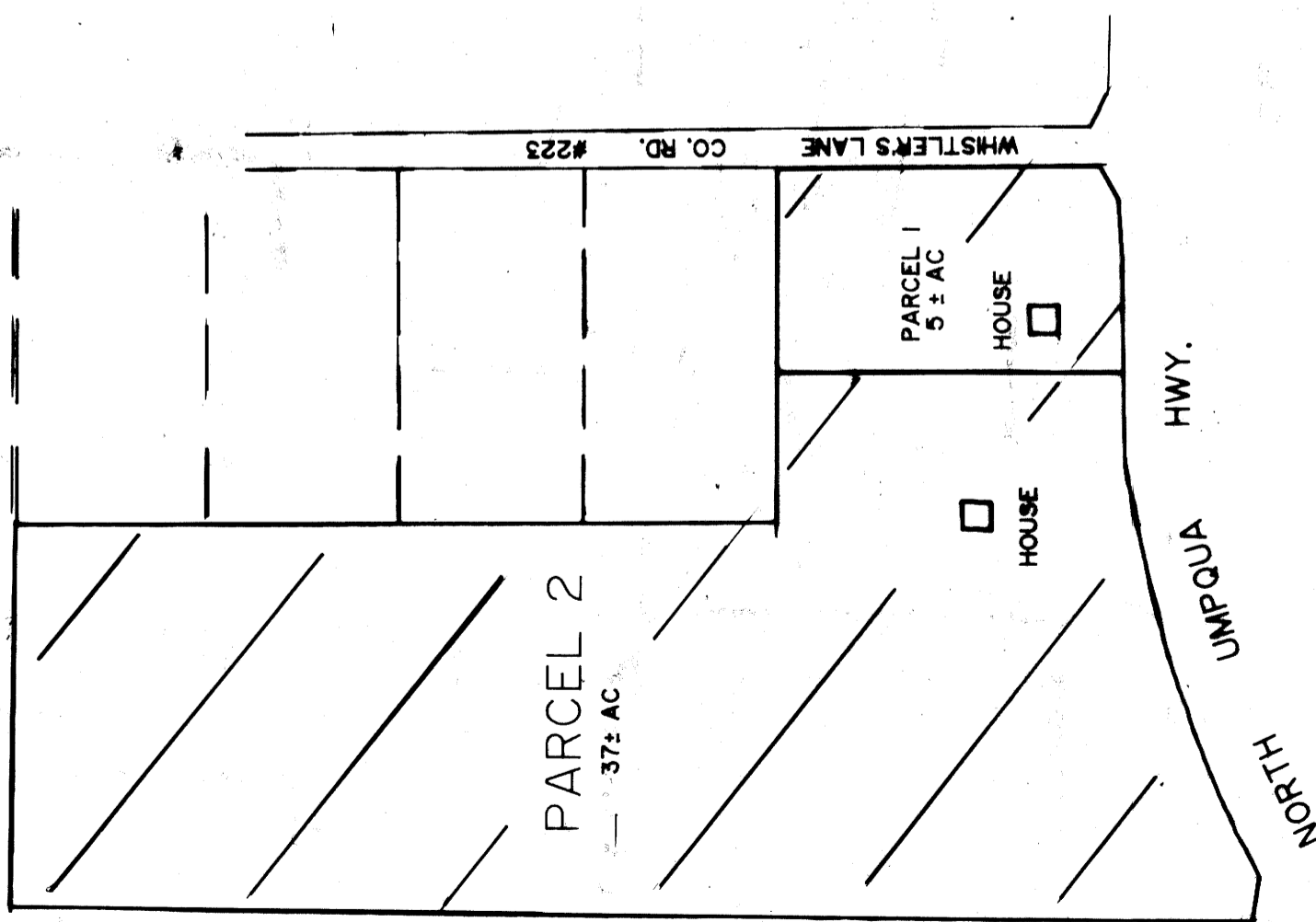
Beginning at a point on the centerline of an existing driveway, said point also being on the northerly right-of-way of the North Umpqua Highway (Co. Rd. #4) and bears South 34° 13' 29" East 1600.76 feet, North 89° 58' 53" East 390.81 feet, South 0° 01' 30" East 565.74 feet, South 62° 48' 52" West 68.63 feet, South 86° 42' 19" West 96.17 feet, and South 87° 43' 53" West 32.68 feet from a brass cap at the Quarter Section Corner common to Section 15 and 16, Township 26 South, Range 4 West; thence North 2° 16' 08" West 6.58 feet; thence North 32° 08' 27" West 35.56 feet; thence North 62° 11' 17" West 53.84 feet; thence North 80° 16' 28" West 73.05 feet; thence North 34° 07' 09" West 36.53 feet; thence North 6° 14' 30" West 106.28 feet to a point which is "on" and "the midpoint of" the property line being described as being 25.00 feet in length in the above described parcel and there terminating.

PARCEL #2

All that property described in Instrument #67-03409, Deed Records, Douglas County, Oregon, except the following described parcel: A parcel lying in Section 15, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon and being described as: Beginning at a 5/8" iron rod with plastic cap which bears South 34° 13' 29" East 1600.76 feet from a brass cap at the Quarter Section Corner common to Sections 15 and 16, Township 26 South, Range 4 West; thence North 89° 58' 53" East 390.81 feet to a 5/8" iron rod on the westerly right-of-way line of Whistler's Lane (Co. Rd. #223); thence along said right-of-way line South 0° 01' 30" East 565.74 feet to a 5/8" iron rod with plastic cap on the northerly right-of-way line of the North Umpqua Highway (Co. Rd. #4); thence along said highway the following: South 62° 48' 52" West 68.63 feet to a 5/8" iron rod with plastic cap, South 86° 42' 19" West 96.17 feet to a 3/4" iron rod, and South 87° 43' 53" West 192.57 feet to a 5/8" iron rod with plastic cap; thence leaving said right-of-way line North 6° 14' 30" West 216.30 feet to a 5/8" iron rod with plastic cap; thence North 83° 45' 30" East 25.00 feet to a 5/8" iron rod with plastic cap; thence North 6° 14' 30" West 394.72 feet to the place of beginning and containing 5.05 acres more or less.

TOGETHER WITH: An easement for ingress and egress 25 feet in width and being 12.50 feet either side of the following described centerline:

Beginning at a point on the centerline of an existing driveway, said point also being on the northerly right-of-way of the North Umpqua Highway (Co. Rd. #4) and bears South 34° 13' 29" East 1600.76 feet, North 89° 58' 53" East 390.81 feet, South 0° 01' 30" East 565.74 feet, South 62° 48' 52" West 68.63 feet, South 86° 42' 19" West 96.17 feet, and South 87° 43' 53" West 32.68 feet from a brass cap at the Quarter Section Corner common to Section 15 and 16, Township 26 South, Range 4 West; thence North 2° 16' 08" West 6.58 feet; thence North 32° 08' 27" West 35.56 feet; thence North 62° 11' 17" West 53.84 feet; thence North 80° 16' 28" West 73.05 feet; thence North 34° 07' 09" West 36.53 feet; thence North 6° 14' 30" West 106.28 feet to a point which is "on" and "the midpoint of" the property line being described as being 25.00 feet in length in the above described parcel and there terminating.



N.T.S.

VICINITY MAP



STATE OF OREGON)
COUNTY OF DOUGLAS) ss.

86-7109

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 JUN 12 AM 8:52

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY: *Maryel Seal*

NO. *1200* FEE *12.00*

PAGE 2 OF 2

DOUGLAS COUNTY OFFICIAL RECORDS

MAP FILE M102-2B

BR. 9-16.89B