

FILED

SEP 22 1986 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

**A MINOR LAND PARTITION
IN THE NE 1/4 OF SECTION 15, T88S, R6W, W.M.**

PARTITIONER & OWNER: Nanci Castle
395 POISON OAK DR.
ROSEBURG, OREGON
97470

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

WATER SUPPLY: ROBERTS CREEK WATER DIST.

SEWER SERVICE: SEPTIC TANKS

ZONE: C-2

APPROVALS:

Keith L. Cubic
Douglas County Planning Dept.

9/17/86
Date

Francis L. Ingram
Douglas County Surveyor

9-22-86
Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN 12, 1968
DONALD A. BENTZ
839

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 SEP 22 PM 4:41

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY: *Mary Beth*
DEPUTY
NO. _____ FEE *6.00*

DOUGLAS COUNTY OFFICIAL RECORDS

66-12915

PARCEL #1

A parcel of land lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being a portion of that property described in Recorder's #82-7651, Records of Douglas County, Oregon, said parcel being more particularly described as follows: Beginning at the most southerly Corner of that property described in Recorder's #83-401, Records of Douglas County, Oregon, which point is on the northwesterly right-of-way Line of County Road #349 (Old Highway 99), which point also bears South 22° 51' 12" East 1512.96 feet and South 40° 47' 30" East 217.43 feet from the North Quarter Corner of said Section 15; thence South 59° 26' 13" West 230.63 feet and South 59° 16' 44" West 53.38 feet to a 3/4" iron pipe being the true point of beginning; thence along said northwesterly right-of-way Line, South 58° 13' 58" West 144.67 feet to a 3/4" iron pipe and South 57° 21' 47" West 64.74 feet to a 5/8" iron rod being the most southerly Corner of that property described in Recorder's #82-7651, Records of Douglas County, Oregon; thence along an easterly and southerly right-of-way Line of Oregon State Highway #42, North 46° 45' 14" West 10.23 feet to a 5/8" iron rod, North 44° 11' 43" West 43.42 feet to a 5/8" iron rod, and North 39° 07' 56" East 213.90 feet, to a point that bears North 40° 47' 30" West 122.82 feet from the true point of beginning; thence South 40° 47' 30" East 122.82 feet, to the true point of beginning.

PARCEL #2

A parcel of land lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being a portion of that property described in Recorder's #82-7651, Records of Douglas County, Oregon, said parcel being more particularly described as follows: Beginning at the most southerly Corner of that property described in Records #83-401, Recorder's of Douglas County, Oregon, which point is on the northwesterly right-of-way Line of County Road #349 (Old Highway 99), which point also bears South 22° 51' 12" East 1512.96 feet and South 40° 47' 30" East 217.43 feet from the North Quarter Corner of said Section 15; thence South 59° 26' 13" West 150.00 feet to the true point of beginning; thence South 59° 26' 13" West 80.63 feet to a 3/4" iron pipe; thence South 59° 16' 44" West 53.38 feet to a 3/4" iron pipe; thence North 40° 47' 30" West 122.82 feet, to a point on the southeasterly right-of-way Line of Oregon State Highway #42; thence North 39° 07' 56" East 117.40 feet, to the most westerly Corner of property described in Recorder's #86-5533, Records of Douglas County, Oregon; thence South 46° 22' 24" East 167.81 feet, to the true point of beginning.

PARCEL #3

A parcel of land lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows: Beginning at a point on the southeasterly right-of-way Line of Oregon State Highway #42, from which the North One Quarter Corner of said Section 15 bears North 42° 15' 11" East 96.72 feet and North 22° 51' 12" West 1512.96 feet; thence North 42° 15' 11" East 96.72 feet along said right-of-way Line; thence South 40° 47' 30" East 217.43 feet to a point on the northerly right-of-way Line of County Road #349; thence South 59° 26' 13" West along said northerly right-of-way Line 150.00 feet; thence North 46° 22' 24" West 167.81 feet along the Southwest Line of parcel described in Volume 946, Page 93, Douglas County Deed Records, to a point on the above said southeasterly right-of-way Line, said point bears South 39° 07' 56" West 69.0 feet from the point of beginning; thence along said right-of-way line, North 39° 07' 56" East 69.0 feet, to the point of beginning.

NOTE: "Sewer service by the Green Sanitary District, not available at this time September 7, 1984".
Sewer available as of August, 1986.

NARRATIVE:

FOUND MONUMENTS AND LEGAL DESCRIPTION OF THE PROPERTY AND LEGAL DESCRIPTION OF ADJACENT PROPERTY PROVIDED CONTROL FOR ESTABLISHING PERIMETER MONUMENTS FOUND AND SET AS SHOWN. FIELD WORK BY G. LANG & D. DELATTE. COMPUTATIONS BY D. BENTZ. DRAFTING BY D. STULL. REFERENCE M84-40, M16-16, C.S. 40/338, M92-27 DEEDS; INSTRUMENT NOS. 76-15485, 318858, 81-02684, 78-13052, 86-5533.

