

#17-401W

A MINOR LAND PARTITION IN THE S.E. 1/4 OF SECTION 2, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON (ALSO LOCATED IN BOGGS ORCHARD TRACTS AND WATTS ACRES SUBD'N.)

OWNER/PARTITIONER:
AL SCHATTENKIRK

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

ZONING: C-3 (GENERAL COMMERCIAL)
M-2 (INDUSTRIAL)
SEWER: GREEN SANITARY
WATER: ROBERTS CREEK

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 SEP 22 AM 8:38

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Gay Fields*
DEPUTY
FEE *Paul D.*

FILED

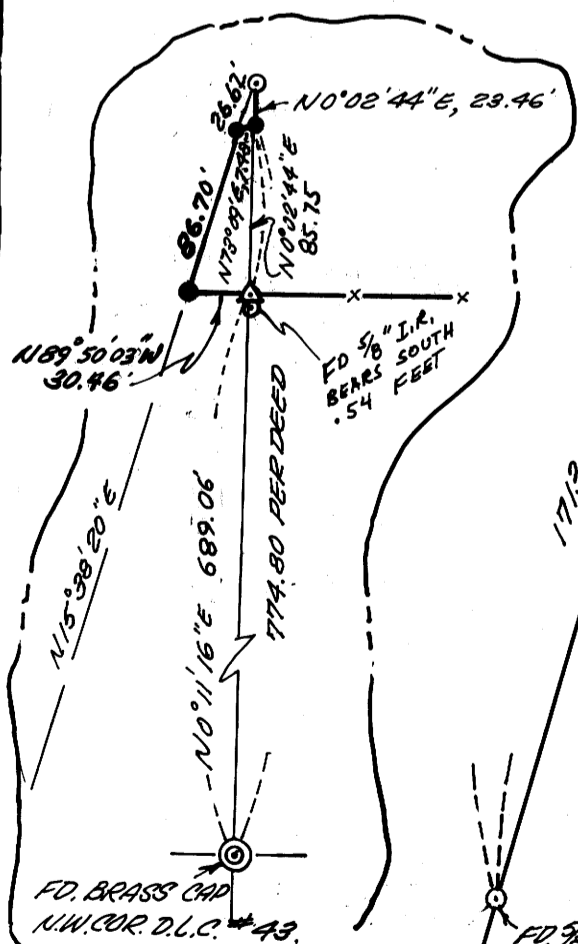
SEP 18 1987

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

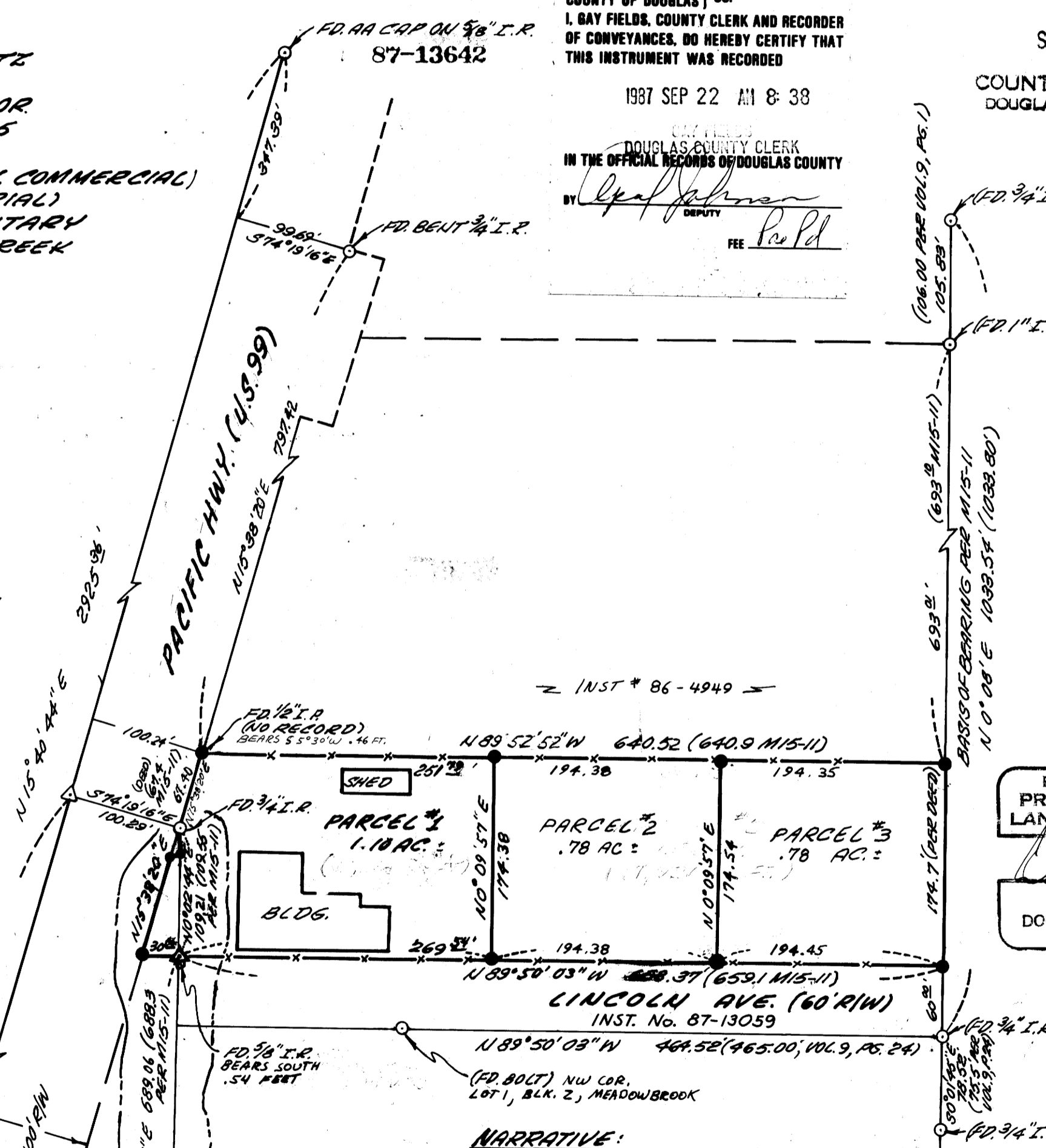
SCALE: 1"=100'
JUNE 18, 1987

LEGEND:

- - SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SURV. INC."
- - FOUND AS NOTED
- △ - COMPUTED POINT
- ⊙ - FOUND BRASS CAP



ENLARGEMENT
DETAIL "A"



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1969
DONALD A. BENTZ
839

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE THREE PARCELS. THE EAST END OF THE TOTAL PARCEL WAS RE-ESTABLISHED ON LINE AT DEED RECORD AS SHOWN. THE NW CORNER OF PARCEL ONE WAS ALSO SET AT RECORD DISTANCE (PER DEED). THE SOUTHWEST CORNER OF PARCEL ONE WAS SET BY INTERSECTING THE SOUTH LINE OF THE TOTAL PARCEL WITH THE EASTERLY HIGHWAY 99 RIGHT-OF-WAY. THE TWO REMAINING SET RODS ON THE WESTERLY SIDE OF PARCEL ONE WERE POSITIONED AS FOLLOWS: EASTERLY ROD - SET AT RECORD DISTANCE PER DEED FROM THE N.W. CORNER OF D.L.C. #43; WESTERLY ROD - SET AT RECORD BEARING AND DISTANCE PER DEED FROM THE EASTERLY ROD.

FIELD CREW: GREG LANG, STEVE SHATTENKIRK
EQUIPMENT: WILD T-1 + RED 1 DISTANCE METER
DRAFTING: DON STULL
COMPUTATIONS: GREG LANG

32 10-8 214

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M107-61B

FILED

SEP 18 1987

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL #1

A parcel lying in Section 2, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as follows: Beginning at a point on the North right-of-way line of Lincoln Avenue, said point bears North 0° 11' 16" East 689.06 feet from a brass cap at the northwest corner of the Charles W. Smith D.L.C. #43, said Township and Range; thence along said right-of-way line North 89° 50' 03" West 30.46 feet to a 5/8" iron rod with plastic cap on the easterly right-of-way line of Old Pacific Hwy. No. 99; thence along said right-of-way North 15° 38' 20" East 86.70 feet to a 5/8" iron rod on the northerly line of that property described in Volume 889, page 754, Deed Records, Douglas County, Oregon; thence along said northerly line North 73° 09' East 7.48 feet to a 5/8" iron rod with plastic cap on the line between Watts Acres and Boggs Orchard Tracts; thence along the line between Watts Acres and Boggs Orchard Tracts North 0° 02' 44" East 23.46 feet to a 3/4" iron rod on the easterly right-of-way of Old Pacific Hwy. No. 99; thence along said easterly right-of-way North 15° 38' 20" East 67.40 feet to a 5/8" iron rod with plastic cap on the southerly line of that property described in Instrument #86-4949, Deed Records, Douglas County, Oregon; thence along said southerly line South 89° 52' 52" East 251.79 feet to a 5/8" iron rod with plastic cap; thence South 0° 09' 57" West 174.38 feet to a 5/8" iron rod with plastic cap on the northerly right-of-way of Lincoln Avenue; thence North 89° 50' 03" West 269.54 feet along said right-of-way to the place of beginning and containing 1.10 acres more or less.

PARCEL #2

A parcel lying in Section 2, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as follows: Beginning at a 5/8" iron rod with plastic cap on the North Right-of-way line of Lincoln Avenue, said point bears North 0° 11' 16" East 689.06 feet, and South 89° 50' 03" East 269.54 feet from a brass cap at the northwest corner of the Charles W. Smith D.L.C. #43, said Township and Range; thence leaving said right-of-way line North 0° 09' 57" East 174.38 feet to a 5/8" iron rod with plastic cap on the southerly line of that property described in instrument #86-4949, Deed Records, Douglas County, Oregon; thence along said southerly line South 89° 52' 52" East 194.38 feet to a 5/8" iron rod with plastic cap; thence South 0° 09' 57" West 174.54 feet to a 5/8" iron rod with plastic cap on the North right-of-way line of Lincoln Avenue; thence along said right-of-way line North 89° 50' 03" West 194.38 feet to the place of beginning and containing .78 acres more or less.

PARCEL #3

A Parcel lying in Section 2, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as follows: Beginning at a 5/8" iron rod with plastic cap on the North right-of-way line of Lincoln Avenue, said point bears North 0° 11' 16" East 689.06 feet, and South 89° 50' 03" East 463.92 feet from a brass cap at the northwest corner of the Charles W. Smith D.L.C. #43, said Township and Range; thence leaving said right-of-way line North 0° 09' 57" East 174.54 feet to a 5/8" iron rod with plastic cap on the southerly line of that property described in Instrument #86-4949, Deed Records, Douglas County, Oregon; thence along said southerly line South 89° 52' 52" East 194.35 feet to a 5/8" iron rod with plastic cap on the line between Lots 7 and 8 Boggs Orchard Tracts; thence along said lot line South 0° 08' West 174.70 feet to a 5/8" iron rod with plastic cap on the North right-of-way line of Lincoln Avenue; thence along said right-of-way line North 89° 50' 03" West 194.45 feet to the place of beginning and containing .78 acres more or less.

Ann E. Monahan DEPUTY
DOUGLAS COUNTY SURVEYOR

9-18-87
DATE

Keith L. Cubic
DOUGLAS COUNTY PLANNING DEPARTMENT

8/21/87
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1966
DONALD A. BENTZ
839

36-10-61B
21B