

# A MINOR LAND PARTITION IN THE SE 1/4 OF SECTION 36, T28S, R8W, WILLAMETTE MERIDIAN, DOUGLAS CO., ORE.

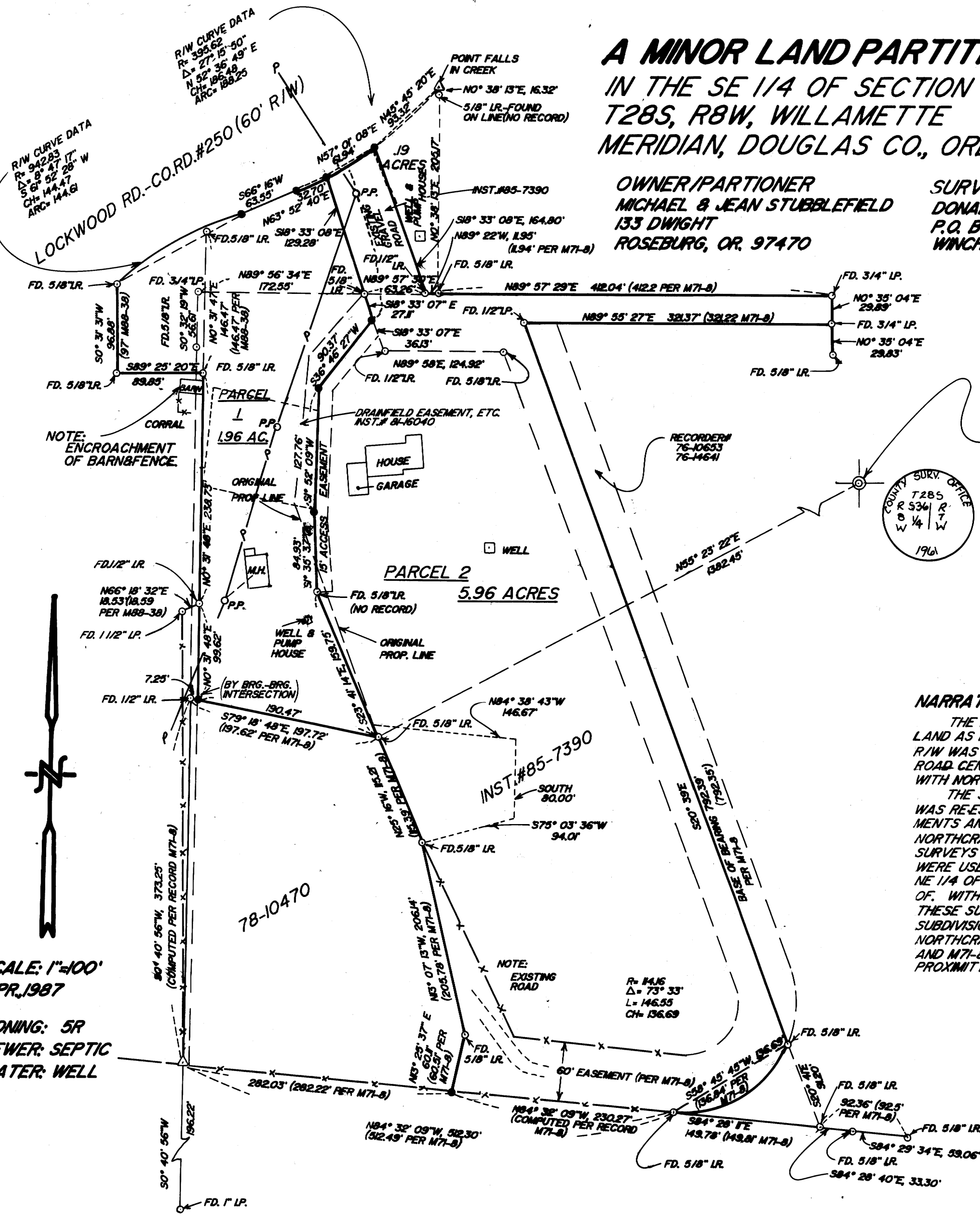
FILED

OCT 19 1987

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

OWNER/PARTIONER  
MICHAEL & JEAN STUBBLEFIELD  
133 DWIGHT  
ROSEBURG, OR. 97470

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



FD. BRASS CAP ON 1 1/4" LP.-  
1 FOOT OUT OF GROUND ON SOUTH  
SIDE OF 48" DOWN LOG (OLD B.T.)  
FROM WHICH A 48" FIR STUMP  
BEARS N87°W 211 FT. MKD. B.T.  
A 12" FIR DEAD & DOWN BEARS S41°E 54.8 FT.

COUNTY SURV. OFFICE  
T28S  
R8W  
S36  
1/4  
W  
196

- LEGEND:
- SET 5/8"x30" IRON ROD/PLASTIC CAP MKD. "BENTZ SURV., INC."
  - FOUND AS NOTED
  - △ COMPUTED POINT

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY IS TO PARTITION LAND AS REQUIRED BY LAW. THE COUNTY ROAD R/W WAS ESTABLISHED 30' FROM THE EXISTING ROAD CENTERLINE. RD. & SEEMS TO AGREE WITH NORTHCRAFT'S SURVEYS.  
THE SOUTHWEST CORNER OF PARCEL 2 WAS RE-ESTABLISHED USING EXISTING MONUMENTS AND RECORD DISTANCES AS SHOWN (SEE NORTHCRAFT'S SURVEY M71-8). MONUMENTS FOUND SURVEYS BY GENE BLOOM (M88-38 & M81-74) WERE USED TO CONTROL THE WEST LINE OF THE NE 1/4 OF SE 1/4 AND ANYTHING WESTERLY THEREOF. WITH EXCEPTION OF THE R/W ALIGNMENT. THESE SURVEYS SHOW EVIDENCE OF SECTIONAL SUBDIVISION. ALL OTHER MONUMENTS FOUND PER NORTHCRAFT'S SURVEYS M77-77, ES 58/157, M67-22, AND M71-8 WERE ACCEPTED DUE TO THEIR CLOSE PROXIMITY AND LONG STANDING IN THE AREA.

SCALE: 1"=100'  
APR, 1987

ZONING: 5R  
SEWER: SEPTIC  
WATER: WELL

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
  
DONALD A. BENTZ  
JULY 12, 1988  
839

Handwritten notes at the bottom left of the page.

MAP FILE M122-1987

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED

OCT 19 1987

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

PARCEL #1

A parcel of land lying in Section 36, Township 28 South, Range 8 West, Willamette Meridian, Douglas County, Oregon, more particularly described as: Beginning at a 5/8" iron rod at the Northeast Corner of that parcel described in Douglas County Deed Records Instrument #78-10470 said point bears South 55° 23' 22" West 1382.45 feet from the East Quarter Corner of said Section 36; thence North 79° 18' 48" West 190.47 feet along the North Line of said parcel to a 5/8" iron rod with cap at the Northwest Corner thereof; thence North 0° 31' 48" East 338.35 feet to a 5/8" iron rod; thence North 89° 25' 20" West 89.85 feet to a 5/8" iron rod; thence North 0° 31' 31" East 96.88 feet to a 5/8" iron rod on the South right-of-way of County Road #250; thence along said right-of-way the following, along the arc or a 942.83 foot radius curve to the right (the chord of which bears North 61° 52' 28" East 144.47 feet) 144.61 feet to a 5/8" iron rod with cap, North 66° 16' East 63.55 feet to a 5/8" iron rod with cap and along the arc of a 395.62 foot radius curve to the left (the chord of which bears North 63° 52' 40" East 32.71 feet) 32.71 feet; thence leaving said right-of-way South 18° 33' 08" East 129.28 feet to a 5/8" iron rod; thence South 18° 33' 07" East 27.11 feet to a 5/8" iron rod with cap; thence South 36° 46' 27" West 90.37 feet to a 5/8" iron rod with cap; thence South 1° 52' 09" West 127.76 feet to a 5/8" iron rod with cap; thence South 1° 35' 37" East 84.93 feet to a 5/8" iron rod; thence South 23° 41' 14" East 159.75 feet to the point of beginning and containing 1.96 acres.

TOGETHER WITH: An easement for the installation and maintenance of a domestic sanitary sewer septic tank and drainfield system and described as: Beginning at a 5/8" iron rod at the Northeast Corner of that parcel described in Douglas County Deed Records Instrument #78-10470 said point bears South 55° 23' 22" West 1382.45 feet from the East Quarter Corner of Section 36, Township 28 South, Range 8 West, Willamette Meridian, Douglas County, Oregon; thence South 25° 16' 00" East 115.21 feet along the East Line of said parcel described in Instrument #78-10470; thence leaving said East Line North 75° 03' 36" East 94.01 feet; thence North 80.00 feet; thence North 84° 38' 43" West 146.67 feet; thence South 23° 41' 14" East 15.00 feet to the point of beginning.

SUBJECT TO: An easement for the installation and maintenance of a domestic sanitary sewer septic tank and drainfield system and described in Douglas County Deed Records Instrument #81-16040.

PARCEL #2

A parcel of land lying in Section 36, Township 28 South, Range 8 West, Willamette Meridian, Douglas County, Oregon, more particularly described as: Beginning at a 5/8" iron rod at the Northeast Corner of that parcel described in Douglas County Deed Records Instrument #78-10470 said point bears South 55° 23' 22" West 1382.45 feet from the East Quarter Corner of said Section 36; thence along the East Line of said parcel described in Douglas County Deed Records Instrument #78-10470 and the West Line of that parcel described in Douglas County Deed Records Instrument #85-7390 the following: South 25° 16' 00" East 115.21 feet to a 5/8" iron rod, South 13° 07' 13" East 206.14 feet to a 5/8" iron rod and South 13° 25' 37" West 60.11 feet to a 5/8" iron rod with cap at the Southwest Corner of that parcel described in Instrument #85-7390; thence along the Southeast and North Lines of said parcel described in Instrument #85-7390 the following: South 84° 32' 09" East 230.27 feet to a 5/8" iron rod, along the arc of a 114.16 foot radius curve to the left (the long chord of which bears North 58° 45' 45" East 136.69 feet) 146.55 feet to a 5/8" iron rod, North 20° 39' 00" West 792.39 feet to a 1/2" iron pipe, North 89° 55' 27" East 321.37 feet to a 3/4" iron pipe, North 0° 35' 04" East 29.89 feet to a 3/4" iron pipe, South 89° 57' 29" West 412.04 feet to a 5/8" iron rod and North 89° 22' 00" West 11.95 feet to a 1/2" iron rod; thence North 18° 33' 08" West 164.80 feet to a 5/8" iron rod, with cap, on the southerly right-of-way of County Road #250; thence along the arc of a 395.62 foot radius curve to the right (the chord of which bears South 57° 01' 08" West 61.94 feet) 62.00 feet to a 5/8" iron rod with cap; thence leaving said right-of-way South 18° 33' 08" East 129.28 feet to a 5/8" iron rod; thence South 18° 33' 07" East 27.11 feet to a 5/8" iron rod with cap; thence South 36° 46' 27" West 90.37 feet to a 5/8" iron rod with cap; thence South 1° 52' 09" West 127.76 feet to a 5/8" iron rod with cap; thence South 1° 35' 37" East 84.93 feet to a 5/8" iron rod; thence South 23° 41' 14" East 159.75 feet to the point of beginning and containing 5.96 acres.

TOGETHER WITH: An easement for the installation and a maintenance of a domestic sanitary sewer septic tank and drainfield system and described in Douglas County Deed Records Instrument #81-16040.

SUBJECT TO : Easement of record.

SUBJECT ALSO TO: An easement for the installation and maintenance of a domestic sanitary sewer septic tank and drainfield system and described as: Beginning at a 5/8" iron rod at the Northeast Corner of that parcel described in Douglas County Deed Records Instrument #78-10470 said point bears South 55° 23' 22" West 1382.45 feet from the East Quarter Corner of Section 36, Township 28 South, Range 8 West, Willamette Meridian, Douglas County, Oregon; thence South 25° 16' 00" East 115.21 feet along the East Line of said parcel described in Instrument #78-10470; thence leaving said East Line North 75° 03' 36" East 94.01 feet; thence North 80.00 feet; thence North 84° 38' 43" West 146.67 feet; thence South 23° 41' 14" East 15.00 feet to the point of beginning.

Francis L. Ingram  
Douglas County Surveyor

10-19-87  
Date

Keith L. Cubic  
Douglas County Planning Department

10/15/87  
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 OCT 20 AM 8:11

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

BY Carol Engle  
DEPUTY  
FEE paid

87-15001

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Donald A. Bentz  
OREGON  
JULY 12, 1968  
DONALD A. BENTZ  
839

M104-798 Pg 32 B