

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

M102-24A

A MINOR LAND PARTITION FOR TERRY LEASE IN THE SW 1/4 OF SECTION 28 AND THE SE 1/4 OF SECTION 29, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON

OWNERS: DON S. & JEAN T. ROGAN  
PARTITIONER: TERRY LEASE  
959 OLD GARDEN VALLEY RD.  
ROSEBURG, OR. 97470

FILED  
JUL 28 1986 TF  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON  
TF

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

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:

1986 JUL 28 PM 9:14

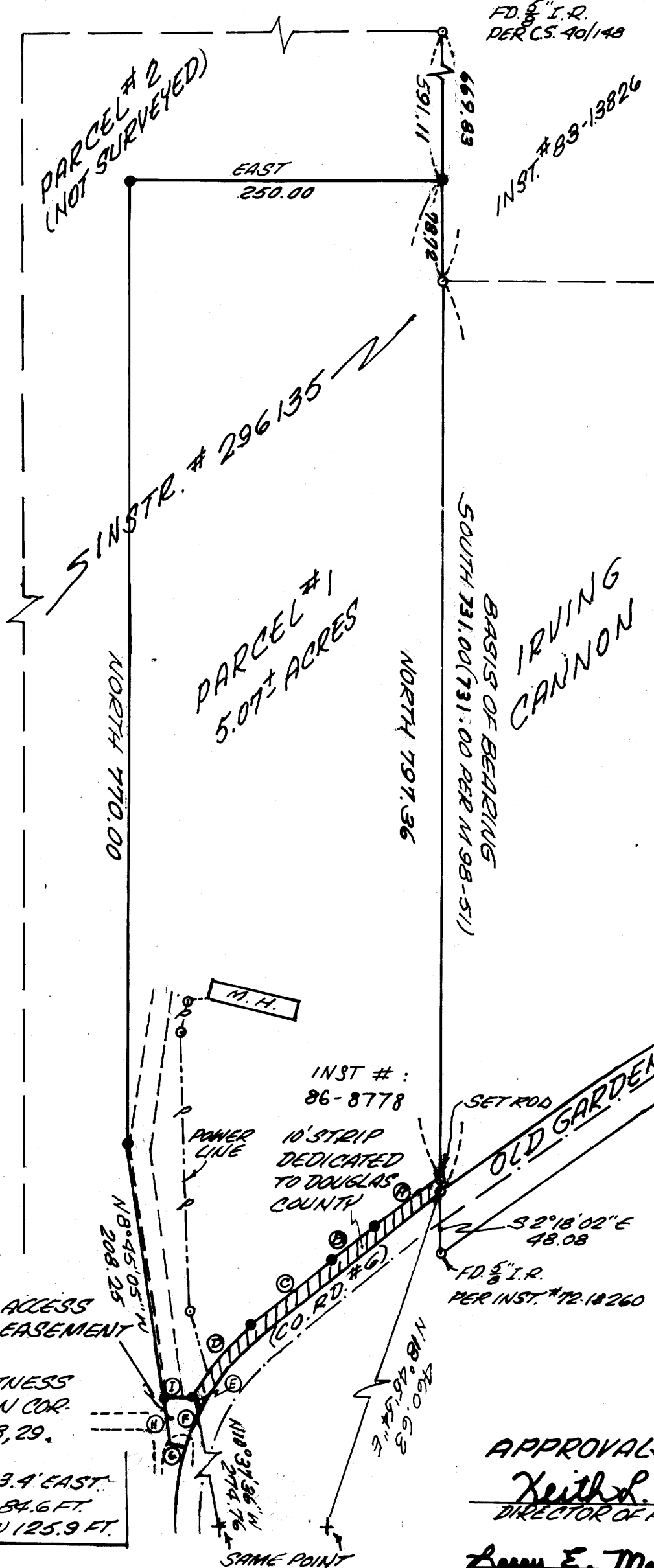
DOUGLAS COUNTY CLERK

BY: Mary E. DeL...  
DEPUTY

NO. 12002 FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

46-3319



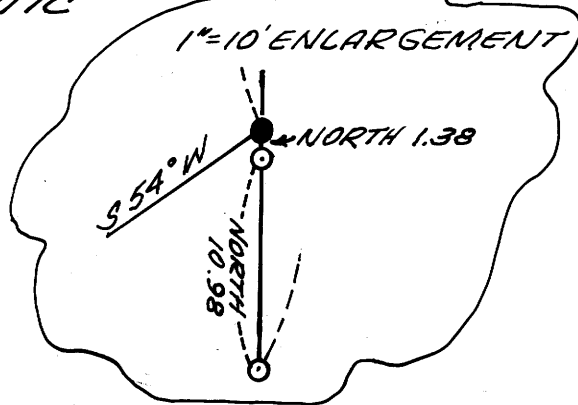
- LEGEND:
- - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - △ - COMPUTED POINT
  - - SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MKD. "BENTZ SURV. INC."
  - + - BRASS CAP (WITNESS CORNER)

SCALE: 1"=100'  
MAY, 1986

ROAD ANDEASEMENT DATA

Ⓐ	S 54° W	65.34
Ⓑ	CH. S 55° 59' 54" W	42.07 ARC=42.08 R=602.72
Ⓒ	S 50° W	84.65
Ⓓ	CH. S 38° 46' 23" W	76.63 ARC=77.13 R=196.82
Ⓔ	S 62° 27' 07" E	10.00
Ⓕ	CH. S 22° 04' 20" W	35.63 ARC=35.68 R=186.82
Ⓖ	N 73° 23' 50" W	10.00
Ⓗ	N 8° 45' 05" W	35.20
Ⓘ	EAST	19.47

ZONING: (FL) EFU CROPLAND  
WATER: UMPQUA BASIN  
SEWER: SEPTIC



REGISTERED PROFESSIONAL LAND SURVEYOR  
DONALD A. BENTZ  
839

FD. BRASS CAP WITNESS CORNER TO SECTION CORNER OF SECTIONS 28, 29, 32, 33.  
TRUE CORNER IS 13.4' EAST.  
BT'S. 16" BO. N 85° W 84.6 FT.  
28" FIR S 43° W 125.9 FT.

NARRATIVE:  
THE EAST LINE OF THIS SURVEY WAS DETERMINED FROM EXISTING MONUMENTS. THE R/W WAS MONUMENTED 30' NORTHWESTERLY OF THE EXISTING ROAD. THE NORTH AND WEST BOUNDARIES WERE POSITIONED TO CREATE A 5 ACRE PARCEL.

APPROVALS:  
Keith L. Cubic 7/23/86  
DIRECTOR OF PLANNING DEPT. DATE  
Larry E. M... 7-28-86  
DEPUTY DOUGLAS COUNTY SURVEYOR DATE

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED

JUL 28 1988

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

PARCEL #1

A parcel lying in Sections 28 and 29, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as:

Beginning at a 5/8" iron rod with plastic cap on the northwesterly right-of-way of Old Garden Valley Road (Co. Rd. #6) said point bears West 13.4 feet, North 18° 45' 54" East 460.63 feet, and North 12.36 feet from the Section Corner common to Sections 28, 29, 32, and 33, Township 26 South, Range 6 West, Willamette Meridian; thence along said right-of-way the following: South 54° West 65.34 feet to a 5/8" iron rod with plastic cap, along the arc of a 602.72 foot radius curve to the left (the long chord of which bears South 51° 59' 54" West 42.07 feet) 42.08 feet to a 5/8" iron rod with plastic cap, South 50° West 84.65 feet to a 5/8" iron rod with plastic cap, and along the arc of a 196.82 foot radius curve to the left (the chord of which bears South 38° 46' 23" West 76.63 feet) 77.13 feet to a 5/8" iron rod with plastic cap; thence leaving said right-of-way West 19.47 feet to a 5/8" iron rod with plastic cap; thence North 8° 45' 05" West 208.25 feet to a 5/8" iron rod with plastic cap; thence North 770.00 feet to a 5/8" iron rod with plastic cap; thence East 250.00 feet to a 5/8" iron rod with plastic cap on the westerly line of that property described in Instrument #83-13826 Deed Records, Douglas County, Oregon; thence along said westerly line South 797.36 feet to the place of beginning and containing 5.07 acres more or less.

TOGETHER WITH: An easement for ingress and egress described as:

Beginning at a 5/8" iron rod with plastic cap on the northwesterly right-of-way line of Old Garden Valley Road (Co. Rd. #6) said point bears West 13.4 feet and North 10° 37' 36" West 274.76 feet from the Section Corner common to Sections 28, 29, 32, and 33, Township 26 South, Range 6 West, Willamette Meridian; thence along said right-of-way line South 62° 27' 07" East 10.00 feet; thence along the arc of a 186.82 foot radius curve to the left (the chord of which bears South 22° 04' 30" West 35.63 feet) 35.68 feet; thence leaving said right-of-way line North 73° 23' 50" West 10.00 feet; thence North 8° 45' 05" West 35.20 feet to a 5/8" iron rod with plastic cap; thence East 19.47 feet to the place of beginning.

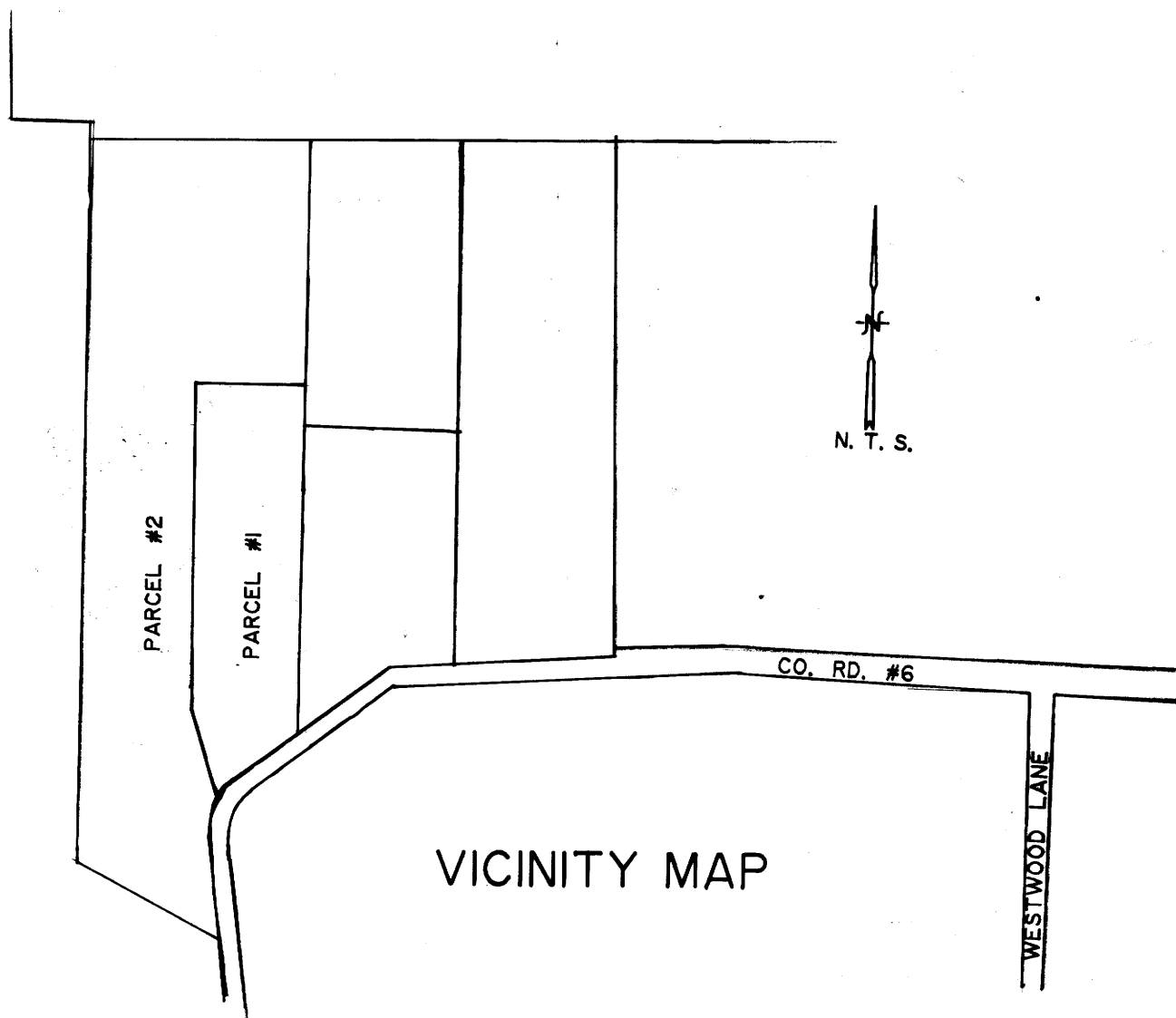
PARCEL #2

All that property described in Instrument #296135, Deed Records, Douglas County, Oregon except the following described parcel: A parcel lying in Sections 28 and 29, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as:

Beginning at a 5/8" iron rod with plastic cap on the northwesterly right-of-way of Old Garden Valley Road (Co. Rd. #6) said point bears West 13.4 feet, North 18° 45' 54" East 460.63 feet, and North 12.36 feet from the Section Corner common to Sections 28, 29, 32, and 33, Township 26 South, Range 6 West, Willamette Meridian; thence along said right-of-way the following: South 54° West 65.34 feet to a 5/8" iron rod with plastic cap, along the arc of a 602.72 foot radius curve to the left (the long chord of which bears South 51° 59' 54" West 42.07 feet) 42.08 feet to a 5/8" iron rod with plastic cap, South 50° West 84.65 feet to a 5/8" iron rod with plastic cap, and along the arc of a 196.82 foot radius curve to the left (the chord of which bears South 38° 46' 23" West 76.63 feet) 77.13 feet to a 5/8" iron rod with plastic cap; thence leaving said right-of-way West 19.47 feet to a 5/8" iron rod with plastic cap; thence North 8° 45' 05" West 208.25 feet to a 5/8" iron rod with plastic cap; thence North 770.00 feet to a 5/8" iron rod with plastic cap; thence East 250.00 feet to a 5/8" iron rod with plastic cap on the westerly line of that property described in Instrument #83-13826 Deed Records, Douglas County, Oregon; thence along said westerly line South 797.36 feet to the place of beginning and containing 5.07 acres more or less.

SUBJECT TO: An easement for ingress and egress described as:

Beginning at a 5/8" iron rod with plastic cap on the northwesterly right-of-way line of Old Garden Valley Road (Co. Rd. #6) said point bears West 13.4 feet and North 10° 37' 36" West 274.76 feet from the Section Corner common to Sections 28, 29, 32, and 33, Township 26 South, Range 6 West, Willamette Meridian; thence along said right-of-way line South 62° 27' 07" East 10.00 feet; thence along the arc of a 186.82 foot radius curve to the left (the chord of which bears South 22° 04' 30" West 35.63 feet) 35.68 feet; thence leaving said right-of-way line North 73° 23' 50" West 10.00 feet; thence North 8° 45' 05" West 35.20 feet to a 5/8" iron rod with plastic cap; thence East 19.47 feet to the place of beginning.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
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839

BK 9-2-95

MAP FILE M 102-24B