

COULTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION IN THE NW 1/4 OF SEC. 15, T28S, R6W, W.M.

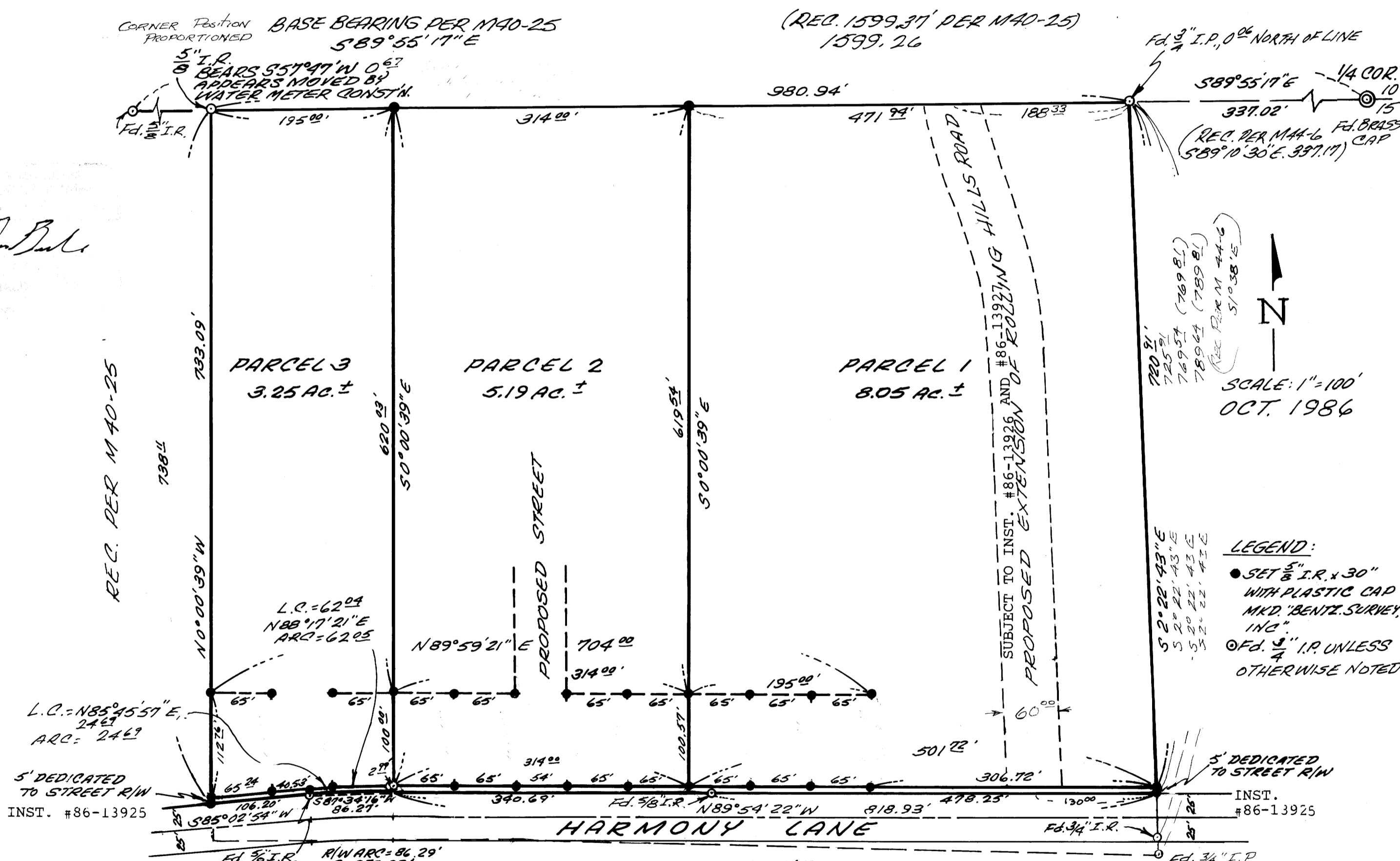
PARTITIONER: LANCE SHORT
P.O. BOX 80
WINCHESTER, OR. 97495

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

FILED
COUNTY CLERK
DOUGLAS COUNTY, OREGON

PAGE 1 OF 2
M102-607A

Don Bentz



SCALE: 1" = 100'
OCT. 1986

LEGEND:
● SET 5" I.R. x 30" WITH PLASTIC CAP MKD. 'BENTZ SURVEY, INC.'
○ Fd. 3/4" I.P. UNLESS OTHERWISE NOTED

NARRATIVE:
SURVEY FOR THE PURPOSE OF PARTITIONING THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 74-15460 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON INTO 3 PARCELS AS SHOWN.
SURVEY CREW: GREG LANG AND DAVE DELATTE
EQUIPMENT: LEITZ THEODOLITE MOUNTED WITH A RED-1 E.O.M.

M102-607A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

809-291W

FILED

JR

OCT 17 1986 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

PARCEL #1

A parcel of land lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian and being a portion of that property described in Instrument #74-15460 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows: Beginning at a 3/4" iron pipe on the North Line of the above said Section 15 from which point the North 1/4 Corner of said Section 15 bears South 89° 55' 17" East 337.02 feet; thence along the West Line of that property described in Instrument #72-9787 as recorded in the Deed Records of Douglas County, Oregon, South 2° 22' 43" East 720.91 feet to a 5/8" iron rod with cap; thence North 89° 54' 22" West 501.72 feet to a 5/8" iron rod with cap; thence North 0° 00' 39" West 720.11 feet to a 5/8" iron rod with cap on the said North Line of Section 15; thence along said North Line South 89° 55' 17" East 471.94 feet to the point of beginning and containing 8.05 acres of land, more or less.

RESERVING THEREFROM a 60 foot wide parcel of land for roadway purposes, said parcel being 30 feet either side of the following described centerline: Beginning at a point on the North Line of Harmony Lane, said point bears North 89° 55' 17" West 337.02 feet, South 2° 22' 43" East 725.91 feet, and North 89° 54' 22" West 130.00 feet from the North 1/4 Corner of Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 2° 22' 43" West 420.00 feet; thence along the arc of a 8° curve to the left (the chord of which bears North 11° 30' 03" West 226.27 feet) 227.66 feet; thence along the arc of a curve to the right (the chord of which bears North 17° 04' 26" West 87.84 feet) 87.90 feet to a point on the North Line of that parcel described in Douglas County Deed Records, Instrument #74-15460 and there terminating said point being North 89° 55' 17" West 188.33 feet from the Northeast Corner of said parcel described in Instrument #74-15460.

PARCEL #2

A parcel of land lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian and being a portion of that property described in Instrument #74-15460 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows: Beginning at a 5/8" iron rod on the North Line of the above said Section 15 from which point the North 1/4 Corner of said Section 15 bears South 89° 55' 17" East 1122.96 feet; thence along said North Line South 89° 55' 17" East 314.00 feet to a 5/8" iron rod with cap; thence South 0° 00' 39" East 720.11 feet to a 5/8" iron rod with cap; thence North 89° 54' 22" West 314.00 feet to a 5/8" iron rod. Thence North 0° 00' 39" West 720.03 feet to the point of beginning and containing 5.19 acres of land, more or less.

PARCEL #3

A parcel of land lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian and being a portion of that property described in Instrument #74-15460 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows: Beginning at a 5/8" iron rod at the Northwest Corner of that property described in Instrument #74-15460 from which point the North 1/4 Corner of the above said Section 15 bears South 89° 55' 17" East 1317.96 feet; thence along the North Line of said Section 15 South 89° 55' 17" East 195.00 feet to a 5/8" iron rod with cap; thence South 0° 00' 39" East 720.03 feet to a 5/8" iron rod with cap; thence North 89° 54' 22" West 2.99 feet to a 5/8" iron rod with cap; thence along the arc of a 984.93 foot radius curve to the left (the long chord of which bears South 87° 34' 16" West 86.71 feet) 86.74 feet to a 5/8" iron rod with cap; thence South 85° 02' 54" West 105.77 feet to a 5/8" iron rod with cap in the West Line of the above said property described in Instrument #74-15460; thence along said West Line North 0° 00' 39" West 733.09 feet to the point of beginning and containing 3.25 acres of land, more or less.

ZONE: R-S

WATER: Roberts Creek Water District

SEWER: Green Sanitary District

APPROVALS:

Francis L. Ingram
Douglas County Surveyor

10-17-86
Date

Keith L. Cubic
Douglas County Planning

10/13/86
Date

[Signature]

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 OCT 17 PH 4:00

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Mary L. Seal
DEPUTY

NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

36-

Bk 4 Pg 114 B