

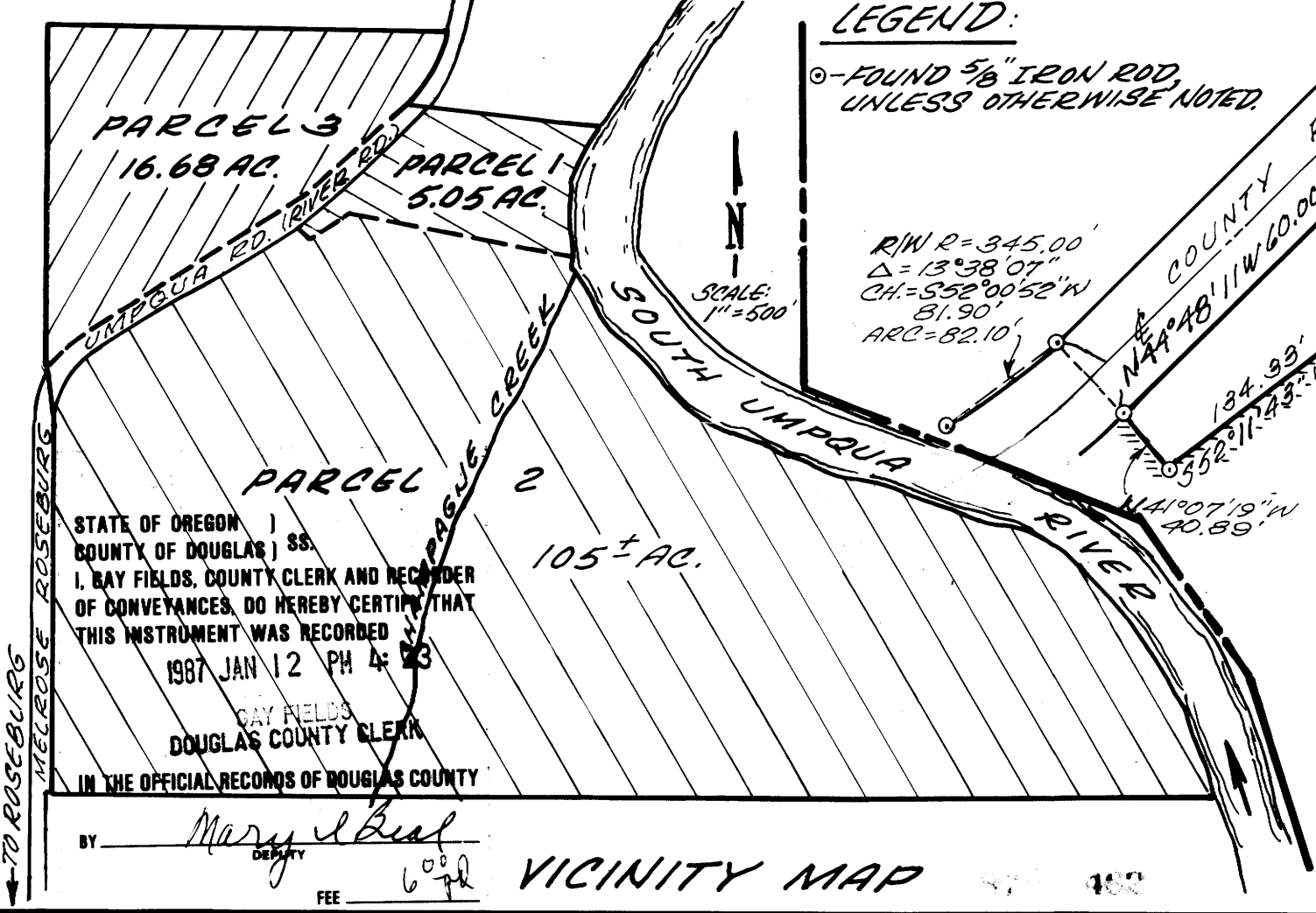
FILED
JAN 12 1987 TF
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE TF

A MINOR LAND PARTITION LYING IN SE 1/4, SECTION 31, T26S, R6W, W.M. AND IN NE 1/4, SECTION 6, T27S, R6W, W.M.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARCEL #1
A parcel of land lying in Section 31, Township 26 South, Range 6 West, Willamette Meridian, said parcel being a portion of that property described in metes and bounds, Volume 73, Page 570 in the Deed Records of Douglas County, Oregon, and being more particularly described as follows:
Beginning at a 1/2" iron rod on the easterly right-of-way line of County Road #13 from which point the Northwest Corner of Lot 9, "ARCHAMBEAUX ESTATES" bears North 1018.82 feet and West 1128.76 feet, said point also being the Southwest Corner of that property described in Instrument #345025 in the Deed Records of Douglas County, Oregon; thence along the southerly line of said property described in Instrument #345025 South 84° 38' 43" East 470.70 feet to a 1/2" iron rod; thence continuing South 84° 38' 43" East 20.00 feet to the high bank of the South Umpqua River; thence along said high bank South 23° 57' 50" West 255.00 feet and South 12° 47' 44" West 159.99 feet to a 5/8" iron rod; thence leaving said high bank North 78° 52' 44" West 600.84 feet to a 5/8" iron rod; thence South 52° 11' 43" West 134.33 feet to a 5/8" iron rod; thence North 41° 07' 19" West 40.89 feet to a 5/8" iron rod in the easterly right-of-way line of the above said County Road #13; thence along said easterly line North 45° 11' 49" East 525.74 feet to the point of beginning and containing 5.05 acres of land, more or less.

SEWER: SEPTIC TANK
WATER: UMPQUA BASIN WATER ASSOCIATION
ZONING: 5R - FG & FC



STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, BAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1987 JAN 12 PM 4:23
BAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Mary E. Beal
DEPUTY
FEE 6.00

VICINITY MAP

PARCEL #2
That property described in metes and bounds, Volume 73, Page 570 in the Deed Records of Douglas County, Oregon, excepting that portion of land described above as Parcel #1, lying in Section 31, Township 26 South, Range 6 West, Willamette Meridian and in Section 6, Township 27 South, Range 6 West, Willamette Meridian and containing 105 acres of land, more or less.

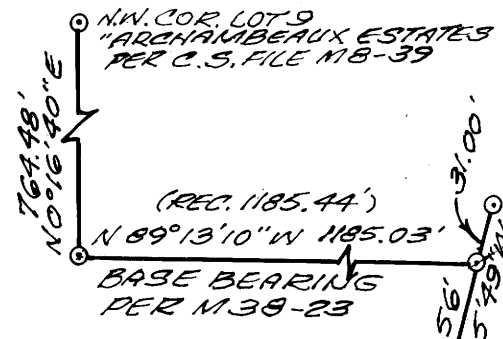
PARCEL #3
A parcel of land lying in Section 31, Township 26 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:
Beginning at a 5/8" iron rod, from which point the Northwest Corner of Lot 9 of "ARCHAMBEAUX ESTATES" bears North 0° 16' 40" East 764.48 feet; thence South 89° 13' 10" East 1185.03 feet to a 5/8" iron rod set in the northwesterly right-of-way line of County Road #13; thence along said right-of-way line the following courses:
South 15° 05' 49" West 96.56 feet to a 5/8" iron rod; thence South 34° 41' 32" West 129.59 feet to a 5/8" iron rod; thence South 45° 11' 49" West 519.85 feet to a 5/8" iron rod; thence along the arc of a 345 foot radius curve to the right (the long chord of which bears South 52° 00' 52" West 81.90 feet) to a 5/8" iron rod; thence South 58° 49' 56" West 603.56 feet to a 5/8" iron rod; thence along the arc of a 370 foot radius curve to the left (the long chord of which bears South 45° 35' 07" West 169.57 feet) 171.09 feet to a 5/8" iron rod; thence leaving said right-of-way line North 0° 48' 38" West 1063.80 feet to the point of beginning and containing 16.68 of land, more or less.

PARCEL 3
16.68 ACRES ±
C.S.M. 80-38

PARCEL 1
5.05 ACRES - TO HIGH BANK
4.87 ACRES - INSIDE HIGH BANK

NARRATIVE:
PURPOSE OF SURVEY TO CREATE 5 ACRE PARCEL. ALL MONUMENTS FOUND PER REFERENCE SURVEYS.
REFERENCE SURVEYS: M80-38, M88-59, M38-23, M8-39, M28-14, M28-45. REFERENCE DEEDS: VOL. 73, PG. 570, INST. NO. 345025.

Keith L. Cubic 1/2/87 Francis L. Ingram 1-12-87
DOUGLAS COUNTY, PLANNING DIRECTOR DATE DOUGLAS COUNTY SURVEYOR DATE



PARTITIONER:
DAN VANSLYKE
326 FOX LANE
ROSEBURG, OR.
97470

OWNERS:
CRYSTAL CONN & JOEL FENN
152 MELQUIA
ROSEBURG, OR.
97470

1089 MELQUIA
ROSEBURG, OR.
97470

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald A. Bentz
OREGON
JULY 12 1989
DONALD A. BENTZ
839

SCALE: 1"=100'
DEC. 1986



57-501W
M103-13

M103-13