

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

A MAJOR LAND PARTITION FOR LA VENA BUELL
IN THE N.E. 1/4 OF SECTION 15, T.28S, R.6W, W.M.,
DOUGLAS COUNTY, OREGON.

FILED

AUG 27 1987

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

OWNER/PARTITIONER: LA VENA BUELL
2169 S.W. JACKIE ST.
ROSEBURG, OR. 97470

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

NARRATIVE:

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 AUG 27 PM 4: 18

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

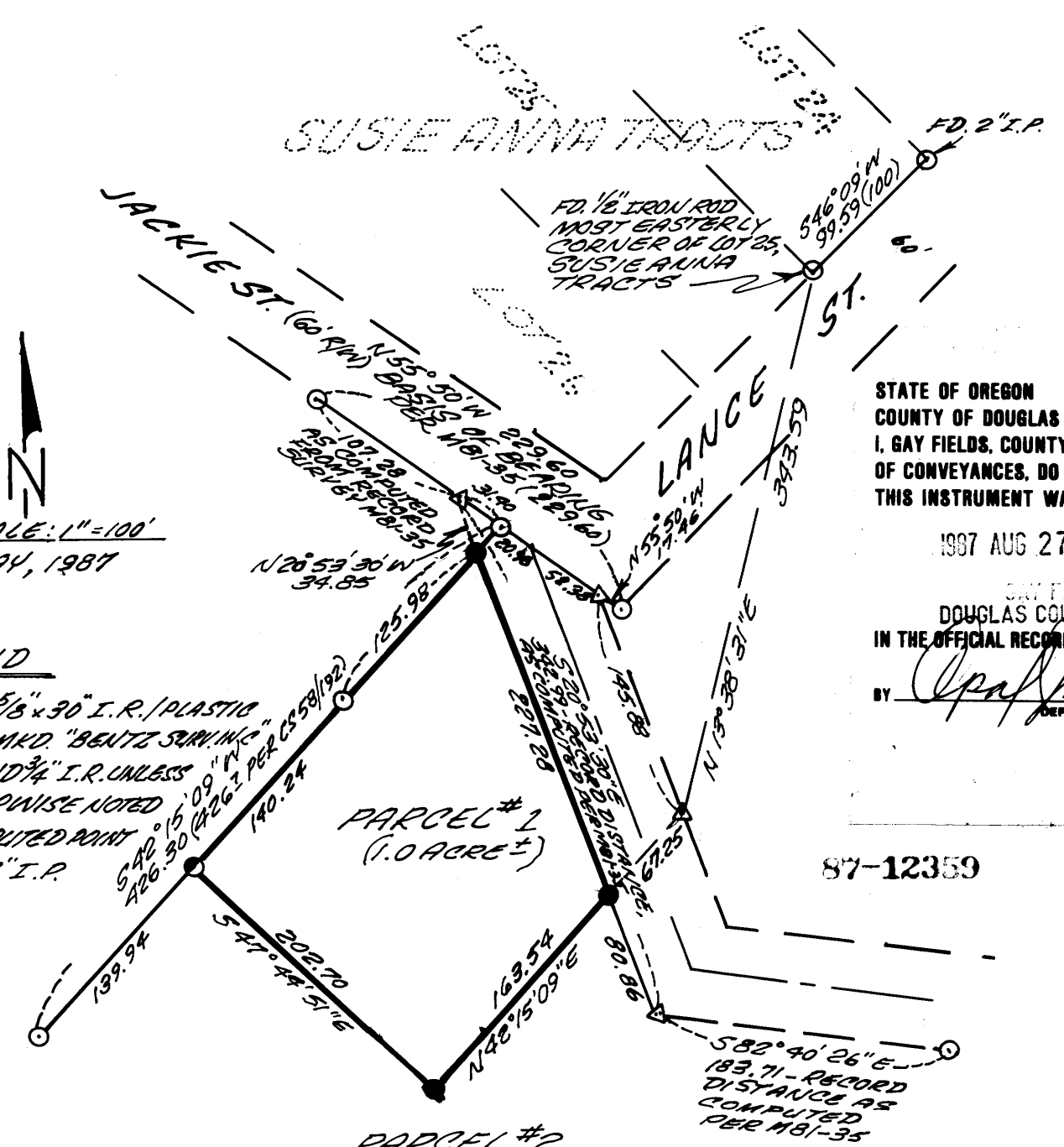
BY *[Signature]*
DEPUTY

FEE *PP*

PURPOSE OF THIS SURVEY IS TO
CREATE A ONE ACRE PARCEL. THE
NORTHWESTERLY LINE WAS DETER-
MINED BY FOUND MONUMENTS. THE
SOUTHWESTERLY BOUNDARY OF THE
60.00 FOOT EASEMENT WAS ESTAB-
LISHED BY DISTANCE-DISTANCE
INTERSECTION AS SHOWN. (DISTANCES
USED WERE COMPUTED FROM M81-35).

FIELD CREW: MIKE JOHNSON, GREG LANG
DRAFTING: DON STULL
EQUIP. USED: WILD T1 & RED I.E.D.M.
COMPS: GREG LANG

ZONING: RS-SUBURBAN RESIDENTIAL
SEWER: GREEN SANITARY
WATER: ROBERTS CREEK WATER



LEGEND

- SET 5/8" x 30" I.R./PLASTIC CAP MKD. "BENTZ SURV. INC."
- FOUND 5/8" I.R. UNLESS OTHERWISE NOTED
- △ COMPUTED POINT
- FD 1/2" I.P.

DESCRIPTION:

PARCEL #1

A parcel lying in Section 15, 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 southwesterly line of an existing 60.00 foot roadway easement as described in Instrument #84-5475, Deed Records, Douglas County, Oregon, said point bears South 13° 38' 31" West 343.59 feet and South 42° 15' 09" West 67.25 feet from the most easterly corner of Lot 25, Susie Anna Tracts, as recorded in Volume 11, Page 19, Plat Records, Douglas County, Oregon; thence South 42° 15' 09" West 163.54 feet to a 5/8" iron rod with plastic cap; thence North 47° 44' 51" West 202.70 feet to a 1/2" iron pipe on the southeasterly line of that property described in Volume 131, Page 113, Deed Records, Douglas County, Oregon; thence along said southeasterly line North 42° 15' 09" East 266.22 feet to a 5/8" iron rod with plastic cap on the southwesterly line of the aforementioned roadway easement; thence South 20° 53' 30" East 227.28 feet to the place of beginning and containing 1 acre, more or less.

TOGETHER WITH: An access and utility easement 60 feet in width and being described as: Beginning at a point which bears South 13° 38' 31" West 343.59 feet from the most easterly corner of Lot 25, Susie Anna Tracts as recorded in Volume 11, Page 19, Plat Records, Douglas County, Oregon; thence South 42° 15' 09" West 67.25 feet to a 5/8" iron rod with plastic cap; thence North 20° 53' 30" West 227.28 feet to a point on the southeasterly line of that property described in Volume 131, Page 113, Deed Records, Douglas County, Oregon; thence along said southeasterly line North 42° 15' 09" East 20.14 feet to a point on the southerly right-of-way line of Jackie Avenue; thence along said southerly right-of-way South 55° 50' East 73.36 feet to a point; thence leaving easement described in Instrument #84-5475, Deed Records, Douglas County, Oregon.

PARCEL #2

All that property described in Instrument #78-12713, Deed Records, Douglas County, Oregon, less part sold.

SUBJECT TO: The above described access and utility easement.

APPROVALS:

Keith L. Cubic
Douglas County Planning Department

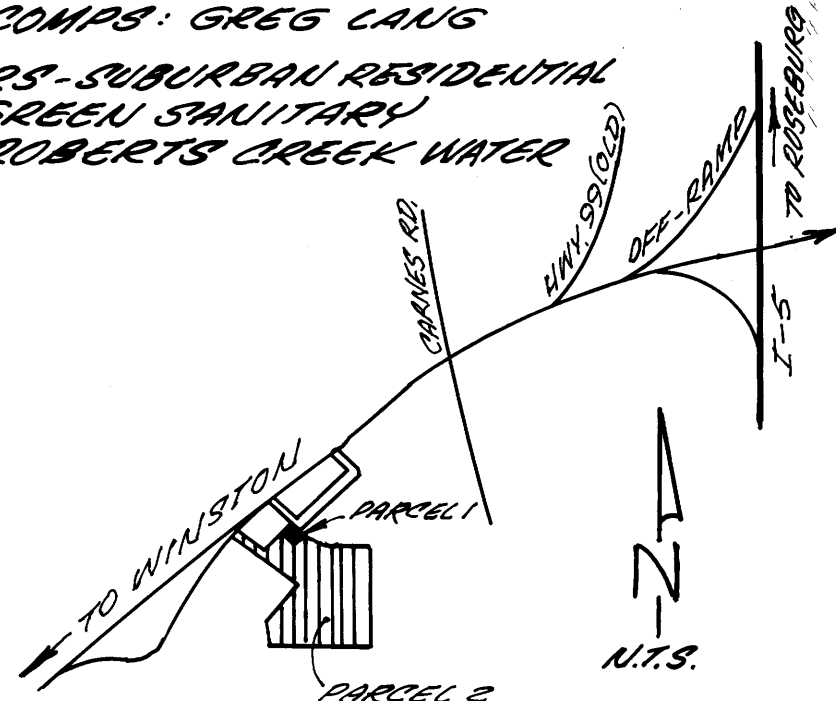
8/21/87
Date

Janet R. Lundeen - Deputy
Douglas County Surveyor

8/27/87
Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1968
DONALD A. BENTZ
839



VICINITY MAP

Pl. 10-89-15