

Pl. 11-B. 11

ER - 601 W

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

MINOR LAND PARTITION

IN THE NW 1/4 OF SEC 3, T23, R5W,
A PORTION OF LOT 5, BLOCK I OF DEVORES ADD.
TO THE TOWN OF YONCALLA, OREGON (VOL 1, PG 22)

FILED TF
NOV 6 1989 TF
COUNTY SURVEYOR TF
DOUGLAS COUNTY, ORE.

1989 NOV -6 PM 4:01
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Gay Fields*
DEPUTY

SURVEYED FOR
JOHN & MARIAN HICKMAN
P O BOX 339
YONCALLA, OR 97499
(503) 849-2688

SURVEYED BY
DONALD A BENTZ INC.
P O BOX 901
WINCHESTER, OR 97495
(503) 673-0166

PARCEL 1
A PARCEL OF LAND BEING A PORTION OF LOT 5, BLOCK 1 OF "DEVORES ADDITION TO THE TOWN OF YONCALLA, OREGON" AS RECORDED IN VOLUME 1, PAGE 22 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON AND LYING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A 5/8" IRON ROD IN THE WESTERLY LINE OF THE OLD PACIFIC HIGHWAY #99 FROM WHICH POINT THE SOUTHEAST CORNER OF THE ABOVE SAID LOT 5 BEARS SOUTH 4° 40' EAST 40.0 FEET; THENCE ALONG THE NORTHERLY LINE OF A 40 FOOT WIDE ROADWAY SOUTH 85° 25' WEST 125 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTHERLY LINE NORTH 4° 40' WEST 140 FEET TO A 5/8" IRON ROD; THENCE NORTH 85° 25' EAST 125 FEET TO A 5/8" IRON ROD IN THE ABOVE SAID WESTERLY LINE; THENCE ALONG SAID WESTERLY LINE SOUTH 4° 40' EAST 140 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.40 ACRES OF LAND, MORE OR LESS.

NARRATIVE

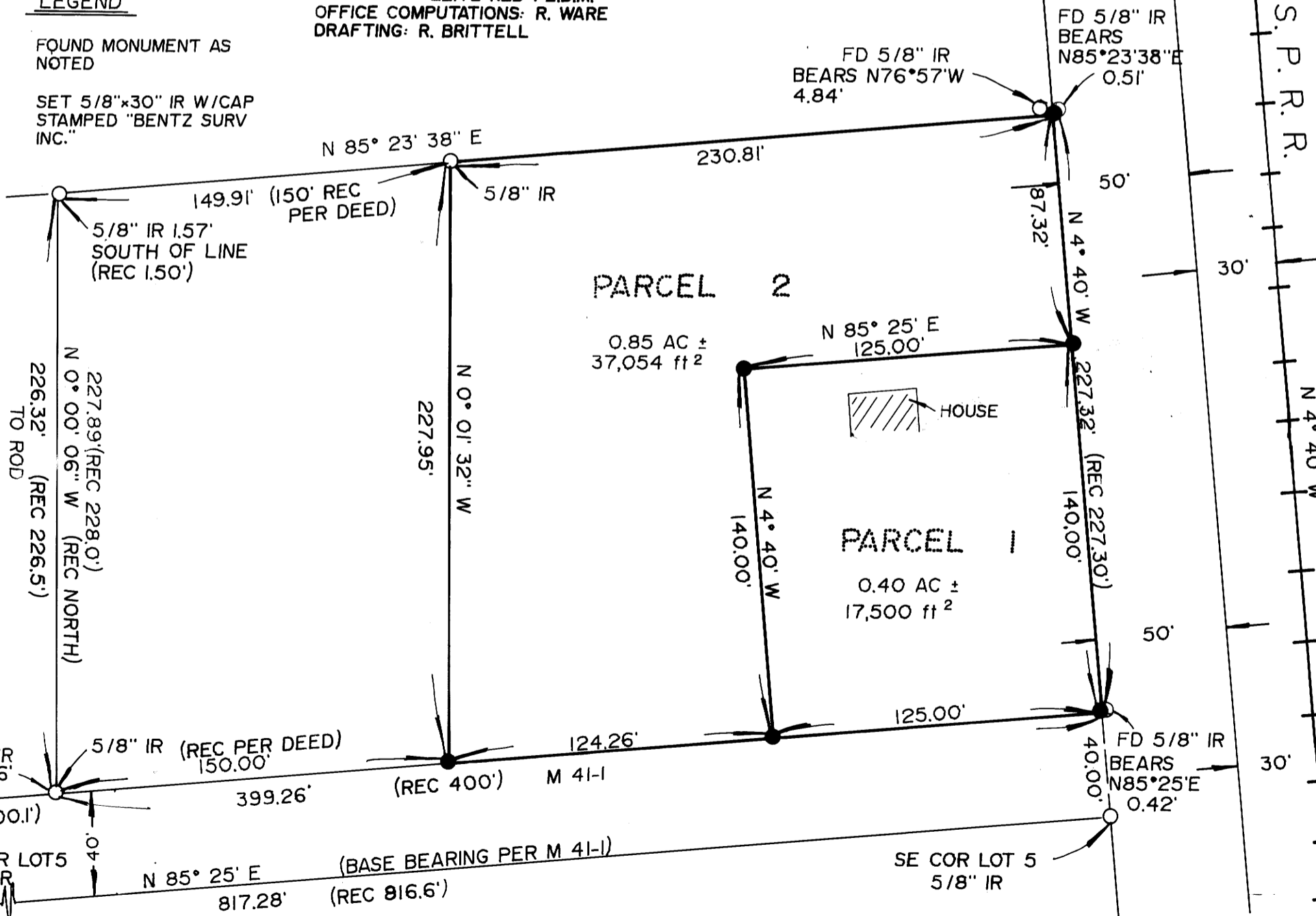
SURVEY TO PARTITION THAT PROPERTY DESCRIBED IN INSTRUMENT NOS. 72-14189 AND 82-01362 AS RECORDED IN THE DEED OF RECORDS OF DOUGLAS COUNTY, OREGON. RECORD MEASUREMENTS SHOWN ARE PER SURVEY M41-1 NEW MONUMENTS WERE ESTABLISHED ON THE NORTH AND SOUTH LINES OF SUBJECT PARCEL, ADJACENT WITH THE OLD HIGHWAY 99 RIGHT-OF-WAY, TO ALLOW THE REQUIRED DEDICATED RECORD WIDTH OF THE HIGHWAY AND RAILROAD. SAID RIGHT-OF-WAY WIDTHS WERE ESTABLISHED FROM THE CENTERLINE OF THE MAINLINE S.P.R.R.

FIELD CREW: D. DELATTE, B. BEAL
EQUIPMENT: WILD T-2 THEODOLITE MOUNTED WITH LEITZ RED-1 E.D.M.
OFFICE COMPUTATIONS: R. WARE
DRAFTING: R. BRITTELL

SCALE 1"=50'
SEPT 1989

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x30" IR W/CAP STAMPED "BENTZ SURV INC."



PARCEL 2
A PARCEL OF LAND BEING A PORTION OF LOT 5, BLOCK 1 OF "DEVORES ADDITION TO THE TOWN OF YONCALLA, OREGON" AS RECORDED IN VOLUME 1, PAGE 22 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON AND LYING IN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF THE ABOVE SAID LOT 5; THENCE ALONG THE WESTERLY LINE OF THE OLD PACIFIC HIGHWAY #99 SOUTH 4° 40' EAST 87.32 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WESTERLY LINE SOUTH 85° 25' WEST 125 FEET TO A 5/8" IRON ROD; THENCE SOUTH 4° 40' EAST 140 FEET TO A 5/8" IRON ROD IN THE NORTHERLY LINE OF A 40 FOOT WIDE ROADWAY; THENCE ALONG SAID NORTHERLY LINE SOUTH 85° 25' WEST 124.26 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WEST LINES OF THOSE PROPERTIES DESCRIBED IN INSTRUMENT # 92-01362 AND # 72-14189, RESPECTIVELY, AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON NORTH 0° 01' 32" WEST 227.95 FEET TO A 5/8" IRON ROD IN THE NORTH LINE OF THE ABOVE SAID LOT 5; THENCE ALONG SAID NORTH LINE NORTH 85° 23' 38" EAST 230.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.85 ACRES OF LAND MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1968
DONALD A. BENTZ
839

APPROVALS
Robert L. Ware 10/17/89
CHAIRMAN - YONCALLA PLANNING COM. DATE
Neil Edmundson 10/17/89
SECRETARY - YONCALLA PLANNING COM. DATE
Donald A. Bentz DEPUTY 11/2/89
DOUGLAS COUNTY SURVEYOR. DATE

M 109-5