

MAR 8 1991

MAP FILE M.III-52

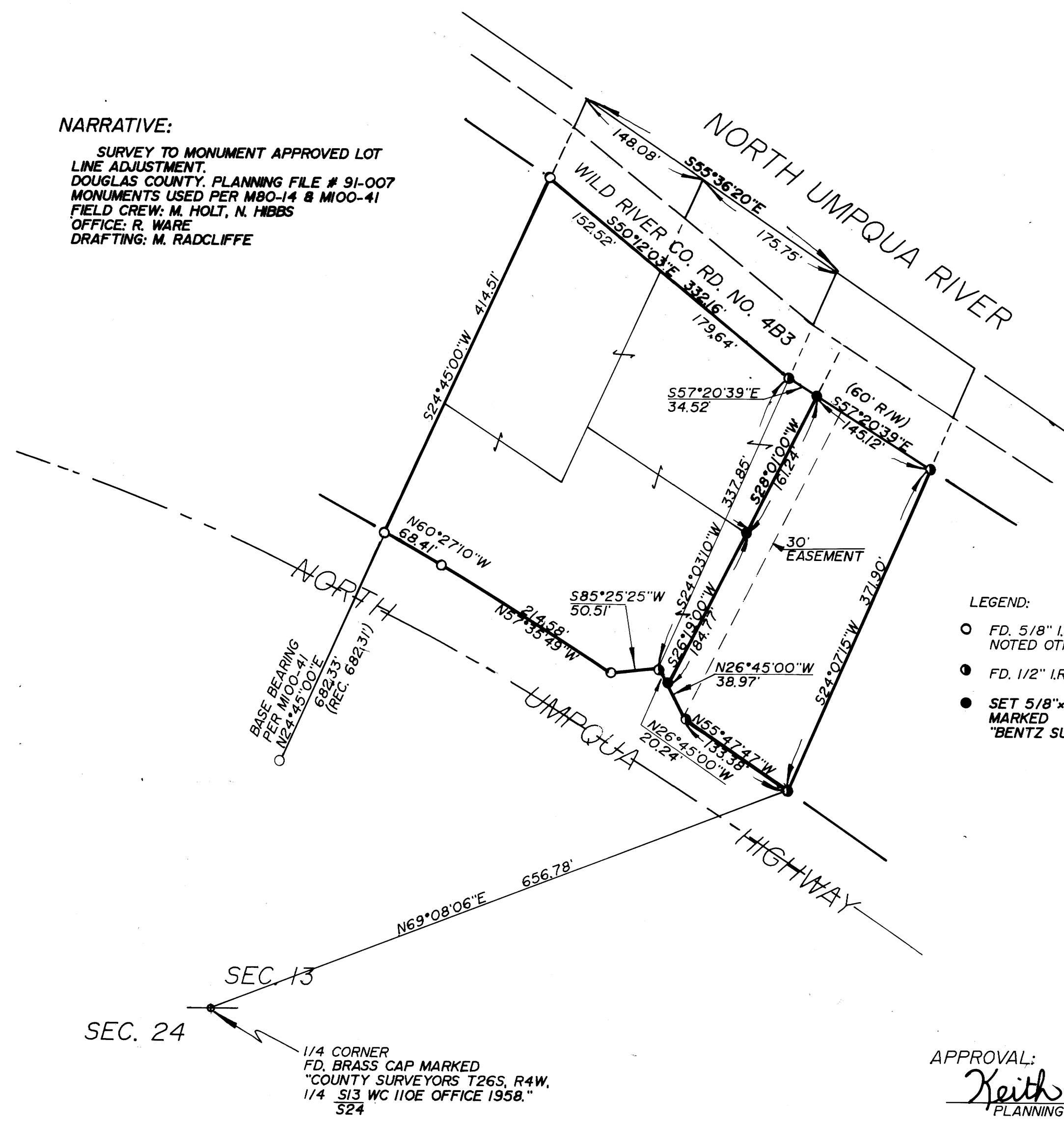
# LOT LINE ADJUSTMENT IN THE SE 1/4 OF SEC. 13, T26S, R4W, W.M., DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

SURVEY TO MONUMENT APPROVED LOT  
LINE ADJUSTMENT.  
DOUGLAS COUNTY, PLANNING FILE # 91-007  
MONUMENTS USED PER M80-14 & M100-41  
FIELD CREW: M. HOLT, N. HIBBS  
OFFICE: R. WARE  
DRAFTING: M. RADCLIFFE

SURVEYED FOR:  
LORENA DIETRICH  
3045 WILD RIVER DR.  
ROSEBURG, OR. 97470

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

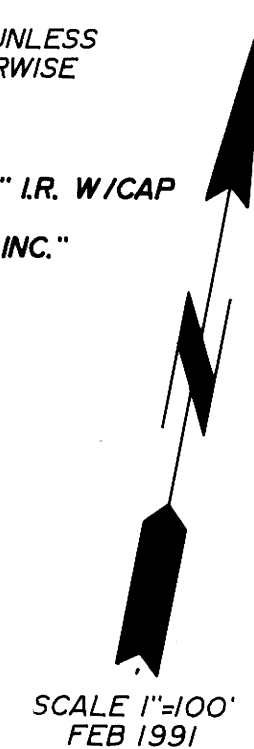


**DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN AND BEING A PORTION OF THAT PROPERTY DESCRIBED AS PARCEL 1 IN THAT MINOR LAND PARTITION RECORDED IN VOLUME 5, PAGE 12 IN THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE SAID PARCEL 1 FROM WHICH POINT THE SOUTH 1/4 CORNER OF THE ABOVE SAID SECTION 13 BEARS S69°08'06"W 656.78' FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 138 N55°47'47"W 133.38' FEET AND N26°45'00"W 38.97' FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE N26°19'00"E 184.77' FEET; THENCE N28°01'00"E 161.24' FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WILD RIVER DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY S57°20'39"E 145.12' FEET TO THE NORTHEAST CORNER OF THE ABOVE SAID PARCEL 1; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1 S24°07'15"W 371.90' FEET TO THE POINT OF BEGINNING.  
ALSO INCLUDED WITH THE ABOVE DESCRIBED PARCEL IS THAT LAND LYING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABOVE SAID WILD RIVER DRIVE AND THE SOUTHERLY LOW WATER LINE OF THE NORTH UMPQUA RIVER AS THE EASTERLY AND WESTERLY PROPERTY LINES EXTENDED NORTHERLY WOULD ENCOMPASS.  
THE ABOVE DESCRIBED PARCEL IS SUBJECT TO A NON-EXCLUSIVE EASEMENT MORE PARTICULARLY DESCRIBED AS THE WESTERLY 30' FEET OF THE SAID ABOVE DESCRIBED PARCEL.

**LEGEND:**

- FD. 5/8" I.R. UNLESS NOTED OTHERWISE
- FD. 1/2" I.R.
- SET 5/8"x30" I.R. W/CAP MARKED "BENTZ SUR. INC."



**APPROVAL:**

*Keith L. Cubic* 3/7/91  
PLANNING DIRECTOR DATE

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