

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

M106-70A

FILED TF

A MINOR LAND PARTITION  
IN NE 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,  
DOUGLAS COUNTY, OREGON

PARTITIONER:

Charles A. Bass  
2022 N.W. Troost  
Roseburg, OR 97470

OWNERS:

Charles A. Bass and  
Doyle Schiffman  
2022 N.W. Troost  
Roseburg, OR 97470

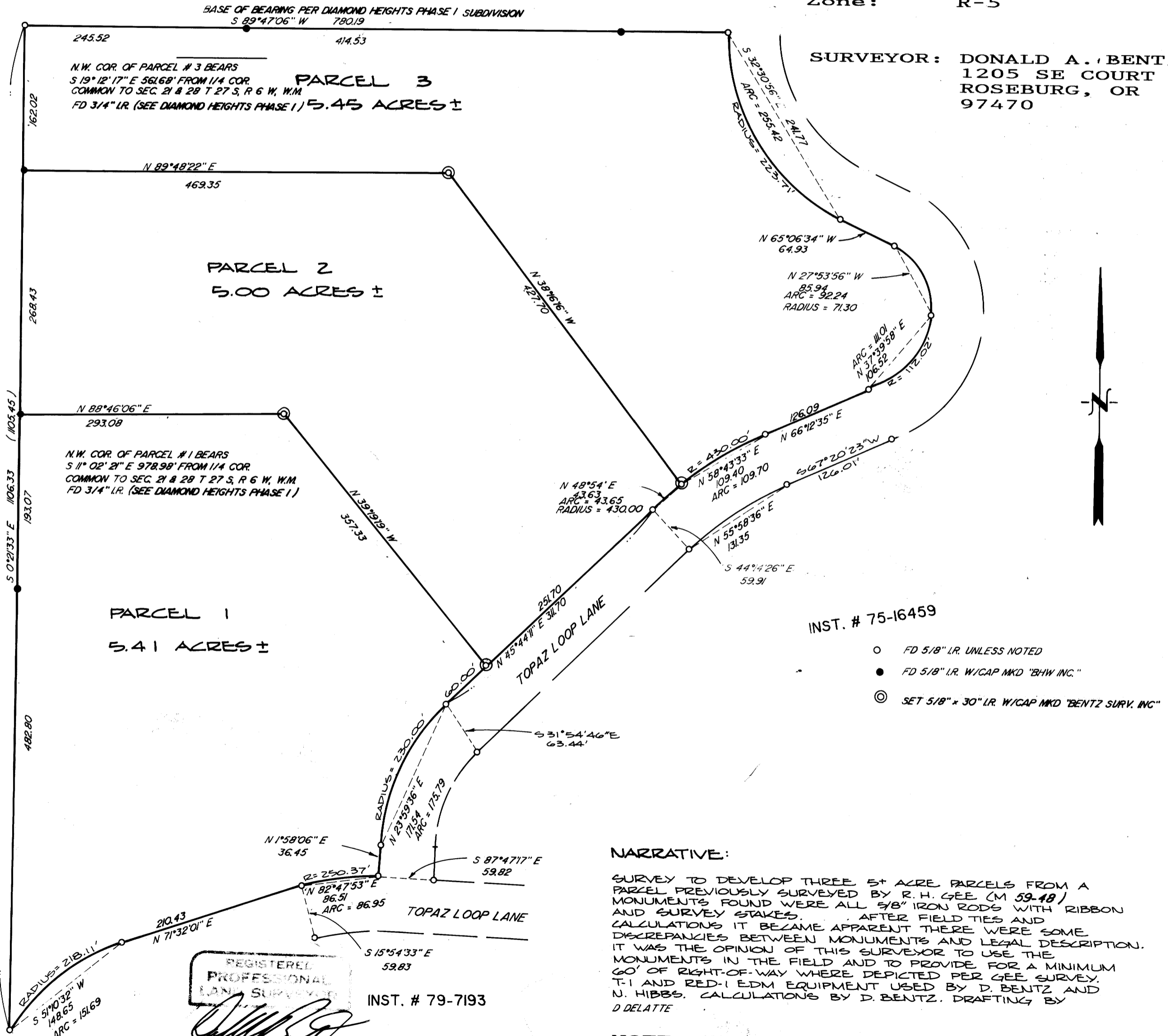
Sewer:  
Water:

On-Site  
Umpqua Basin  
Water Association Inc.

Scale:  
Date:  
Zone:

1" = 100'  
May 1988  
R-5

SURVEYOR: DONALD A. BENTZ  
1205 SE COURT  
ROSEBURG, OR  
97470



Dr. 10-89-84A

**COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE**

MAP 106-70B

FILED TF  
SEP 29 1988  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON  
7

**PARCEL #1**

A parcel of land lying in Section 28, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being a portion of that property described in Instrument #73-15111 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows: Beginning at a 5/8" iron rod with cap on the East Line of Lot 7, Diamond Heights - Phase I, a subdivision in Section 28, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point bears South 11° 02' 21" East 978.98 feet from the 1/4 Corner common to Section 21 and Section 28, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence leaving said East Line of Lot 7, North 88° 46' 06" East 293.08 feet to a 5/8" iron rod with plastic cap; thence South 39° 19' 19" East 357.33 feet to a 5/8" iron rod with plastic cap on the westerly right-of-way of a 60.00 foot road easement as described in Volume 2, Page 173 and 173A in Minor Land Partition Record, Douglas County Surveyors Office, Douglas County, Oregon, more particularly described in Instrument #73-15111, #79-7193 and #75-16459 as recorded in the Deed Records of Douglas County, Oregon; thence along said westerly right-of-way as follows: South 45° 44' 11" West 60.00 feet to a 5/8" iron rod, along the arc of a 230.00 foot radius curve to the left (the long chord of which bears South 23° 59' 36" West 171.54 feet) 175.79 feet to a 5/8" iron rod, South 1° 58' 06" West 36.45 feet to a 5/8" iron rod, along the arc of a 250.37 foot radius curve to the left (the long chord of which bears South 82° 47' 53" West 86.51 feet) 86.95 feet to a 5/8" iron rod, South 71° 32' 01" West 210.43 feet to a 5/8" iron rod, along the arc of a 218.11 foot radius curve to the left (the long chord of which bears South 51° 10' 32" West 148.65 feet) 151.69 feet to a 5/8" iron rod being on the East Line of Lot 2 said Diamond Heights - Phase I; thence leaving said right-of-way easement North 0° 21' 33" West 675.87 feet along the East Line of Lot 2 and Lot 7 of said subdivision to the point of beginning and containing 5.41 acres more or less.

**PARCEL #2**

A parcel of land lying in Section 28, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being a portion of that property described in Instrument #73-15111 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows: Beginning at a 5/8" iron rod with cap on the East Line of Lot 7, Diamond Heights - Phase I, a subdivision in Section 28, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point bears South 11° 02' 21" East 978.98 feet from the 1/4 Corner common to Section 21 and Section 28., Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence leaving East Line of said Lot 7, North 88° 46' 06" East 293.08 feet to a 5/8" iron rod with plastic cap; thence South 39° 19' 19" East 357.33 feet to a 5/8" iron rod with plastic cap on the westerly right-of-way of a 60.00 foot road easement as described in Volume 2, Page 173 and 173A in Minor Land Partition Records, Douglas County Surveyors Office, Douglas County, Oregon more particularly described in Instrument #73-15111, #79-7193 and #75-16459 as recorded in the Deed Records of Douglas County, Oregon; thence along said westerly right-of-way as follows: North 45° 44' 11" East 251.70 feet to a 5/8" iron rod and along the arc of a 430.00 foot radius curve to the right (the long chord of which bears North 48° 54' East 43.63 feet) 43.65 feet to a 5/8" iron rod with plastic cap; thence leaving said westerly right-of-way North 38° 16' 16" West 427.70 feet to a 5/8" iron rod with plastic cap; thence South 89° 48' 22" West 469.35 feet to a 5/8" iron rod with cap on the East Line of Lot 7, Diamond Heights - Phase I; thence South 0° 21' 33" East 268.43 feet along the East Line of said Lot 7 to the point of beginning and containing 5.00 acres more or less.

**PARCEL #3**

A parcel of land lying in Section 28, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and being a portion of that property described in Instrument #73-15111 as recorded in the Deed Records of Douglas County, Oregon said parcel being more particularly described as follows: Beginning at a 5/8" iron rod being the Northeast Corner of Lot 7, Diamond Heights - Phase I, a subdivision in Section 28, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon said point bears South 19° 12' 17" East 561.68 feet from the 1/4 Corner common to Section 21 and Section 28, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence leaving East Line of said Lot 7, North 89° 47' 06" East 780.19 feet along the South Lines of Lot 8, Lot 9 and Lot 10 of above said subdivision to a 5/8" iron rod on the westerly right-of-way of a 60.00 foot road easement as described in Volume 2, Page 173 and 173A in Minor Land Partition Records, Douglas County Surveyor Office, Douglas County, Oregon, more particularly described in Instrument #73-15111, #79-7193, and #75-16459 as recorded in the Deed Records of Douglas County, Oregon; thence along said westerly right-of-way along the arc of a 223.71 foot radius curve to the left (the long chord of which bears South 32° 30' 56" East 241.77 feet) 255.42 feet to a 5/8" iron rod, South 65° 06' 34" East 64.93 feet to a 5/8" iron rod, along the arc of a 71.30 foot radius curve to the right (the long chord of which bears South 27° 53' 56" East 85.94 feet) 92.24 feet to a 5/8" iron rod, along the arc of a 112.02 foot radius curve to the right (the long chord of which bears South 37° 39' 58" West 106.52 feet) 111.01 feet to a 5/8" iron rod, South 66° 12' 35" West 126.09 feet to a 5/8" iron rod, and along the arc of a 430.00 foot radius curve to the left (the long chord of which bears South 58° 43' 33" West 109.40 feet) 109.70 feet to a 5/8" iron rod with plastic cap; thence leaving said right-of-way North 38° 16' 16" West 427.70 feet to a 5/8" iron rod with plastic cap; thence South 89° 48' 22" West 469.35 feet to a 5/8" iron rod on the East Line of Lot 7 of above described subdivision; thence North 0° 21' 33" West 162.02 feet along the East Line of Lot 7 of above described subdivision to the point of beginning and containing 5.45 acres more or less.

**NOTE ALL PARCELS TOGETHER WITH:**

A 60.00 foot road easement in Section 28, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon and more particularly described as: A 60.00 foot roadway, the southerly line of which is the northerly line of that parcel described in Instrument #86-16546, Douglas County Deed Records, Douglas County, Oregon, beginning on the easterly line of Diamond Heights - Phase I, a subdivision and ending at Lookingglass Road, County Road #5 together with a 60.00 foot roadway easement, the easterly line of which is the westerly line of that parcel described in Instrument #83-13030 Douglas County Deed Records, Douglas County, Oregon, said easement begins on a southerly line of Diamond Heights - Phase I, a subdivision and ends on the northerly line of the 60.00 foot easement first described herein.

**APPROVALS:**

*Keith L. Cubic*

9/9/88  
DATE

DOUGLAS COUNTY PLANNING DEPARTMENT

*Larry L. Mowen* DEPUTY  
DOUGLAS COUNTY SURVEYOR

9-29-88  
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  
1988 SEP 30 AM 10: 25  
GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Cecil Crisp*  
DEPUTY

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Donald A. Bentz*  
OREGON  
REGISTERED 1963  
DONALD A. BENTZ  
738

FEE *LP* 88-14559

PP. 10-89 84B