

MINOR LAND PARTITION

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

FILED

DOUGLAS COUNTY, OREGON

LEGEND

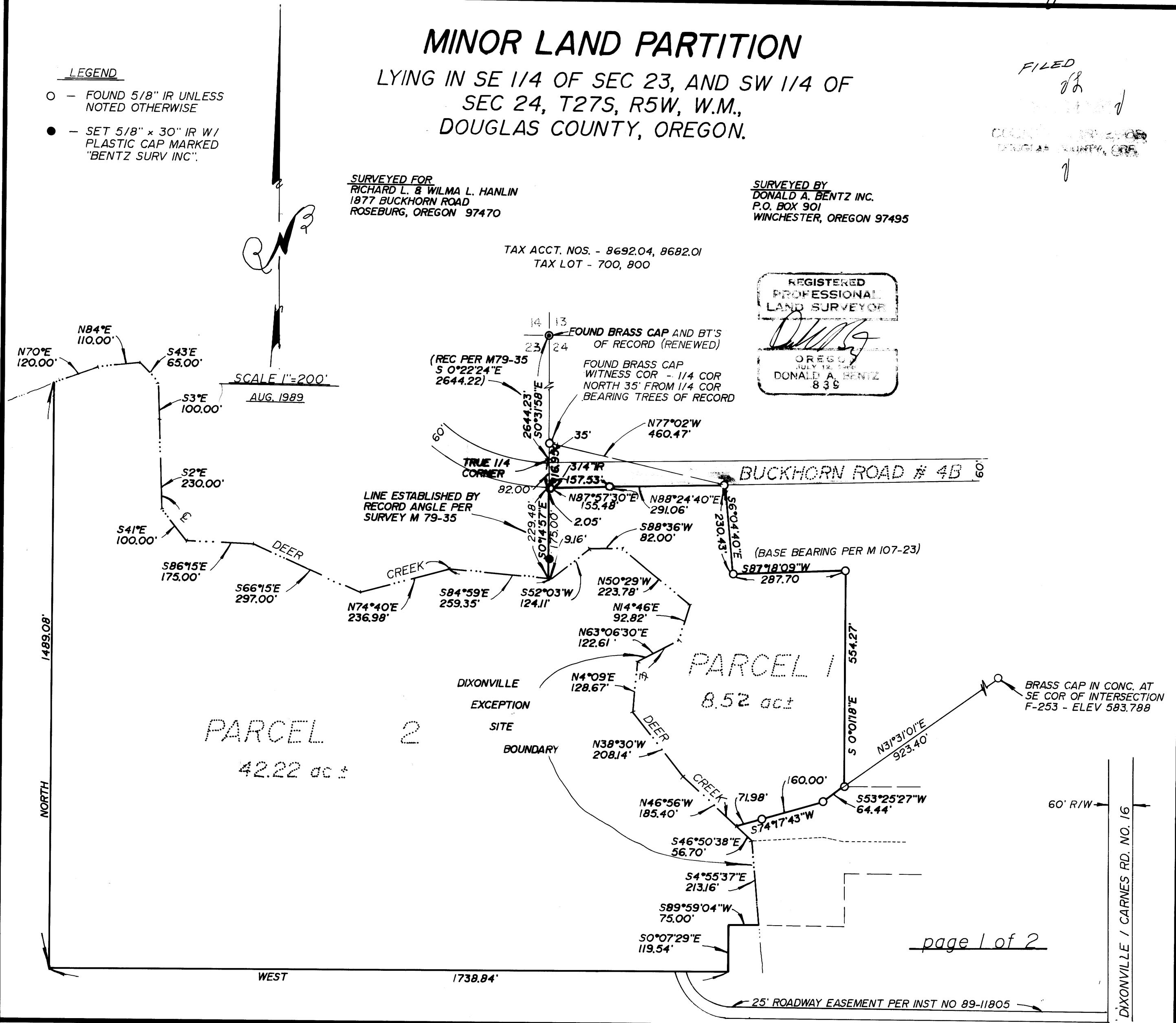
- - FOUND 5/8" IR UNLESS NOTED OTHERWISE
- - SET 5/8" x 30" IR W/ PLASTIC CAP MARKED "BENTZ SURV INC".

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

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

TAX ACCT. NOS. - 8692.04, 8682.01
TAX LOT - 700, 800

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald A. Bentz
OREGON
JULY 12, 1986
DONALD A. BENTZ
839



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED

12

AUG 15 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL #1

A parcel of land lying in Section 24, Township 27 South, Range 5 West, Willamette Meridian and being a portion of that property described in Instrument #73-245 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 on the West Line of the above said Section 24 from which point the West 1/4 Corner of said Section 24 bears North 0° 14' 57" West 82.00 feet; thence leaving said West Line and along the South Line of Buckhorn County Road #4B North 87° 57' 30" East 157.53 feet to a 5/8" iron rod and North 88° 24' 40" East 291.06 feet to a 5/8" iron rod; thence leaving said South Line South 6° 04' 40" East 230.43 feet to a 5/8" iron rod; thence North 87° 18' 09" East 287.70 feet to a 5/8" iron rod; thence South 0° 01' 18" East 554.27 feet to a 5/8" iron rod; thence South 53° 25' 27" West 64.44 feet to a 5/8" iron rod; thence South 74° 17' 43" West 231.98 feet to the centerline of Deer Creek; thence downstream along said centerline as follows: North 46° 56' West 185.40 feet, North 38° 30' West 208.14 feet, North 4° 09' East 128.67 feet, North 63° 06' 30" East 122.61 feet, North 14° 46' East 92.82 feet, North 50° 29' West 223.78 feet, South 88° 36' West 82.00 feet, South 52° 03' West 124.11 feet, and North 84° 59' West 9.16 feet to the above said West Line of Section 24; thence leaving said centerline and along said West Line North 0° 14' 57" West 229.48 feet to the point of beginning and containing 8.52 acres of land, more or less.

PARCEL #2

A parcel of land lying in Sections 23 and 24, Township 27 South, Range 5 West, Willamette Meridian and being a portion of that property described in Instrument #73-246 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows: Beginning at a point on the West Line of the above said Section 24 and the centerline of Deer Creek from which point the West 1/4 Corner of said Section 24 bears North 0° 14' 57" West 311.48 feet; thence upstream along said centerline of Deer Creek as follows: South 84° 59' East 9.16 feet, North 52° 03' East 124.11 feet, North 88° 36' East 82.00 feet, South 50° 29' East 223.78 feet, South 14° 46' West 92.82 feet, South 63° 06' 30" West 122.61 feet, South 4° 09' West 128.67 feet, South 38° 30' East 208.14 feet, South 46° 56' East 185.40 feet, South 46° 50' 38" East 56.70 feet, and South 4° 55' 37" East 213.16 feet to the South Line of the above said property described in Instrument #73-246; thence along said South Line South 89° 59' 04" West 75.00 feet, South 0° 07' 29" East 119.54 feet and West 1738.84 feet; thence along the West Line of said property described in Instrument #73-246 North 1489.08 feet to the above said centerline of Deer Creek; thence upstream along said centerline as follows: North 70° 00' East 120.00 feet, North 84° 00' East 110.00 feet, South 43° 00' East 65.00 feet, South 3° 00' East 100.00 feet, South 2° 00' East 230.00 feet, South 41° 00' East 100.00 feet, South 86° 15' East 175.00 feet, South 66° 15' East 297.00 feet, North 74° 40' East 236.98 feet, and South 84° 59' East 250.19 feet to the point of beginning and containing 42.22 acres of land, more or less.

TOGETHER WITH a 25.00 foot easement recorded in Instrument #89-11805.

NARRATIVE: Survey to partition subject parcel as shown. Parcel deeds are Instrument #73-245 and #73-246, Douglas County Deed Records. Surveys of Record - M107-23, M79-35, M10-22 and C.S. #55/247.

FIELD CREW: Marc Holt and David DeLette

EQUIPMENT: Wild T-2 Theodolite mounted with Leitz Red-1 E.D.M.

OFFICE: Romey Ware

DRAFTING: Rick Brittell

Keith L. Cubic 8/10/89
DOUGLAS COUNTY PLANNING



Larry C. Man DEARY 8-14-89
DOUGLAS COUNTY SURVEYORS

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 AUG 15 AM 8:13

DOUGLAS COUNTY CLERK
IN THE OFFICE OF RECORDS OF DOUGLAS COUNTY

BY *Gay Fields*
CLERK

FEE *PP*

89-12285

page 2 of 2

BB. 10 - Pg. 137B

M108-44B