



Br. 10-2. 123A

M107-78A

# MAJOR LAND PARTITION

LYING IN THE NW 1/4 OF SEC 34, T30S, R3W, W.M.,  
DOUGLAS COUNTY, OREGON.

FILED  
  
 APR 27 1989  
 COUNTY SURVEYOR  
 DOUGLAS COUNTY, ORE.  


OWNER/PARTITIONER  
 ROLAND THEISS  
 P.O. BOX 824  
 MYRTLE CREEK, OREGON  
 97457

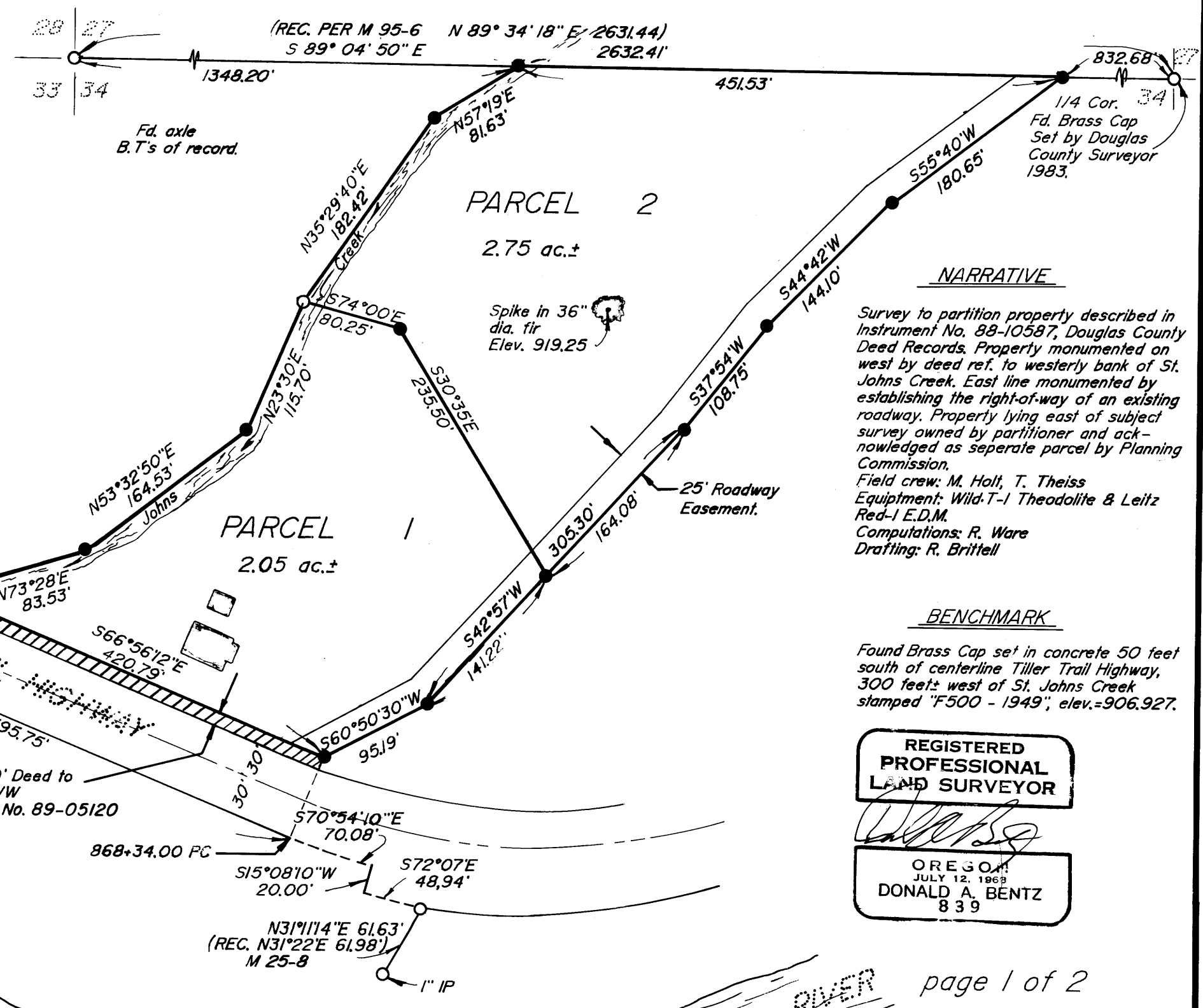
SURVEYOR  
 DONALD A. BENTZ INC.  
 P.O. BOX 901  
 WINCHESTER, OREGON  
 97495

WATER - WELLS    SEWER - SEPTIC    TAX ACCT. - 13100.00 - 13100.01 - 13100.03    TAX LOT - 400, 401  
 ZONE - RR    FILE No. 88-163

SCALE 1" = 100'  
 MARCH 1989

LEGEND

- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP STAMPED "BENTZ SURV. INC."
- FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE




NARRATIVE

Survey to partition property described in Instrument No. 88-10587, Douglas County Deed Records. Property monumented on west by deed ref. to westerly bank of St. Johns Creek. East line monumented by establishing the right-of-way of an existing roadway. Property lying east of subject survey owned by partitioner and acknowledged as separate parcel by Planning Commission.  
 Field crew: M. Holt, T. Theiss  
 Equipment: Wild-T-1 Theodolite & Leitz Red-I E.D.M.  
 Computations: R. Ware  
 Drafting: R. Brittel

BENCHMARK

Found Brass Cap set in concrete 50 feet south of centerline Tiller Trail Highway, 300 feet± west of St. Johns Creek stamped "F500 - 1949", elev.=906.927.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

  
 OREGON  
 JULY 12, 1969  
 DONALD A. BENTZ  
 839

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

7/8  
COUNTY CLERK  
DOUGLAS COUNTY, OREGON

PARCEL #1

A parcel of land being a portion of that property described in Instrument #88-10587 as recorded in the Deed Records of Douglas County, Oregon and lying in Section 34, Township 30 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod, 40.00 feet opposite and northerly of centerline station 868 + 34.0 P.C. on the Tiller Trail Highway from which point the Northwest Corner of the above said Section 34 bears North 63° 41' 30" West 1328.62 feet; thence parallel to the centerline of the said Tiller Trail Highway North 66° 56' 12" West 420.79 feet to a 5/8" iron rod on the westerly bank of St. Johns Creek; thence along said westerly bank as follows: North 74° 00' East 28.54 feet to a 5/8" iron rod, South 72° 52' 30" East 87.42 feet to a 5/8" iron rod, North 73° 28' East 83.53 feet to a 5/8" iron rod, and North 53° 32' 50" East 164.53 feet to a 5/8" iron rod, and North 23° 30' East 115.70 feet to a 5/8" iron rod; thence leaving said West Bank South 74° 00' East 80.25 feet to a 5/8" iron rod; thence South 30° 35' East 235.50 feet to a 5/8" iron rod; thence South 42° 57' West 141.22 feet to a 5/8" iron rod; thence South 60° 50' 30" West 95.19 feet to the point of beginning and containing 2.05 acres of land, more or less.

The above described parcel is subject to a 25.00 foot wide roadway easement, parallel to and adjacent with the southeasterly line of said parcel, from the northerly right-of-line of the Tiller Trail Highway to the northeasterly line of said parcel.

PARCEL #2

A parcel of land being a portion of that property described in Instrument #88-10587 as recorded in the Deed Records of Douglas County, Oregon and lying in Section 34, Township 30 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the Northwest Corner of the above said Section 34 bears North 72° 14' West 1438.99 feet; thence North 30° 35' West 235.50 feet to a 5/8" iron rod; thence North 74° 00' West 80.25 feet to a 5/8" iron rod on the West Bank of St. Johns Creek; thence along said West Bank North 35° 29' 40" East 182.42 feet to a 5/8" iron rod and North 57° 19' East 81.63 feet to a 5/8" iron rod in the North Line of said Section 34; thence along said North Line South 89° 04' 50" East 451.53 feet to a 5/8" iron rod; thence leaving said North Line South 55° 40' West 180.65 feet to a 5/8" iron rod; thence South 44° 42' West 144.10 feet to a 5/8" iron rod; thence South 37° 54' West 108.75 feet to a 5/8" iron rod; thence South 42° 57' West 164.08 feet to the point of beginning and containing 2.75 acres or land, more or less.

The above described parcel is subject to a 25.00 foot wide roadway easement, parallel to and adjacent with the southeasterly line of said parcel.

Included with the above described parcel is a 25.00 foot wide roadway easement from the southerly line of said parcel to the northerly right-of-way line of the Tiller Trail Highway, the southeasterly line of said easement being more particularly described as follows: Beginning at a 5/8" iron rod from which point the Northwest Corner of the above said Section 34 bears North 72° 14' West 1438.99 feet; thence South 42° 57' West 141.22 feet to a 5/8" iron rod; thence South 60° 50' 30" West 95.19 feet to a 5/8" iron rod in the above said northerly right-of-way line and there terminating.

APPROVALS:

Keith L. Cubic  
DC PLANNING

4/21/89  
DATE

Janey L. Mason DEPUTY  
DC SURVEYOR

4-27-89  
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

1989 APR 27 AM 11:50

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

BY Carroll Enger  
DEPUTY  
FEE PP

89-05300

Pl. 10-19-123B