

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE MINOR LAND PARTITION
FOR

RICHARD HANLIN
LYING IN THE SE 1/4 OF SEC 23 & SW 1/4 OF SEC 24
T27S, R5W, W.M., DOUGLAS COUNTY,
OREGON.

FILED *dt*
REC 28 1988 *d*
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE
d

OWNER / PARTITIONER

RICHARD L. & WILMA L. HANLIN
1877 BUCKHORN ROAD
ROSEBURG, OREGON 97470

SURVEYOR

DONALD A. BENTZ INC.
P.O. BOX 901
WINCHESTER, OREGON 97495

SEWER-SEPTIC

WATER - DIXONVILLE WATER ASSOC.

ZONING - PARCEL 1 RR

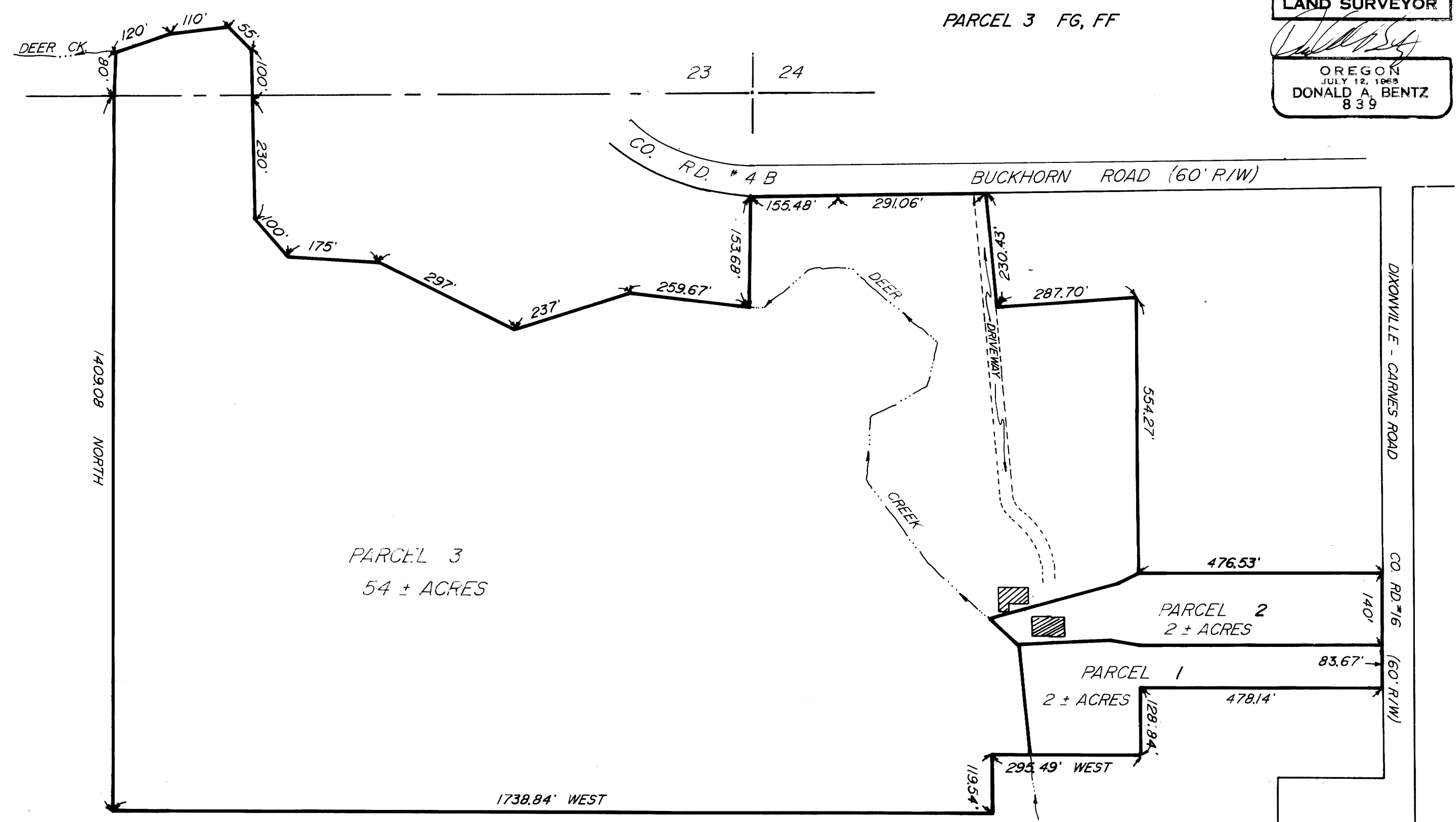
PARCEL 2 RR

PARCEL 3 FG, FF

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

SCALE 1" = 200'
NOV. 1988



MAP FILE M107-23A

Bk. 10 - Pg. 101B

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION PLAT

FOR
RICHARD HANLIN

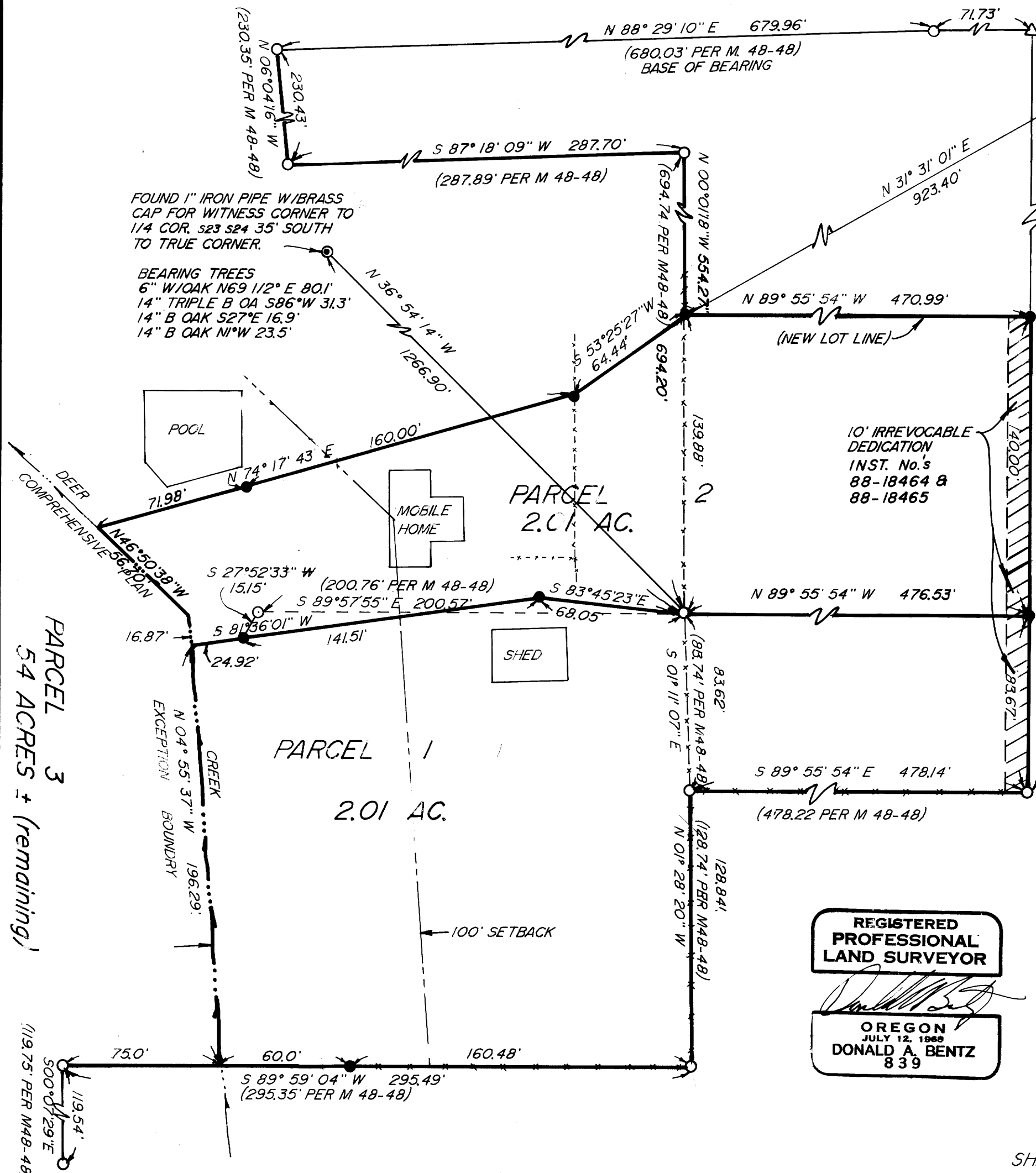
LYING IN THE SE 1/4 OF SEC 23 & SW 1/4 OF SEC 24
T27S, R5W, W.M., DOUGLAS COUNTY,
OREGON.

FILED

DEC 28 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

BUCKHORN ROAD CO. RD. NO. 4 B (60' R/W)



SCALE 1" = 50'
NOV. 1988

LEGEND

- FOUND 5/8" IRON ROD
- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SURV. INC."
- △ COMPUTED PER M 48-48
- CREEK
- - - - - FENCE LINE

NARRATIVE:

SURVEY FOR MINOR LAND PARTITION. NORTH, EAST AND SOUTH BOUNDRIES OF PARCELS 1 & 2 WERE ESTABLISHED PER FOUND MONUMENTS PER M 48-48 THE WEST BOUNDARY BEING THE CENTER OF DEER CREEK. THE BOUNDRIES OF PARCEL 3 WERE NOT SURVEYED BUT WERE COMPUTED PER BYRON'S 1958 SURVEY M 10-22, M 46-49 & GS 55/247.

REGISTERED PROFESSIONAL LAND SURVEYOR

Donald A. Bentz

OREGON
JULY 12, 1985
DONALD A. BENTZ
839

FIELD CREW: B. BROWNING, R. BOLIN
DRAFTING: R. BRITTELL
COMPUTATIONS: G. LANG, J. ARTMAN
EQUIPMENT: WILD T-1 THEODOLITE, LEITZ
RED - I DISTANCE METER

MAP FILE M.107-23.8

PARCEL #1

A parcel of land lying in Section 24, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon more particularly described as follows: Beginning at a 5/8" iron rod from which the Quarter Corner common to Sections 23 and 24, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon bears North 37° 52' 33" West 1239.09 feet; thence beginning at said 5/8" iron rod South 89° 55' 54" East 476.53 feet to a 5/8" iron rod with plastic cap on the westerly right-of-way of Dixonville-Carnes Road County Road #16; thence southerly along the westerly right-of-way South 2° 17' 12" East 83.67 feet to a 5/8" iron rod in a fence corner; thence leaving said right-of-way North 89° 55' 54" West 478.14 feet to a 5/8" iron rod in a fence corner; thence South 1° 28' 20" East 128.84 feet to a 5/8" iron rod in a fence corner; thence South 89° 59' 04" West 160.48 feet to a 5/8" iron rod with plastic cap; thence continuing South 89° 59' 04" West 60.00 feet to the center of Deer Creek; thence downstream along the center of Deer Creek North 4° 55' 37" West 196.29 feet to a point in the center of Deer Creek; thence leaving Deer Creek North 81° 36' 01" East 24.92 feet to a 5/8" iron rod with plastic cap; thence continuing North 81° 36' 01" East 141.51 feet to a 5/8" iron rod with plastic cap; thence South 83° 45' 23" East 68.05 feet to the point of beginning and containing 2.01 acres more or less.

PARCEL #2

A parcel of land lying in Section 24, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows: Beginning at a 5/8" iron rod from which the Quarter Corner common to Sections 23 and 24, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon bears North 37° 52' 33" West 1239.09 feet; thence beginning at said 5/8" iron rod North 83° 45' 23" West 68.05 feet to a 5/8" iron rod with plastic cap; thence South 81° 36' 01" West 141.51 feet to a 5/8" iron rod with plastic cap; thence continuing South 81° 36' 01" West 24.92 feet to the center of Deer Creek; thence downstream along the center of Deer Creek North 4° 55' 37" West 16.87 feet to a point; thence downstream along the center of Deer Creek North 46° 50' 38" West 56.70 feet to a point; thence North 74° 17' 43" East 71.98 feet to a 5/8" iron rod with plastic cap; thence continuing North 74° 17' 43" East 160.00 feet to a 5/8" iron rod with plastic cap; thence North 53° 25' 27" East 64.44 feet to a 5/8" iron rod with plastic cap; thence South 89° 55' 54" East 470.99 feet to a 5/8" iron rod with plastic cap on the westerly right-of-way of Dixonville-Carnes Rd., County Road #16; thence southerly along the westerly right-of-way South 2° 17' 12" East 140.00 feet to a 5/8" iron rod with plastic cap; thence leaving said westerly right-of-way North 89° 55' 54" West 476.53 feet to the point of beginning and containing 2.02 acres more or less.

PARCEL #3

All that property described in Instruments #73-0245, #73-0246 and #88-12538 excepting that property described in Parcel #1 and Parcel #2 and containing 54 acres more or less.

MINOR LAND PARTITION
FOR
RICHARD HANLIN
LYING IN THE SE 1/4 OF SEC 23 & SW 1/4 OF
SEC 24 T27S, R5W, W.M., DOUGLAS COUNTY
OREGON.

APPROVALS

Keith D. Cubic
PLANNING COMMISSION

12/23/88
DATE

Francis E. Ingram
COUNTY SURVEYOR

12-28-88
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 DEC 28 PM 4: 07

GAY FIELDS
COUNTY CLERK
IN THE PUBLIC RECORDS OF DOUGLAS COUNTY
BY *[Signature]*
PP

88-13671

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 12, 1988
DONALD A. BENTZ
839

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

88-10-88 101c