

1990-0009

SURVEYOR'S CERTIFICATE

I, DONALD A. BENTZ, BEING DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

Donald A. Bentz
DONALD A. BENTZ LS 839 DATE 2-23-90

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILEY AND JUDY WOOD THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN

Wiley Wood 2-23-90
WILEY WOOD DATE
Judy Wood 2/23/90
JUDY WOOD DATE

APPROVALS

Francis L. Ingram 3-8-90
COUNTY SURVEYOR DATE
Keith L. Cubic 3/5/90
PLANNING DIRECTOR DATE

FILED THIS 9 DAY OF March 1990
Challenga
COUNTY CLERK

LEGEND

- FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE.
- SET 5/8" x 30" IRON ROD WITH CAP MARKED "BENTZ SUR. INC."
- ▨ EXISTING DWELLING

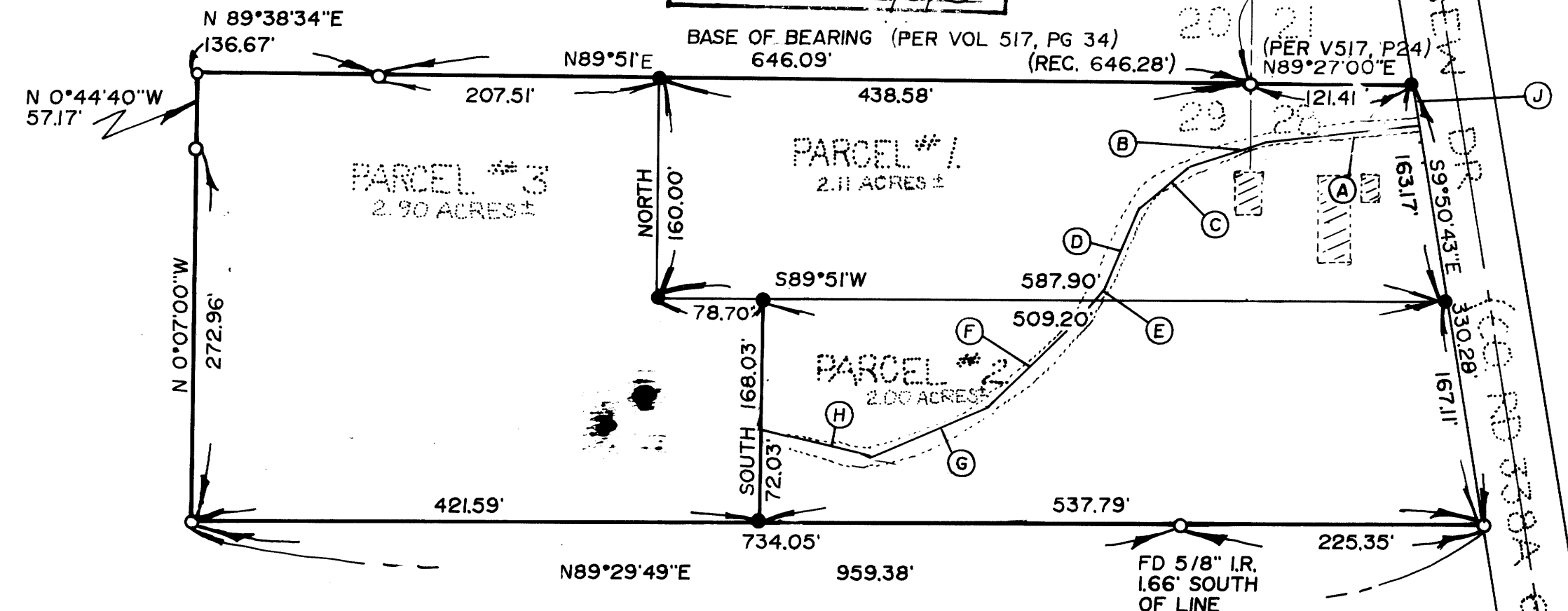
WATER RIGHTS

THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY.

ACKNOWLEDGEMENT

STATE OF OREGON } ss
COUNTY OF DOUGLAS }
ON THIS 23 DAY OF February, 1990
BEFORE ME APPEARED WILEY WOOD & JUDY WOOD
TO ME PERSONALLY KNOWN AND BEING DULY SWORN
DID SAY THAT THE ABOVE ACT WAS THEIR FREE ACT
AND DEED

Tony D. Pruss
NOTARY PUBLIC
My Commission Expires 4/13/93



PARCEL 1
2.90 ACRES ±
BEGINNING AT A 5/8" IRON ROD ON THE WEST RIGHT-OF-WAY OF OAKVIEW DRIVE (COUNTY ROAD NO 338A) IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON SAID POINT BEARS N89°27'09"E 121.40 FEET AND S9°50'43"E 163.17 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 20, 21, 28, AND 29, SAID TOWNSHIP AND RANGE; THENCE LEAVING SAID RIGHT-OF-WAY S89°51'W 587.90 FEET TO A 5/8" IRON ROD; THENCE NORTH 160.00 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF THAT PARCEL DESCRIBED IN DOUGLAS COUNTY DEED RECORDS VOLUME 517, PAGE 34; THENCE N89°51'01"E 438.58 FEET ALONG SAID NORTH LINE TO SAID SECTION CORNER; THENCE CONTINUING ALONG SAID NORTH LINE N89°27'00"E 121.41 FEET TO A 5/8" IRON ROD ON SAID WESTERLY RIGHT-OF-WAY; THENCE S9°50'43"E 163.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.11 ACRES.

SUBJECT TO AN EASEMENT OVER AN EXISTING ROADWAY FOR ACCESS AND UTILITIES, 25 FEET WIDE, 12.50 FEET EITHER SIDE OF THE FOLLOWING:
BEGINNING AT A POINT ON THE EAST LINE OF THE ABOVE DESCRIBED PARCEL SAID POINT BEARS S9°50'43"E 30.00 FEET FROM THE NORTHEAST CORNER OF ABOVE DESCRIBED PARCEL; THENCE S85°36'56"W 107.51 FEET; THENCE S68°15'36"W 64.60 FEET; THENCE S53°59'13"W 45.33 FEET; THENCE S21°57'25"W 65.06 FEET; THENCE S43°05'04"W 17.46 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL SAID POINT BEARS S35°19'38"W 196.47 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 20, 21, 28 & 29 AND THERE TERMINATING.

PARCEL 2
2.00 ACRES ±
BEGINNING AT A 5/8" IRON ROD ON THE WEST RIGHT-OF-WAY OF OAKVIEW DRIVE (COUNTY ROAD NO 338A) IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID POINT BEARS N89°27'09"E 121.40 FEET AND S9°50'43"E 163.17 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 20, 21, 28 & 29 SAID TOWNSHIP AND RANGE; THENCE LEAVING SAID RIGHT-OF-WAY S89°51'W 509.20 FEET TO A 5/8" IRON ROD; THENCE SOUTH 168.03 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DOUGLAS COUNTY DEED RECORDS VOLUME 517 PAGE 34; THENCE N89°29'49"E 537.79 FEET ALONG SAID SOUTH LINE TO A 5/8" IRON ROD ON THE WEST RIGHT-OF-WAY OF SAID OAKVIEW DRIVE; THENCE N9°50'43"W 167.11 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES.

SUBJECT TO AN EASEMENT OVER AN EXISTING ROADWAY FOR ACCESS AND UTILITIES, 25 FEET WIDE, 12.50 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER-LINE;
BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL SAID POINT BEARS S35°19'38"W 196.47 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 20, 21, 28 & 29; THENCE S43°05'05"W 100.36 FEET; THENCE S65°53'29"W 94.96 FEET; THENCE N80°22'18"W 92.34 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL SAID POINT BEARS NORTH 72.03 FEET FROM THE SOUTH-WEST CORNER THEREOF AND THERE TERMINATING.

PARCEL 3
2.90 ACRES ±
BEGINNING AT A 5/8" IRON ROD ON THE WEST RIGHT-OF-WAY OF OAKVIEW DRIVE (COUNTY ROAD NO 338A) IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID POINT BEARS N89°27'09"E 121.40 FEET AND S9°50'43"E 163.17 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 20, 21, 28 & 29 SAID TOWNSHIP AND RANGE; THENCE LEAVING SAID RIGHT-OF-WAY S89°51'W 509.20 FEET TO A 5/8" IRON ROD; THENCE SOUTH 168.03 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DOUGLAS COUNTY DEED RECORDS VOLUME 517 PAGE 34; THENCE N89°29'49"E 537.79 FEET ALONG SAID SOUTH LINE TO A 5/8" IRON ROD ON THE WEST RIGHT-OF-WAY OF SAID OAKVIEW DRIVE; THENCE N9°50'43"W 167.11 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING AND CONTAINING 2.90 ACRES.

TOGETHER WITH AN EASEMENT OVER AN EXISTING ROADWAY FOR ACCESS AND UTILITIES, 25 FEET WIDE, 12.50 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER-LINE;
BEGINNING AT A POINT ON THE WEST LINE OF OAKVIEW DRIVE SAID POINT BEARS N89°27'09"E 121.40 FEET S9°50'43"E 30.00 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 20, 21, 28 & 29, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE S85°36'56"W 107.51 FEET; THENCE S68°15'36"W 64.60 FEET; THENCE S53°59'13"W 45.33 FEET; THENCE S21°57'25"W 65.06 FEET THENCE S43°05'04"W 17.46 FEET TO A POINT WHICH BEARS S35°19'38"W 196.47 FEET FROM SAID SECTION CORNER; THENCE CONTINUING S43°05'05"W 100.36

MAJOR LAND PARTITION
LYING IN THE NE 1/4 SEC 29, & NW 1/4 SEC 28, T26S, R6W, W.M., DOUGLAS COUNTY,, OREGON.

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1990 MAR -9 AM 9:01
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Challenga*
DEPUTY
FEE PP

PARTITIONER
WILEY WOOD
428 OAKVIEW DR.
ROSEBURG, OR 97470
(503) 672-2927

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

SCALE 1" = 100'
FEB 1990

ZONING - RR
COMP. PLAN - RC 2
FILE NO 89-166
WATER - UMPQUA BASIN
SEWER - SEPTIC

90-03029

S65°53'29"W 94.96 FEET AND N80°22'18"W 92.34 FEET TO A POINT ON THE EAST LINE OF THE ABOVE DESCRIBED PARCEL SAID POINT BEARS NORTH 72.03 FEET FROM THE SOUTHEAST CORNER THEREOF AND THERE TERMINATING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald A. Bentz
OREGON
JULY 12, 1988
DONALD A. BENTZ
839

NOTE
ALL PARCELS SUBJECT TO
1) RIGHT-OF-WAY TO COPCO
2) EASEMENT TO UMPQUA BASIN WATER ASSOC
3) CONDITIONS AND RESTRICTIONS INST. NO. 68-10919

ROAD EASEMENT

(A)	S85°36'56"W	107.51'
(B)	S68°15'36"W	64.60'
(C)	S53°59'13"W	45.33'
(D)	S21°57'25"W	65.06'
(E)	S43°05'04"W	17.46'
(F)	S43°05'05"W	100.36'
(G)	S65°53'29"W	94.96'
(H)	N80°22'18"W	92.34'
(J)	S9°50'43"E	30.00'