

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

OWNER/PARTITIONER:
HOWARD BURDETTE
325 S.E. TERRACE
ROSEBURG, OR. 97470

SURVEYED BY:
DONALD A. BENTZ, INC.
P.O. BOX 901
WINCHESTER, OR. 971495

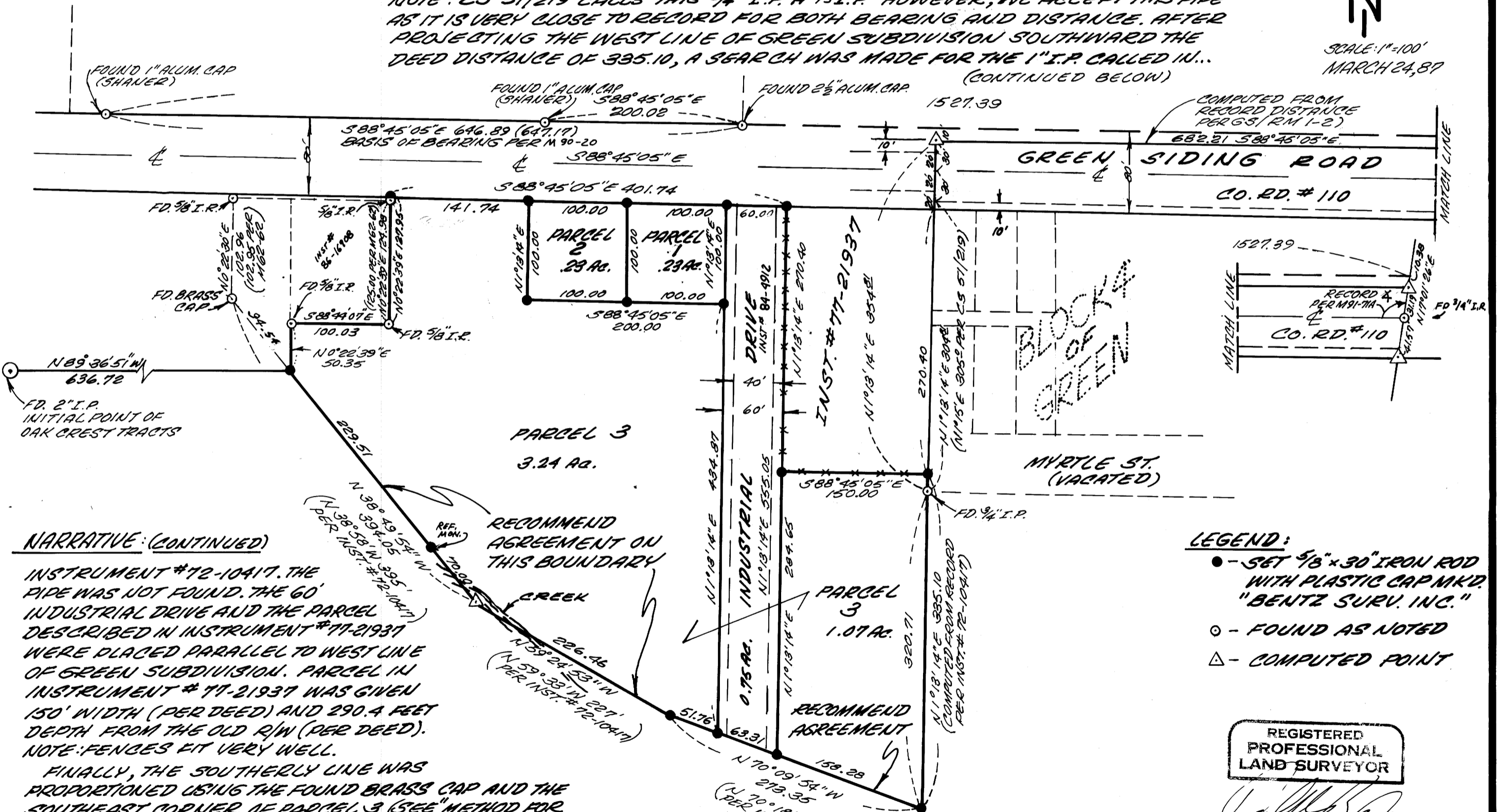
ZONING: M2 (INDUSTRIAL)
SEWER: GREEN SANITARY
WATER: ROBERTS CREEK
PLANNING FILE: # 87-011

A MINOR LAND PARTITION IN THE NW 1/4 OF SECTION 11, T28S, R6W, W.M.; ALSO LOCATED IN WARREN FOSTER D.L.C. #45.

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO CREATE 3 PARCELS AS SHOWN. THE CURRENT SOUTH R/W OF GREEN SIDING ROAD (COUNTY ROAD #110) WAS POSITIONED 40' FROM THE AS DETERMINED USING THE FOUND 3/4" I.P. TO THE EAST (MONUMENT - SEE BARNES SURVEY M32-59) AND THE FOUND MONUMENTS ON THE NORTHERLY R/W. A RECORD X WAS COMPUTED FROM M91-71A AT THE ABOVE-MENTIONED 3/4" I.P. AND THE LOCATION OF THE OLD R/W WAS POSITIONED USING THE DISTANCE ON RM 1-2. NEXT, USING THE RECORD DISTANCE OF 682.21, AS SHOWN (RM 1-2) AND A FOUND 3/4" I.P. AT THE SW CORNER OF VACATED MYRTLE STREET, THE WEST LINE OF GREEN SUBDIVISION, BLOCK 4 WAS DETERMINED. NOTE: CS 51/219 CALLS THIS 3/4" I.P. A 1/2" I.P. HOWEVER, WE ACCEPT THIS PIPE AS IT IS VERY CLOSE TO RECORD FOR BOTH BEARING AND DISTANCE. AFTER PROJECTING THE WEST LINE OF GREEN SUBDIVISION SOUTHWARD THE DEED DISTANCE OF 335.10, A SEARCH WAS MADE FOR THE 1" I.P. CALLED IN...

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APR 3 1987
COUNTY SURVEYOR
DOUGLASS COUNTY, OREGON

SCALE: 1"=100'
MARCH 24, 87



NARRATIVE: (CONTINUED)

INSTRUMENT #72-10417. THE PIPE WAS NOT FOUND. THE 60' INDUSTRIAL DRIVE AND THE PARCEL DESCRIBED IN INSTRUMENT #77-21937 WERE PLACED PARALLEL TO WEST LINE OF GREEN SUBDIVISION. PARCEL IN INSTRUMENT #77-21937 WAS GIVEN 150' WIDTH (PER DEED) AND 290.4 FEET DEPTH FROM THE OLD R/W (PER DEED). NOTE: FENCES FIT VERY WELL.

FINALLY, THE SOUTHERLY LINE WAS PROPORTIONED USING THE FOUND BRASS CAP AND THE SOUTHEAST CORNER OF PARCEL 3 (SEE METHOD FOR PROPORTIONING GRANT BOUNDARIES - SECTION 5.44-1973 B.L.M. MANUAL). INSTRUMENT #74-7723 HAS SOME APPARENT DISCREPANCIES AND COULD POSSIBLY OVERLAP THIS SURVEY. FOR THIS REASON WE WOULD RECOMMEND AN AGREEMENT ON THIS SOUTH BOUNDARY.

- LEGEND:**
- - SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MKD. "BENTZ SURV. INC."
 - - FOUND AS NOTED
 - △ - COMPUTED POINT

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 1969
DONALD A. BENTZ
839

MAP # M103-66A

M103-66A

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APR 3 1987

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE M103-66B

PARCEL #1

A parcel lying in Section 11, Township 28 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 southerly right-of-way line of Green Siding Road (Co. Rd. #110), said point bears South 89° 36' 51" East 636.72 feet, North 0° 22' 39" East 50.35 feet, South 88° 44' 07" East 100.03 feet, North 0° 22' 39" East 127.95 feet, and South 88° 45' 05" East 241.74 feet from a 2" iron pipe at the initial point of Oak Crest Tracts, Section 11, Township 28 South, Range 6 West; thence along said right-of-way line South 88° 45' 05" East 100.00 feet to a 5/8" iron rod with plastic cap at the Northwest Corner of that property described in Instrument #84-4912, Deed Records, Douglas County, Oregon; thence South 1° 13' 14" West along the westerly line of said property 100.00 feet to a 5/8" iron rod with plastic cap; thence leaving said westerly line and continuing North 88° 45' 05" West 100.00 feet to a 5/8" iron rod with plastic cap; thence North 1° 13' 14" East 100.00 feet to the place of beginning and containing .23 acres more or less.

PARCEL #2

A parcel lying in Section 11, Township 28 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 southerly right-of-way line of Green Siding Road (Co. Rd. #110), said point bears South 89° 36' 51" East 636.72 feet, North 0° 22' 39" East 50.35 feet, South 88° 44' 07" East 100.03 feet, North 0° 22' 39" East 127.95 feet, and South 88° 45' 05" East 241.74 feet from a 2" iron pipe at the initial point of Oak Crest Tracts, Section 11, Township 28 South, Range 6 West; thence South 1° 13' 14" West 100.00 feet to a 5/8" iron rod with plastic cap; thence North 88° 45' 05" West 100.00 feet to a 5/8" iron rod with plastic cap; thence North 1° 13' 14" East 100.00 feet to a 5/8" iron rod with plastic cap on the aforementioned southerly right-of-way; thence along said right-of-way South 88° 45' 05" East 100.00 feet to the place of beginning and containing .23 acres more or less.

PARCEL #3

A parcel lying in Section 11, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being described as:

Beginning at a 5/8" iron rod with plastic cap which bears South 89° 36' 51" East 636.72 feet from a 2" iron pipe at the initial point of Oak Crest Tracts, Section 11, Township 28 South, Range 6 West; thence North 0° 22' 39" East 50.35 feet to a 5/8" iron rod at the Southwest Corner of that property described in Instrument #86-16908, Deed Records, Douglas County, Oregon; thence South 88° 44' 07" East 100.03 feet to a 5/8" iron rod at the Southeast Corner of that property described in said Instrument #86-16908; thence North 0° 22' 39" East 127.95 feet along the East Line of that property described in said Instrument #86-16908 to a 5/8" iron rod with plastic cap on the southerly right-of-way line of Green Siding Road (Co Rd. #110); thence along said right-of-way line South 88° 45' 05" East 141.74 feet to a 5/8" iron rod with plastic cap; thence leaving said southerly right-of-way line South 1° 13' 14" West 100.00 feet to a 5/8" iron rod with plastic cap; thence South 88° 45' 05" East 200.00 feet to a 5/8" iron rod with plastic cap on the westerly line of that property described in Instrument #84-4912, Deed Records, Douglas County, Oregon; thence along said westerly line North 1° 13' 14" East 100.00 feet to a 5/8" iron rod with plastic cap on the aforementioned southerly right-of-way line; thence along said right-of-way line South 88° 45' 05" East 60.00 feet to a 5/8" iron rod with plastic cap at the Northwest Corner of that parcel described in Instrument #77-21937, Deed Records, Douglas County, Oregon; thence South 1° 13' 14" West 270.40 feet to a 5/8" iron rod at the Southwest Corner of that property described in said Instrument #77-21937; thence South 88° 45' 05" East 150.00 feet to a 5/8" iron rod with plastic cap at the Southeast Corner of that property described in Instrument #77-21937; thence South 1° 13' 14" West 335.10 feet to a 5/8" iron rod with plastic cap on the North side of stream; thence downstream the following courses: North 70° 09' 54" West 273.35 feet to a 5/8" iron rod with plastic cap, North 59° 24' 53" West 226.46 feet to a point, and North 38° 49' 54" West 299.51 feet to the place of beginning.

EXCEPTING THEREFROM: A 60' roadway as described in Instrument #84-4912, Deed Records, Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod with plastic cap on the southerly right-of-way line of Green Siding Road (Co. Rd. #110) said point bears South 89° 36' 51" East 636.72 feet, North 0° 22' 39" East 50.35 feet, South 88° 44' 07" East 100.03 feet, North 0° 22' 39" East 127.95 feet, and South 88° 45' 05" East 341.74 feet from a 2" iron pipe at the initial point of Oak Crest Tracts, Section 11, Township 28 South, Range 6 West; thence along said right-of-way line South 88° 45' 05" East 60.00 feet to a 5/8" iron rod at the Northwest Corner of that property described in Instrument #77-21937; thence along the westerly line of said property and it's projection South 1° 13' 14" West 555.05 feet to a 5/8" iron rod with plastic cap on the North side of stream; thence downstream North 70° 09' 54" West 63.31 feet to a 5/8" iron rod with plastic cap; thence North 1° 13' 14" East 534.87 feet to the place of beginning. All in Section 11, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

APPROVAL BY:

Francis L. Ingram
Douglas County Surveyor

Keith L. Cubic
Douglas County Planning Director

4-3-87

Date

3/31/87

Date

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1987 APR -3 AM 10: 23

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carol Engeln
DEPUTY
FEE 1200.00

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1968
DONALD A. BENTZ
830

87- 4277

SHEET 2 OF 2

MAP FILE M103-66B