

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

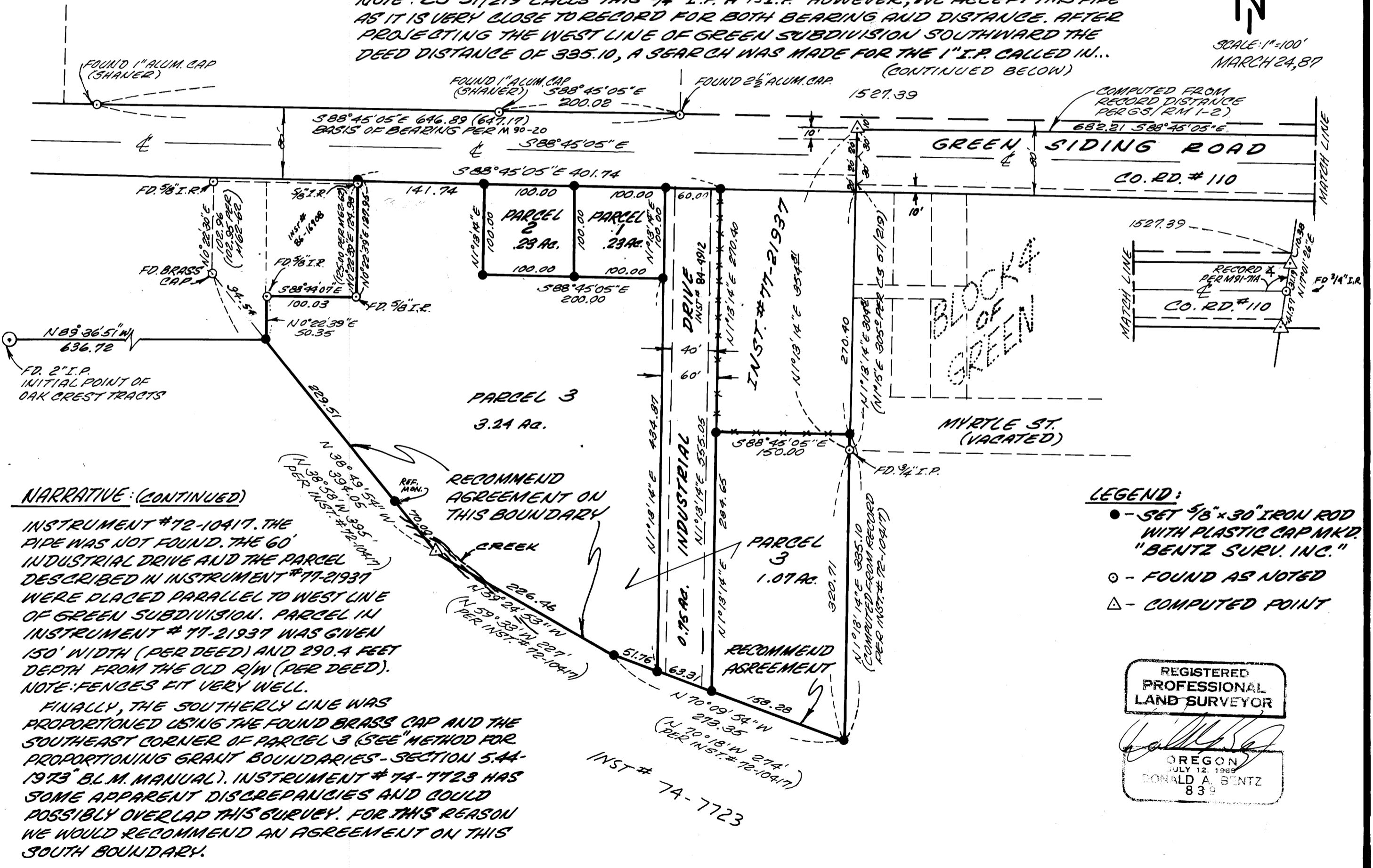
ZONING: M2 (INDUSTRIAL)
SEWER: GREEN SANITARY
WATER: ROBERTS CREEK
PLANNING FILE: # 87-011

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... (CONTINUED BELOW)

FILED
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
DONALD A. BENTZ
JULY 12, 1965
839

MAP # M103-66A

M103-66A