

FILED
JUN 28 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

SURVEY OF PARCELS

LYING IN NE, NW, SW AND SE 1/4, SEC. 2,
T27S, R6W, W.M. DOUGLAS COUNTY,
OREGON.

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1968
DONALD A. BENTZ
839

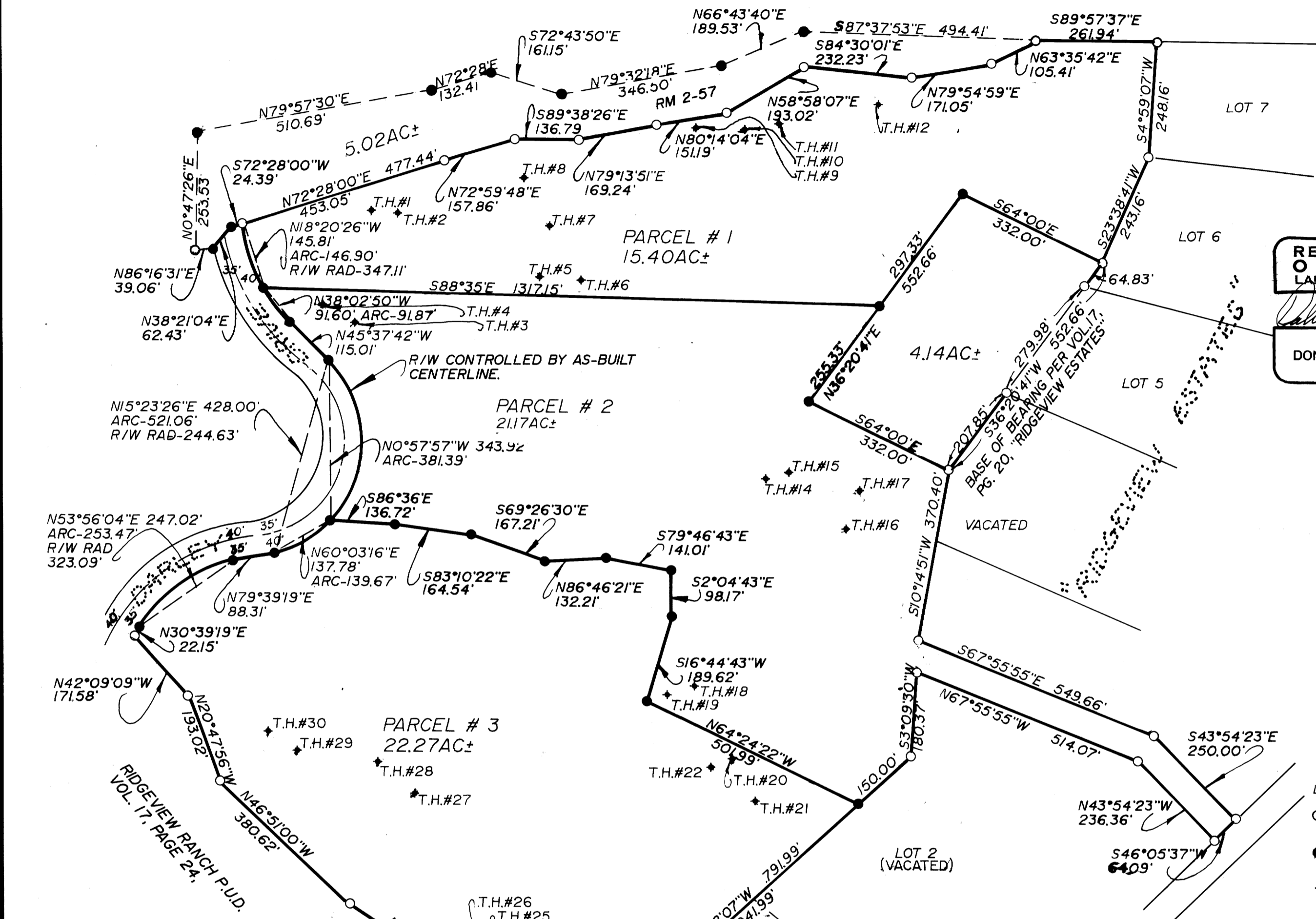
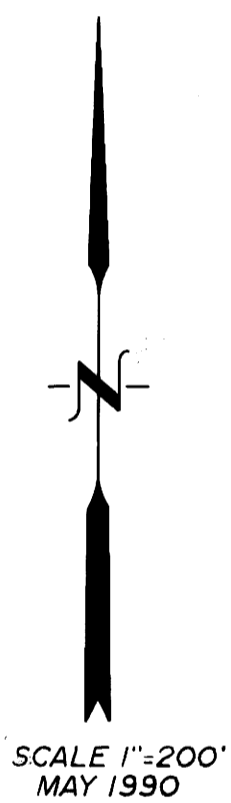
SURVEYED FOR:
WEAVER BROS. INC.
685 MURDOCK DR.
OAKLAND, OR. 97462

SURVEYED BY:
DONALD A. BENTZ INC.
1205 SE COURT
ROSEBURG, OR. 97470
(503) 673-0166

WATER RIGHTS
THERE ARE NO APPARENT WATER RIGHTS
APPURTENANT TO THIS PROPERTY.

P/D FILE # 89-209
ZONING 5R
COMP. PLAN 5R

- LEGEND
- FD. 5/8" I.R. UNLESS NOTED OTHERWISE
 - SET 5/8" x 30" I.R. WITH CAP MARKED "BENTZ SUR. INC."
 - ◆ TEST HOLES (SOILS)



PERIMETER DESCRIPTION:

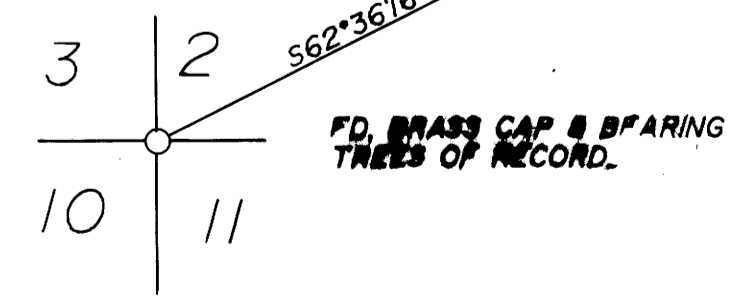
A PARCEL OF LAND LYING IN SEC. 2, T27S, R6W, WILLAMETTE MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" I.R. AT THE NORTHWEST CORNER OF LOT 7 OF "RIDGEVIEW ESTATES" AS RECORDED IN VOL. 17, PG. 20 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH POINT THE SOUTHWEST CORNER OF THE ABOVE SAID SEC.2 BEARS S46°06'03"W 4774.06' FEET; THENCE ALONG THE WESTERLY LINE OF SAID "RIDGEVIEW ESTATES" S4°59'07"W 248.16' FEET TO A 5/8" I.R.; AND S23°38'41"W 243.16 FEET TO A 5/8" I.R.; THENCE LEAVING SAID WESTERLY LINE N64°00'W 332.00' FEET TO A 5/8" I.R. THENCE S36°20'41"W 552.66' FEET TO A 5/8" I.R.; THENCE S64°00'E 332.00' FEET TO A 5/8" I.R.; IN THE ABOVE SAID WESTERLY LINE; THENCE ALONG SAID WESTERLY LINE S10°14'51"W 370.40' FEET TO A 5/8" I.R.; THENCE LEAVING SAID WESTERLY LINE S67°55'55"E 549.66' FEET TO A 5/8" I.R.; THENCE S43°54'23"E 250.00' FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF MOOREA DRIVE; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE S46°05'37"W 64.09' FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE N43°54'23"W 236.36' FEET; THENCE N67°55'55"W 514.07' FEET TO THE ABOVE SAID WESTERLY LINE; THENCE ALONG SAID WESTERLY LINE S3°09'30"W 180.37' FEET TO A 5/8" I.R. AND S47°42'07"W 941.99' FEET TO A 5/8" I.R. IN THE NORTHERLY LINE OF "RIDGEVIEW RANCH" AS RECORDED

IN VOL. 17, PG. 24 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID NORTHERLY LINE AS FOLLOWS; N61°53'56"W 135.39' FEET TO A 5/8" I.R., N56°20'36"W 455.90' FEET TO A 5/8" I.R., N46°51'00"W 380.62' FEET TO A 5/8" I.R., N20°47'56"W 193.02' FEET TO A 5/8" I.R., AND N42°09'09"W 171.58' FEET TO A 5/8" I.R. IN THE EASTERLY LINE OF DARLEY DRIVE; THENCE ALONG SAID EASTERLY LINE AS FOLLOWS: N30°39'19"E 22.15' FEET TO A 5/8" I.R., ALONG THE ARC OF A 323.09' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N53°56'04"E 247.02' FEET) 253.47' FEET TO A 5/8" I.R., N79°39'19"E 88.31' FEET TO A 5/8" I.R., ALONG THE ARC OF A 244.63' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N5°23'26"E 428.00' FEET) 521.06' FEET TO A 5/8" I.R., N45°37'42"W 115.01' FEET TO A 5/8" I.R., AND ALONG THE ARC OF A 347.11' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N25°55'21"W 234.10' FEET) 223.69' FEET TO A 5/8" I.R. IN THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN INSTR. # 77-2157 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID SOUTH LINE AS FOLLOWS; N72°28'00"E 453.05' FEET TO A 5/8" I.R., N72°59'48"E 157.86' FEET TO A 5/8" I.R., S89°38'26"E 136.79' FEET TO A 5/8" I.R., N79°13'51"E 169.24' FEET TO A 5/8" I.R., N80°14'04"E 151.19' FEET TO A 5/8" I.R., N58°58'07"E 193.02' FEET TO A 5/8" I.R., S84°30'01"E 232.23' FEET TO A 5/8" I.R., N79°54'59"E 171.05' FEET TO A 5/8" I.R.,

N63°35'42"E 105.41' FEET TO A 5/8" I.R., AND S89°57'37"E 261.94' FEET TO THE POINT OF BEGINNING.

NARRATIVE:

SURVEY MADE TO ESTABLISH PARCEL PERIMETERS. PERIMETERS ESTABLISHED FROM FOUND MONUMENTS ON ADJACENT SURVEYS AS NOTED. FIELD CREW: M. HOLT & G. LANG
OFFICE: R. WARE
DRAFTING: MIKE RADCLIFFE



WATER:
UMPUQUA WATER BASIN
SEWER:
ON SITE SEPTIC SYSTEM

MAP FILE M110-24

MAP FILE M110-24