

MAP FILE M105-46A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

A MINOR LAND PARTITION IN THE NE 1/4 OF SECTION 15, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON

FILED

FEB 1 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

OWNER/PARTITIONER:

THOMAS FULLBRIGHT
5276 GRANGE RD.
ROSEBURG, OR.
97470

SURVEYED BY:

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

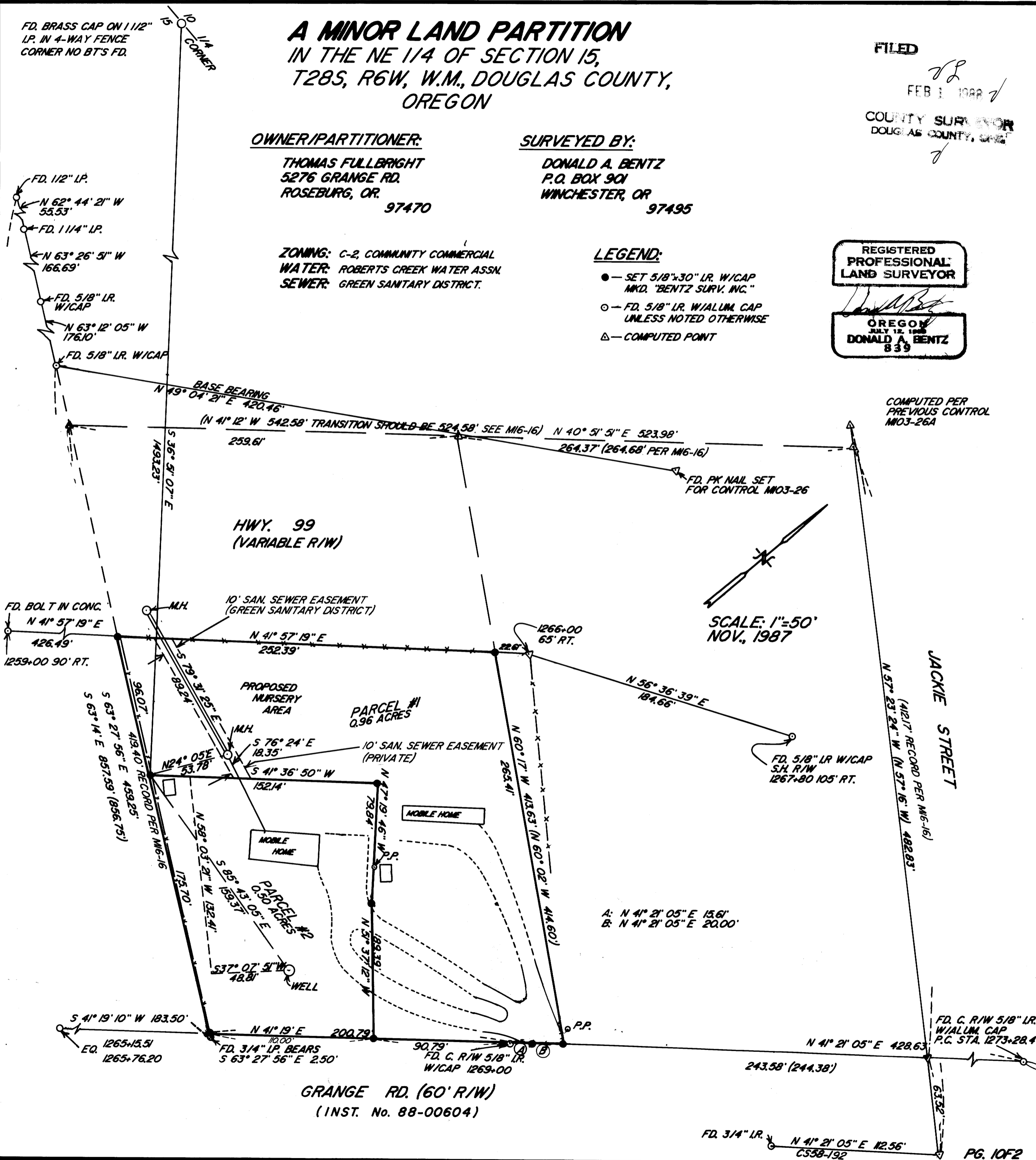
ZONING: C-2, COMMUNITY COMMERCIAL
WATER: ROBERTS CREEK WATER ASSN.
SEWER: GREEN SANITARY DISTRICT.

LEGEND:

- - SET 5/8"x30" LR. W/CAP MKD. "BENTZ SURV. INC."
- - FD. 5/8" LR. W/ALUM. CAP UNLESS NOTED OTHERWISE
- △ - COMPUTED POINT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1988
DONALD A. BENTZ
839



COMPUTED PER
PREVIOUS CONTROL
M103-26A

SCALE: 1"=50'
NOV., 1987

JACKIE STREET
(412.17' RECORD PER M16-16)
N 57° 23' 24" W (N 57° 16' W) 482.83'

A: N 41° 21' 05" E 15.61'
B: N 41° 21' 05" E 20.00'

FD. C. R/W 5/8" LR.
W/ALUM. CAP
P.C. STA. 1273+28.4

GRANGE RD. (60' R/W)
(INST. No. 88-00604)

FD. 3/4" LR. N 41° 21' 05" E 12.56'
CS58-192

PG. 10F2

M105-46A

3B-10-89-46A

COUNTY SURVEYORS FILE DATA
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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL #1

Beginning at a 5/8" iron rod with cap on the southwesterly line of that parcel described in Douglas County Deed Records Instrument #87-06786 in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon said point bears South 36° 51' 07" East 1493.23 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, said point also bears North 63° 27' 56" West 175.70 feet from the most southerly corner of said parcel; thence North 63° 27' 56" West 96.07 feet along said southwesterly line to a 5/8" iron rod with cap on the southeasterly right-of-way line of Highway #99; thence North 41° 57' 19" East 252.39 feet along said right-of-way to a 5/8" iron rod with cap; thence leaving said right-of-way South 60° 17' East 265.41 feet to a 5/8" iron rod with cap on the northwesterly right-of-way of Grange Road; thence along said right-of-way South 41° 21' 05" West 20.00 feet to a 5/8" iron rod with cap, South 41° 21' 05" West 15.61 feet to a 5/8" iron rod with aluminum cap and South 41° 19' West 90.79 feet to a 5/8" iron rod with cap; thence leaving said right-of-way North 51° 37' 12" West 89.39 feet to a 5/8" iron rod with cap, thence North 47° 19' 46" West 79.84 feet to a 5/8" iron rod with cap; thence South 41° 36' 50" West 152.14 feet to the point of beginning and containing 0.96 acres.

TOGETHER WITH an easement for a waterline, 10 feet wide, 5 feet either side of the following described centerline: Beginning at an existing well, said well bears South 36° 51' 07" East 1493.23 feet and South 85° 43' 05" East 159.37 feet from the 1/4 corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along an existing waterline South 37° 07' 51" West 48.81 feet and North 58° 03' 21" West 132.41 feet to a point on the southeasterly line of the above described parcel.

SUBJECT TO a sanitary sewer easement, 10 feet wide, 5 feet either side of the following described line: Beginning at a point on an existing sewer line said point bears South 36° 51' 07" East 1493.23 feet and North 41° 36' 50" East 59.90 feet from the 1/4 corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 76° 24' West 18.35 feet to a manhole; thence North 79° 31' 25" West 89.24 feet along said sewer line to its intersection with the southeasterly right-of-way of Highway #99 and there terminating.

PARCEL #2

Beginning at a 5/8" iron rod with cap on the southwesterly line of that parcel described in Douglas County Deed Records Instrument #87-06786 in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon said point bears South 36° 51' 07" East 1493.23 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, said point also bears North 63° 27' 56" West 175.70 feet from the most southerly corner of said parcel; thence South 63° 27' 56" East 175.70 feet along said southwesterly line to a 5/8" iron rod with cap on the northwesterly right-of-way of Grange Road; thence North 41° 19' East 110.00 feet along said right-of-way to a 5/8" iron rod with cap; thence leaving said right-of-way North 51° 37' 12" West 89.39 feet to a 5/8" iron rod with cap; thence North 47° 19' 46" West 79.84 feet to a 5/8" iron rod with cap; thence South 41° 36' 50" West 152.14 feet to the point of beginning and containing 0.50 acres.

TOGETHER WITH a sanitary sewer easement, 10 feet wide, 5 feet either side of the following described line: Beginning at a point on an existing sewer line said point bears South 36° 51' 07" East 1493.23 feet and North 41° 36' 50" East 59.90 feet from the 1/4 corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 76° 24' West 18.35 feet to a manhole and there terminating.

SUBJECT TO an easement for a waterline, 10 feet wide, 5 feet either side of the following described centerline: Beginning at an existing well, said well bears South 36° 51' 07" East 1493.23 feet and South 85° 43' 05" East 159.37 feet from the 1/4 corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along an existing waterline South 37° 07' 51" West 48.81 feet and North 58° 03' 21" West 132.41 feet to a point on the northwesterly line of the above described parcel.

NARRATIVE

Survey made to divide parcel into two pieces. Field work by Jim Artman and David DeLatte using Wild T-1 and Red-1 EDM. Computations by Donald A. Bentz. Bearings based on previous survey Northwest of Highway #99 (M103-26). South Line determined using a found monument on Grange Road and found monument, most southerly, of M103-26. Overall distance using both surveys checks within 0.84 feet with overall distance on M16-16. Southerly line of Southwest Jackie Street established using M103-26 and CS 58-192. Lot line, now in Highway #99 right-of-way, established at record distance on the North and South Lines North Line of this survey established at proportional distance. Note the distance 542.58 transposed, should be 524.58. Northwest Line of Grange Road established from monuments set by OSHD on an unrecorded survey, a copy obtained from the Douglas County Road Department. Southeast Corner adjusted to this right-of-way.

Debbie E. Morrison DEPUTY
DOUGLAS COUNTY SURVEYOR

2-21-88
DATE

Keith L. Cubic
DOUGLAS COUNTY PLANNING DEPT.

1/20/88
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1982
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
1988 FEB - 1 PM 2:52
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Debbie E. Morrison
RECORDS
98-01122
FE 12-98

36-10-88 46B