

COUNTY SURVEYOR'S FILE DATA
DO NOT REMOVE FROM OFFICE

FILED

APR 22 1987 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
TF

A MAJOR LAND PARTITION FOR RON AND ROSEMARY TAYLOR AND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 2, T28S, R6W, W.M., DOUGLAS COUNTY, ORE.

PARTITIONER:
RON AND ROSEMARY TAYLOR

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

APPROVALS:

NAME	DATE
Keith L. Cubic	4/20/87
DIRECTOR, PLANNING COMMISSION	
Francis L. Ingram	4-22-87
DOUGLAS COUNTY SURVEYOR	

NARRATIVE:

SURVEY TO PARCEL A 15,000+ SQUARE FOOT PARCEL ON CARNES ROAD FOR DEVELOPMENT. ALL MONUMENTS FOUND, FOR CONTROL.

SURVEY CREW: D. DELATTE AND R. COOK

(VOL. 197, PG. 349) EQUIPMENT USED: WILD T-1, RED 1 DISTANCE METER

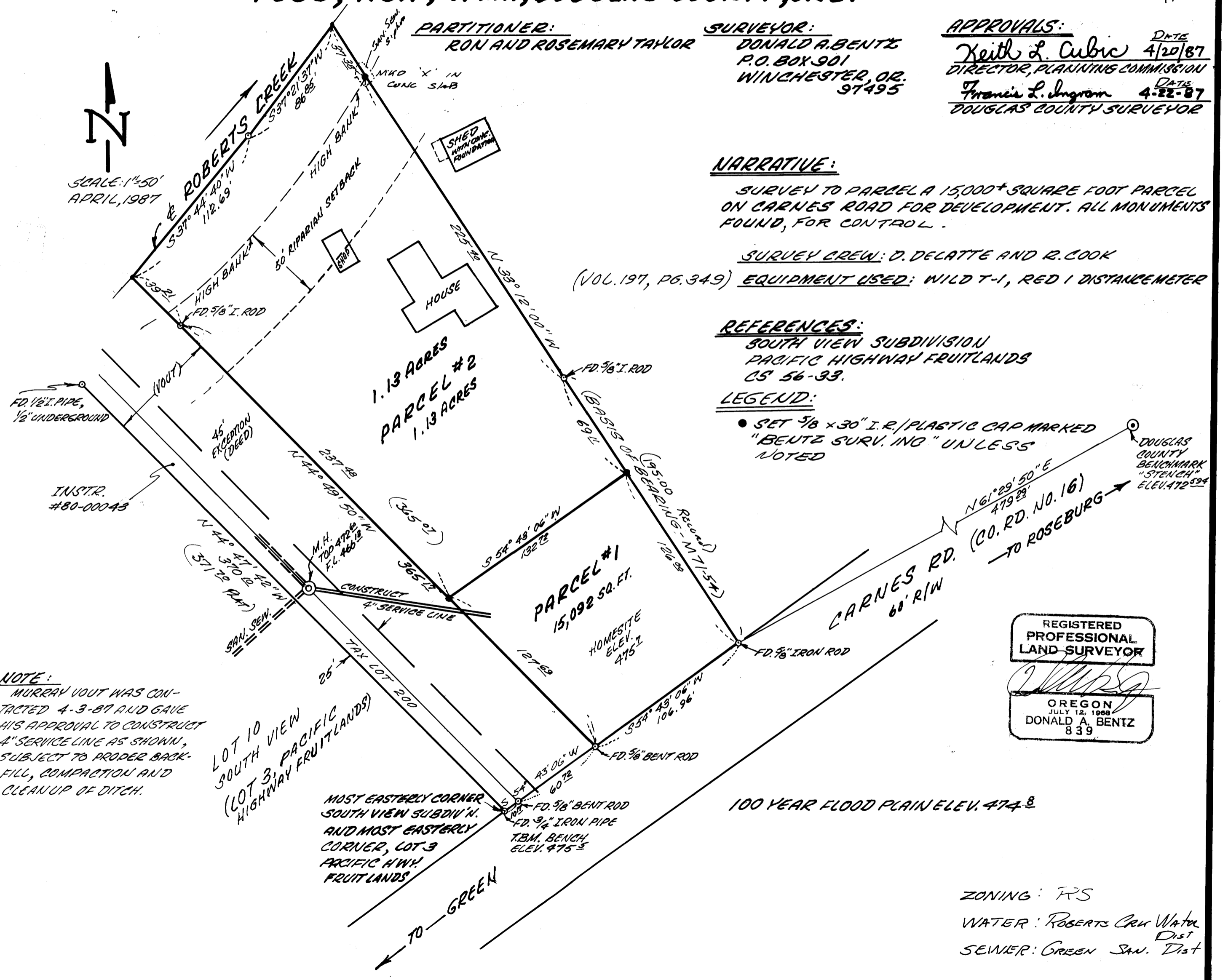
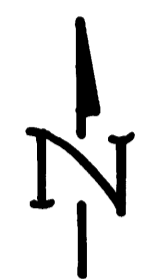
REFERENCES:

SOUTH VIEW SUBDIVISION
PACIFIC HIGHWAY FRUITLANDS
CS 56-33.

LEGEND:

- SET 5/8" x 30" I.R./PLASTIC CAP MARKED "BENTZ SURV. INC" UNLESS NOTED

SCALE: 1"=50'
APRIL, 1987



INSTR. #80-00043

NOTE:
MURRAY VOUT WAS CONTACTED 4-3-87 AND GAVE HIS APPROVAL TO CONSTRUCT 4" SERVICE LINE AS SHOWN, SUBJECT TO PROPER BACK-FILL, COMPACTION AND CLEANUP OF DITCH.

LOT 10 SOUTH VIEW (LOT 3, PACIFIC HIGHWAY FRUITLANDS)

MOST EASTERLY CORNER SOUTH VIEW SUBDIV'N. AND MOST EASTERLY CORNER, LOT 3 PACIFIC HWY. FRUITLANDS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 1988
DONALD A. BENTZ
839

ZONING: FRS
WATER: ROBERTS CREEK WATER DIST
SEWER: GREEN SAN. DIST

MAP FILE M103-77A

MAP FILE M103-77A

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MAP FILE M103-77-B

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COUNTY SURVEYOR
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PARCEL #1

Beginning at a 5/8" iron rod on the northwesterly side of the Old Pacific Highway, Carnes Road, County Road #16 said point being the most southerly corner of that parcel described in Volume 197, Page 349, Douglas County Deed Records, Douglas County, Oregon, said point also bears North 54° 43' 06" East 177.85 feet from the most easterly corner of South View Subdivision in Section 2, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 33° 12' 00" West 126.00 feet along the southwesterly line of said parcel described in Volume 197, Page 349 to a 5/8" iron rod with cap; thence leaving said southwesterly line South 54° 43' 06" West 132.72 feet to a 5/8" iron rod with cap on the southwesterly line of that parcel described in Instrument #81-09370; thence South 44° 49' 50" East 127.69 feet along said southwesterly line to a 5/8" iron rod on the northwesterly line of said Carnes Road right-of-way; thence North 54° 43' 06" East 106.96 feet to the point of beginning and containing 15,092 square feet.

TOGETHER WITH a roadway easement per Douglas County Deed Records Instrument #72-11635.

PARCEL #2

Beginning at a 5/8" iron rod with cap on the southwesterly line of that parcel described in Douglas County Deed Records Volume 197, Page 349, Douglas County, Oregon said point bears North 54° 43' 06" East 177.85 feet and North 33° 12' West 126.00 feet from the most easterly corner of South View Subdivision in Section 2, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along said southwesterly line the following: North 33° 12' West 69.11 feet to a 5/8" iron rod, North 33° 12' West 225.40 feet to an "X" on a concrete slab on the high bank of Roberts Creek and North 33° 12' West 37.38 feet to the centerline of Roberts Creek; leaving said southwesterly line South 37° 21' 37" West 86.85 feet and South 37° 44' 40" West 112.69 feet along the centerline of said Roberts Creek; thence leaving said Roberts Creek along the southwesterly line of that parcel described in Instrument #81-09370 the following: South 44° 49' 50" East 39.21 feet to a 5/8" iron rod and South 44° 49' 50" East 237.48 feet to a 5/8" iron rod with cap; thence leaving said southwesterly line North 54° 43' 06" East 132.72 feet to the point of beginning and containing 1.13 acres.

TOGETHER WITH a roadway easement per Douglas County Deed Records Instrument #72-11635.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 12, 1958
DONALD A. BENTZ
839

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 22 PM 12:36

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]*
DEPUTY

FEE *10.00*

Receipt

87- 5545

BK. 10- Pg. 41B