

MAP FILE M100-20A

**A MAJOR LAND PARTITION FOR WALLACE WILLRETT
IN NW 1/4 AND SW 1/4 OF SECTION 28, AND THE NE 1/4 AND
SE 1/4 OF SECTION 29, T26S, R6W, W.M. ALSO IN
GEORGE HANNAN D.L.C #42**

FILED

JAN 22 1986

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

OMO

CURVE INFO.
(SOUTH R/W)
R= 1397.40
CH= 287.15
Δ= 11°47'40"
L= 287.66

OWNER/PARTIONER:

WALLACE WILLRETT
885 SUNSET LANE
ROSEBURG, OR. 97470

SURVEYOR:

DONALD A. BENTZ
P.O. BOX 901
WINCHESTER, OR. 97495

ZONING: RR-5

WATER: UMPQUA BASIN WATER

SEWER: SEPTIC



SCALE: 1" = 200'
12-5-85

LEGEND:

- SET 5/8" x 30" I.R. / PLASTIC CAP MKD. "BENTZ SURV., INC."
- FOUND 5/8" I.R. UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED IN INSTR. # 85-6413.

THE COUNTY ROAD WAS POSITIONED PER FOUND MONUMENTS AS WAS THE WEST LINE OF THE TOTAL PARCEL.

NOTE: REVIEWING DEEDS AND SURVEY M 41-35 WE NOTED SOME DISCREPANCIES; HOWEVER, WE HELD WITH THE EAST LINE AS ESTABLISHED IN M 41-35 AND USED RECORD WIDTH PER DEED TO ESTABLISH THE EAST LINE OF THE PROPERTY SURVEYED HEREON. DUE TO THE DISCREPANCY A QUITCLAIM DEED WAS RECOMMENDED AND OBTAINED FROM THE OWNER TO THE WEST.

THE SOUTH LINE OF PARCEL #3 WAS LOCATED AS COMPUTED PER DEED TIE LINE ON M 41-35.

NOTE OVERLAP: WILLRETT PARCEL HAS SENIOR RIGHTS.

FIELD CREW: W. WILLRETT AND G. LANG
EQUIPMENT USED: WILD T1 AND RED 1 DISTANCE METER

EXISTING EASEMENT
INST. #85-9939
(VOL. 928, PG. 413)

INST. #65-11129

NORTN 1738.05 (1738.32)
BASIS OF BEARING PER M 41-35

COMPUTED FROM
M 41-35 + M 60-1

QUITCLAIMED
PER INST. #85-15297

NORTH
(DEED RECORD NORTH)

INST. #75-4404

N 89°01'30" E
3791.28

1/2" I. PIPE
SW COR. HENRY EVANS
D.L.C. #43 AS
SHOWN BY
VIC McLIND
ON M 41-35
(SEE NOTE ON PAGES)

CORNER TIE
NW COR. D.L.C. #42
FD. BRASS CAP.

FD. 5/8" I.R. WHICH
BEARS N 86°02'02" W
265.87 FT. FROM THE
SE CORNER OF
PARCEL #3

WEST 520.00
DEED OVERLAP

COMPUTED DEED TIE LINE
FROM DEED PER M 41-35
RECORD

RECOMMEND
LINE AGREEMENT
DUE TO DISCREPANCY AT
SW COR. HENRY EVANS
D.L.C. #43

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1968
DONALD A. BENTZ
839

PR 9-11-85