

Pr. 11-09-22A

FILED

**NARRATIVE**

SURVEY TO DIVIDE PARCEL INTO TWO LOTS OF RECORD. PROPERTY LIMITS DETERMINED FROM EXISTING MONUMENTS AND CONTROL USED IN M 86-71. FIELD CREW - J. ARTMAN, B BROWNING. COMPUTATIONS - D. BENTZ. DRAFTING - R. BRITTELL

COUNTY SURVEYORS FILE DATA  
~~DO NOT REMOVE FROM OFFICE~~  
IN THE NE 1/4 OF SECTION 25,  
T26S, R6W, W.M. DOUGLAS  
COUNTY, OREGON

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1968  
DONALD A. BENTZ  
839

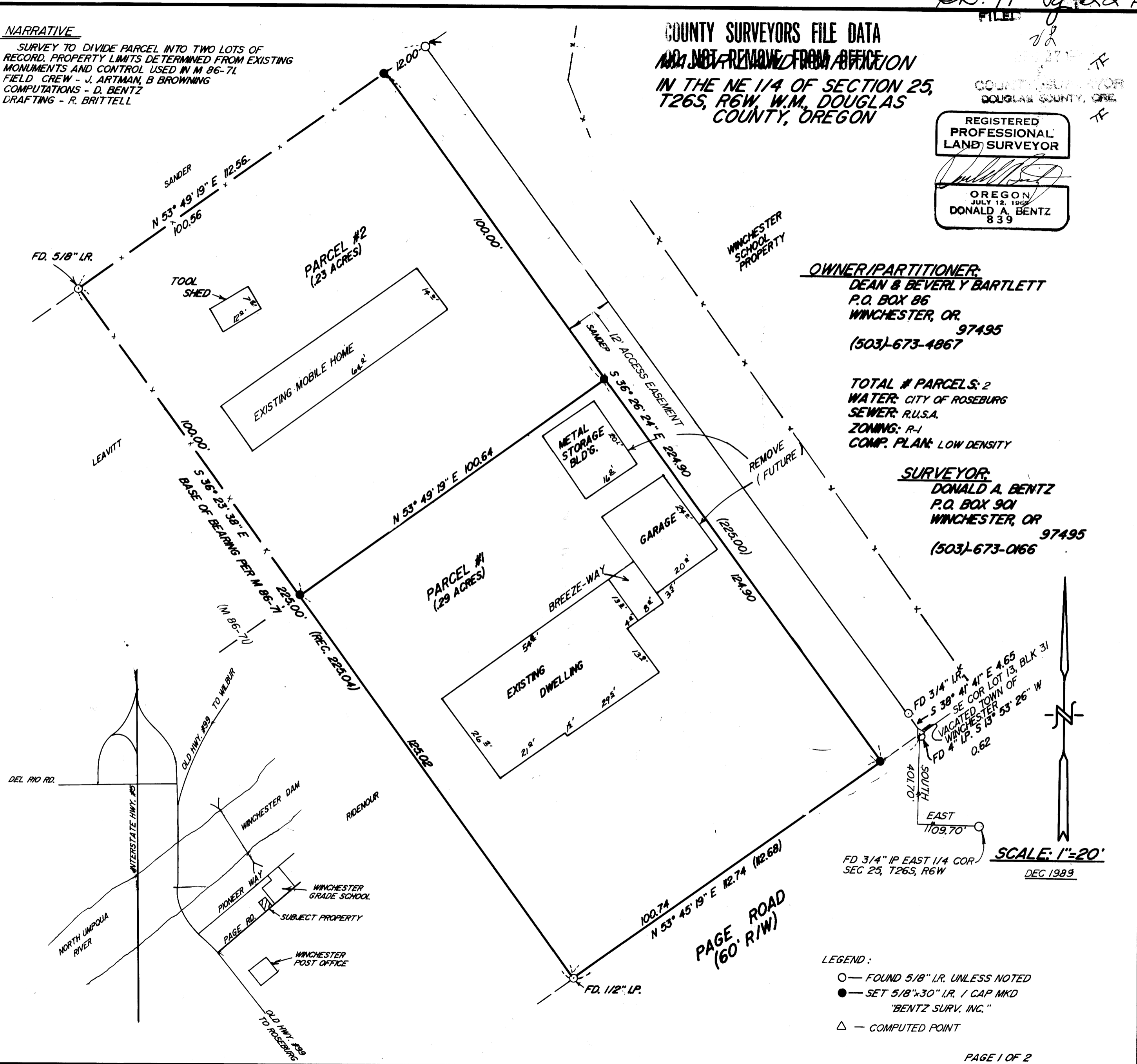
**OWNER/PARTITIONER:**  
DEAN & BEVERLY BARTLETT  
P.O. BOX 86  
WINCHESTER, OR. 97495  
(503)-673-4867

TOTAL # PARCELS: 2  
WATER: CITY OF ROSEBURG  
SEWER: R.U.S.A.  
ZONING: R-1  
COMP. PLAN: LOW DENSITY

**SURVEYOR:**  
DONALD A. BENTZ  
P.O. BOX 901  
WINCHESTER, OR 97495  
(503)-673-0166

SCALE: 1"=20'  
DEC 1989

- LEGEND:
- — FOUND 5/8" I.R. UNLESS NOTED
  - — SET 5/8"x30" I.R. / CAP MKD "BENTZ SURV. INC."
  - △ — COMPUTED POINT



M109-27A

PARCEL #1

Beginning at a 5/8" iron rod with cap which bears West 1109.70 feet, North 401.70 feet, South 53° 45' 19" West 12.00 feet and North 36° 26' 24" West 124.90 feet from the East Quarter Corner of Section 25, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence South 36° 26' 24" East 124.90 feet to a 5/8" iron rod on the southerly right-of-way of Page Road, from which the southeasterly corner of Lot 13, Block 31, vacated town of Winchester bears North 53° 45' 19" East 12.00 feet; thence South 53° 45' 19" West 100.74 feet along aforementioned northerly right-of-way to a 1/2" iron pipe; thence leaving said northerly right-of-way North 36° 23' 38" West 125.02 feet to a 5/8" iron rod; thence North 53° 49' 19" East 100.64 feet to the point of beginning and containing .29 acres, more or less.

PARCEL #2

Beginning at a 5/8" iron rod with cap which bears West 1109.70 feet, North 401.70 feet, South 53° 45' 19" West 12.00 feet and North 36° 26' 24" West 124.90 feet from the East Quarter Corner of Section 25, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence South 53° 49' 19" West 100.64 feet to a 5/8" iron rod; thence North 36° 23' 38" West 100.00 feet to a 5/8" iron rod on the southerly line of a parcel described in Instrument #781-18807 Douglas County Deed Records; thence North 53° 49' 19" East 100.56 feet along said southerly line to a 5/8" iron rod with cap; thence leaving said southerly line South 36° 26' 24" East 100.00 feet to the point of beginning and containing .23 acres, more or less.

TOGETHER WITH a 12.00 foot easement described as: Beginning at a point on the northerly right-of-way of Page Road (County Road #115), said point being the Southeast Corner of Lot 13, Block 31, vacated town of Winchester, said point also being West 1109.70 feet and North 401.70 feet from the East Quarter Corner of Section 25, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence South 53° 45' 19" West 12.00 feet to a 5/8" iron rod with cap at the Southeast Corner of that parcel described in Douglas County Deed Records Instrument #78-18807; thence North 36° 26' 24" West 224.90 feet along the northeasterly line of said parcel to a 5/8" iron rod with cap at the northeasterly corner of said parcel; thence North 53° 49' 19" East 12.00 feet to a point on a southeasterly line of that parcel described in Douglas County Deed Records Instrument #76-14942; thence leaving said southeasterly line South 36° 26' 24" East 224.89 feet to the point of beginning.

APPROVALS

Keith L. Cubic  
PLANNING DIRECTOR

12/21/89  
DATE

Francis L. Ingram  
COUNTY SURVEYOR

12-27-89  
DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF DOUGLAS COUNTY, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED

1989 DEC 27 AM 11:17

GAY FIELDS  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Helen Pyle  
DEPUTY

89-19829

FE

Pl. 11-89. 22B