

MAJOR LAND PARTITION

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

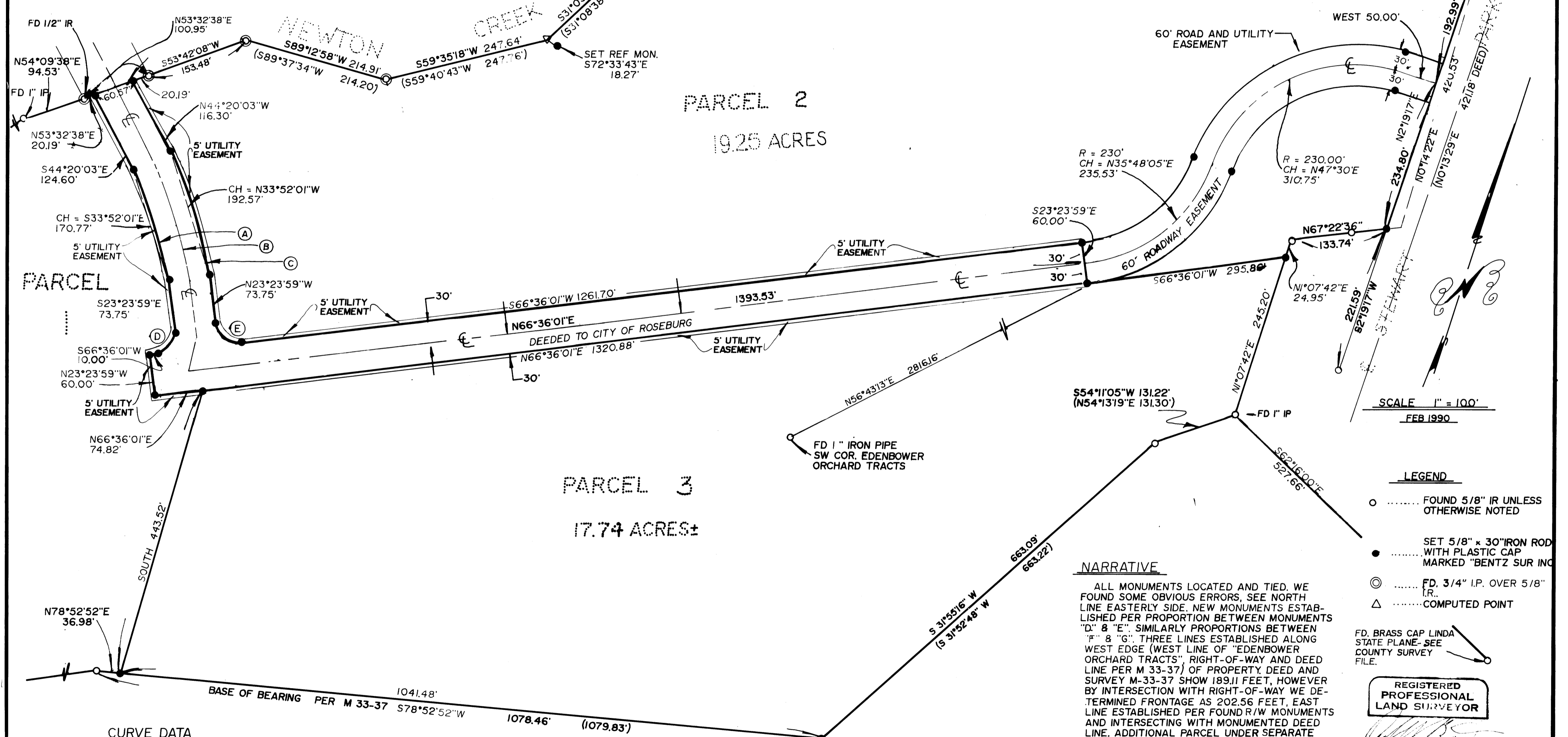
FILED THIS 5th DAY OF June
1990
GAY FIELDS, County Clerk
Helen E. Agate
COUNTY CLERK

FILED
JUN 1 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

LYING IN THE NE 1/4 & SE 1/4 OF SEC. 11 &
THE NW 1/4 & SW 1/4 OF SEC. 12, T27S, R6W, W.M.
DOUGLAS COUNTY, OREGON

SURVEYED FOR
RENANN ASSOCIATES
780 SE SUMMIT
ROSEBURG, OR 97470

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



PARCEL 2
19.25 ACRES

PARCEL 3
17.74 ACRES±

SCALE 1" = 100'
FEB 1990

LEGEND

- FOUND 5/8" IR UNLESS OTHERWISE NOTED
- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SUR INC"
- ⊙ FD. 3/4" I.P. OVER 5/8" I.R.
- △ COMPUTED POINT

NARRATIVE

ALL MONUMENTS LOCATED AND TIED. WE FOUND SOME OBVIOUS ERRORS, SEE NORTH LINE EASTERLY SIDE. NEW MONUMENTS ESTABLISHED PER PROPORTION BETWEEN MONUMENTS "D" & "E". SIMILARLY PROPORTIONS BETWEEN "F" & "G". THREE LINES ESTABLISHED ALONG WEST EDGE (WEST LINE OF "EDENBOWER ORCHARD TRACTS", RIGHT-OF-WAY AND DEED LINE PER M 33-37) OF PROPERTY, DEED AND SURVEY M-33-37 SHOW 189.11 FEET, HOWEVER BY INTERSECTION WITH RIGHT-OF-WAY WE DETERMINED FRONTAGE AS 202.56 FEET, EAST LINE ESTABLISHED PER FOUND R/W MONUMENTS AND INTERSECTING WITH MONUMENTED DEED LINE. ADDITIONAL PARCEL UNDER SEPARATE OWNERSHIP SURVEYED IN NW CORNER OF PARCEL 1. MOST NORTHERLY CORNER FOUND. PUT CAP ON 5/8" IRON ROD LIKEWISE MONUMENTS ON NORTHEAST LINE. SOUTHERLY LINE DETERMINED AT DEED DISTANCE 160.90 FEET FROM RIGHT-OF-WAY AND RECORD ANGLE (DEED) TO THE EAST. NOTE: GAP BETWEEN RIGHT-OF-WAY AND WEST LINE "EDENBOWER ORCHARD TRACTS".

FD, BRASS CAP LINDA STATE PLANE-SEE COUNTY SURVEY FILE.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 1988
DONALD A. BENTZ
839

CURVE DATA

(A) R = 470.00' Δ = 20°56'01" A = 171.72' T = 86.83' CH = S33°52'01"E 170.77'	(B) R = 500.00' Δ = 20°56'01" A = 182.68' T = 92.37' CH = S33°52'01"E 181.67'	(C) R = 530.00' Δ = 20°56'01" A = 193.64' T = 97.91' CH = N33°52'01"W 192.57'	(D) R = 32' Δ = 90° A = 50.25' T = 32.00' CH = S21°35'58"W 45.25'	(E) R = 32' Δ = 90° A = 50.25' T = 32.00' CH = S68°24'02"E 45.25'
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1990-0023A

1990-0023A

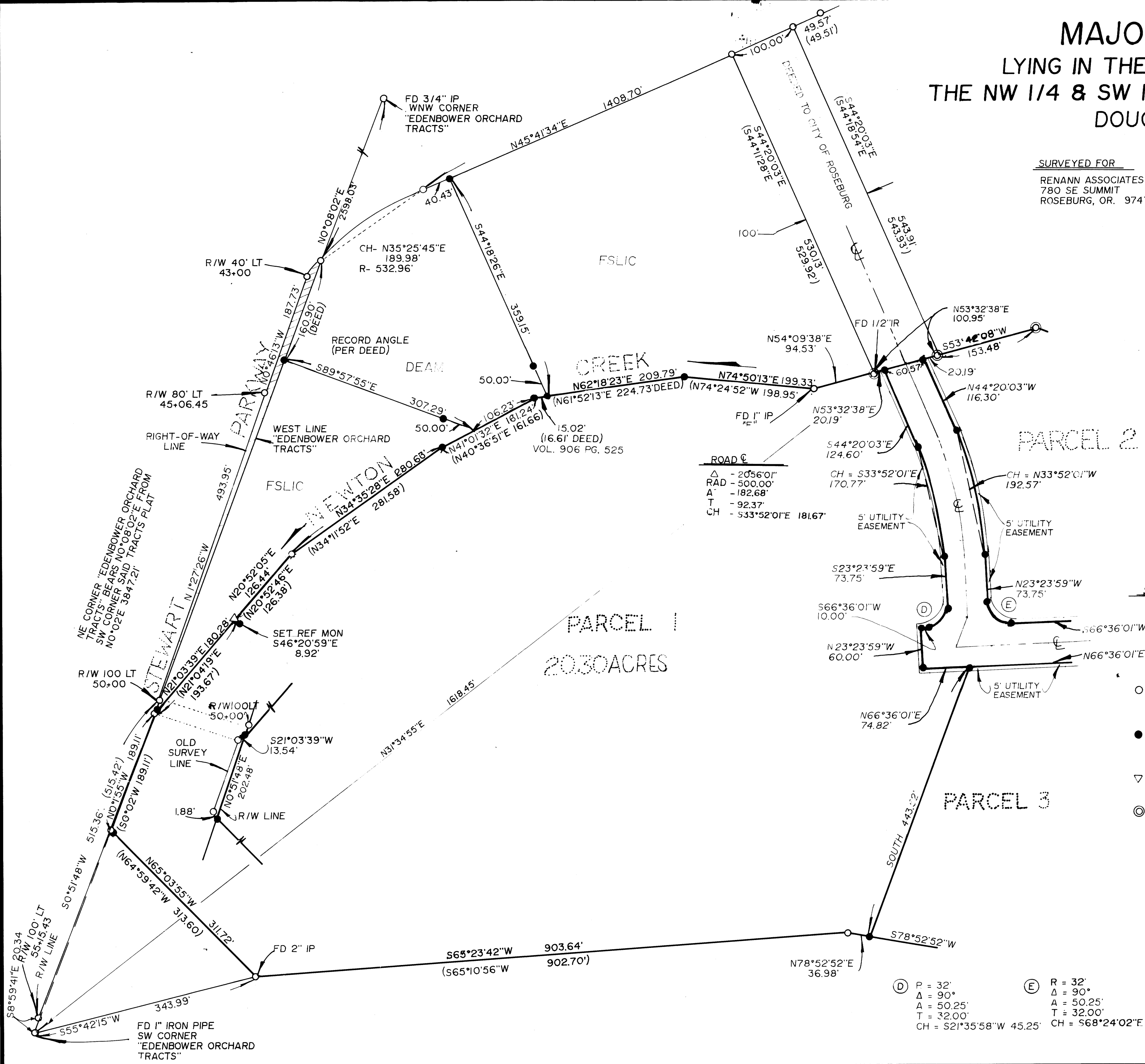
1990-0023B

MAJOR LAND PARTITION LYING IN THE NE 1/4 & SE 1/4 OF SEC. 11 & THE NW 1/4 & SW 1/4 OF SEC. 12, T27S, R6W, W.M. DOUGLAS COUNTY, OREGON

SURVEYED FOR
RENANN ASSOCIATES
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(503) 673-0166

FILED
JUN 1990 TF



ROAD C

Δ	-20°56'01"
RAD	-500.00'
A	-182.68'
T	-92.37'
CH	-533°52'01"E 181.67'

SCALE 1" = 100'
FEB 1990

- LEGEND
- FOUND 5/8" IR UNLESS OTHERWISE NOTED
 - SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SUR. INC"
 - ▽ COMPUTED POINT
 - ⊙ FD. 3/4" I.P. OVER 5/8" IR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DONALD A. BENTZ
839

Ⓧ P = 32'	Ⓧ R = 32'
Δ = 90°	Δ = 90°
A = 50.25'	A = 50.25'
T = 32.00'	T = 32.00'
CH = S21°35'58"W 45.25'	CH = S68°24'02"E 45.25'

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1990-0023B

1990-0023C

FILED
JUN 1 1990
COUNTY CLERK
DOUGLAS COUNTY, OREGON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT RENANN AND ASSOCIATES ARE 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 ON THE ANNEXED MAP

John Stephens
RENNAN AND ASSOCIATES
JOHN STEPHENS
4/20/90
DATE

ACKNOWLEDGEMENT

STATE OF OREGON } ss
COUNTY OF DOUGLAS }
KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF June 1990, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED *John Stephens* WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Tonya A. Chéss
NOTARY PUBLIC - OREGON
My Commission Expires 4-21-91

WATER RIGHTS

THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY.

APPROVALS

John K. Huteam 4-12-90
COMMUNITY DEVELOPMENT DIRECTOR DATE
Chris S. Bergin 5-24-90
PUBLIC WORKS DIRECTOR DATE
Larry E. McNamee DEPUTY 6-1-90
COUNTY SURVEYOR DATE

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;

PARCEL 1

BEGINNING AT A 2" IRON PIPE ON THE SOUTH LINE OF PARCEL 1 AS MORE FULLY DESCRIBED IN DOUGLAS COUNTY DEED RECORDS INSTRUMENT NO. 83-11678 SAID POINT BEARS N55°42'15"E 343.99 FEET FROM A 1" IRON PIPE AT THE SOUTHWEST CORNER OF "EDENBOWER ORCHARD TRACTS" IN T27S, R6W, W.M., DOUGLAS COUNTY, OREGON; THENCE N65°23'42"E 903.64 FEET ALONG SAID SOUTH LINE TO A 5/8" IRON ROD; THENCE N78°52'52"E 36.98 FEET ALONG SAID SOUTH LINE TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTH LINE NORTH 443.52' TO A 5/8" I.R. ON THE SOUTHERLY RIGHT OF WAY OF A 60' DEDICATED ROADWAY; THENCE ALONG THE SOUTH AND WEST LINES OF SAID ROADWAY RIGHT OF WAY THE FOLLOWING S66°36'01"W 74.82' FEET N23°23'59"W 60.00' FEET TO A 5/8" I.R., N66°36'01"E 10.00' FEET TO A 5/8" I.R., ALONG THE ARC OF A 32.00' RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N21°35'58"E 45.25' FEET) 50.25' FEET TO A 5/8" I.R., N23°23'59"W 73.75' FEET TO A 5/8" I.R., ALONG THE ARC OF A 470.00' FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N33°52'01"W 170.77' FEET) 171.72' FEET TO A 5/8" I.R., N44°20'03"W 124.60' FEET TO A 5/8" I.R., AND S53°32'38"W 20.19' FEET TO A 1/2" I.R., WHICH BEARS N31°34'55"E 1618.45' FEET FROM SAID SOUTHWEST CORNER OF "EDENBOWER ORCHARD TRACTS"; THENCE LEAVING SAID RIGHT OF WAY S54°09'38"W 94.53' FEET TO A 1" I.P.; THENCE S74°50'13"W 199.33' FEET TO A 5/8" I.R.; THENCE S62°18'23"W 224.81' FEET TO A 5/8" I.R.; THENCE S41°01'32"W 161.24' FEET TO A 5/8" I.R.; THENCE S34°35'28"W 280.63' FEET TO A 5/8" I.R.; THENCE S20°52'05"W 126.44' FEET; THENCE S21°03'39"W 180.28' FEET TO A 5/8" I.R.; ON THE EASTERLY RIGHT OF WAY OF STEWART PARKWAY; THENCE S0°51'48"W 202.48' FEET ALONG SAID EXISTING RIGHT OF WAY TO A 5/8" I.R.; THENCE S65°03'55"E 311.72' FEET TO THE POINT OF BEGINNING AND CONTAINING 20.30 ACRES OF LAND MORE OR LESS.

SUBJECT TO A 5.00' FOOT UTILITY EASEMENT ALONG THAT PORTION OF THE EAST LINE FRONTING A ROADWAY.

PARCEL 2

BEGINNING AT A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED IN DOUGLAS COUNTY DEED RECORDS INSTRUMENT NO. 83-11678 SAID POINT BEARS N31°34'55"E 1618.45 FEET AND N53°32'38"E 80.76' FEET FROM A 1" IRON PIPE AT THE SOUTHWEST CORNER OF "EDENBOWER ORCHARD TRACTS" IN T27S, R6W, W.M., DOUGLAS COUNTY, OREGON, SAID POINT ALSO ON THE EASTERLY RIGHT OF WAY OF A 60' FOOT DEDICATED ROADWAY; THENCE ALONG THE EAST AND NORTH LINES OF SAID ROADWAY THE FOLLOWING S44°20'03"E 116.30' FEET TO A 5/8" I.R., ALONG THE ARC OF A 530.00' FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS S33°52'01"E 192.57' FEET) 193.65' FEET TO A 5/8" I.R., S23°23'59"E 73.75' FEET TO A 5/8" I.R., THENCE ALONG THE ARC OF A 32.00' FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S68°24'02"E 45.25' FEET) 50.25' FEET TO A 5/8" I.R., N66°36'01"E 1261.70' FEET TO A 5/8" I.R., AND S23°23'59"E 60.00' FEET TO A 5/8" I.R.; THENCE LEAVING SAID RIGHT OF WAY N66°36'01"E 295.85' FEET TO A 5/8" I.R. ON THE EAST LINE OF PARCEL DESCRIBED IN DOUGLAS COUNTY, DEED RECORDS INST# 83-11678; THENCE N1°07'42"E 24.95' FEET ALONG SAID EAST LINE TO A 5/8" I.R.; THENCE N67°22'36"E 133.74' FEET TO A 5/8" I.R. ON THE RIGHT OF WAY OF STEWART PARKWAY; THENCE N2°19'17"E 427.79' FEET ALONG SAID RIGHT OF WAY TO A 5/8" I.R.; THENCE LEAVING SAID RIGHT OF WAY S72°04'55"W 78.65' FEET TO A 5/8" I.R.; THENCE S48°54'25"W 41.85' FEET TO A 5/8" I.R.; THENCE S73°01'53"W 198.27' FEET TO A 5/8" I.R.; THENCE S75°32'14"W 168.76' FEET TO A 5/8" I.R.; THENCE S87°43'12"W 126.51' FEET TO A 5/8" I.R.; THENCE N85°21'16"W 174.40' FEET TO A 5/8" I.R.; THENCE N75°26'30"W 96.14' FEET; THENCE S41°36'43"W 105.92' FEET TO A 5/8" I.R.; THENCE S75°12'48"W 216.08' FEET TO A 5/8" I.R.; THENCE S31°03'13"W 298.78' FEET; THENCE S59°35'18"W 247.64' FEET TO A 5/8" I.R.; THENCE S89°12'58"W 214.91' FEET TO A 5/8" I.R.; THENCE S53°42'08"W 153.48' FEET; THENCE S53°32'38"W 20.19' FEET TO THE POINT OF BEGINNING AND CONTAINING 19.25 ACRES OF LAND MORE OR LESS.

SUBJECT TO A 5.00' FOOT UTILITY EASEMENT ALONG THE SOUTH AND WEST LINES OF THE ABOVE DESCRIBED PARCEL FRONTING ON A ROADWAY.

SUBJECT TO A 60' FOOT EASEMENT AS SHOWN HEREON.

PARCEL 3

BEGINNING AT A 5/8" IRON ROD ON THE SOUTH LINE OF THAT PARCEL DESCRIBED AS PARCEL 1 IN DOUGLAS COUNTY DEED RECORDS INSTRUMENT NO. 83-11678 SAID POINT BEARS N55°42'15"E 343.99 FEET, N65°23'42"E 903.64 FEET AND N78°52'52"E 36.98 FEET FROM THE SOUTHWEST CORNER OF "EDENBOWER ORCHARD TRACTS" IN T27S, R6W, W.M., DOUGLAS COUNTY, OREGON; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL DESCRIBED IN 83-11678 THE FOLLOWING; N78°52'52"E 1041.48 FEET TO A 5/8" IRON ROD, N31°55'16"E 663.09 FEET TO A 5/8" IRON ROD, N54°11'05"E 131.22 FEET TO A 1" IRON PIPE AND N1°07'42"E 24.52 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY LINE S66°36'01"W 295.86' FEET TO A 5/8" I.R. ON THE SOUTH LINE OF A 60.00' FOOT DEDICATED ROADWAY, SAID POINT BEARS N56°43'13"E 281.61' FEET FROM SAID SOUTHWEST CORNER OF "EDENBOWER ORCHARD TRACTS"; THENCE S66°36'01"W 1320.88' FEET TO A 5/8" I.R.; THENCE SOUTH 443.52' FEET TO THE POINT OF BEGINNING AND CONTAINING 17.74 ACRES OF LAND MORE OR LESS.

SUBJECT TO A 5.00' FOOT UTILITY EASEMENT, ADJACENT TO AND SOUTHERLY OF THE ROADWAY ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL.

TOGETHER WITH A 60.00' FOOT WIDE ROADWAY EASEMENT 30.00' FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

BEGINNING AT A POINT WHICH BEARS N56°43'13"E 281.61' FEET AND N23°23'59"W 30.00' FEET FROM THE SOUTHWEST CORNER OF "EDENBOWER ORCHARD TRACTS" IN T27S, R6W, W.M., DOUGLAS COUNTY, OREGON; THENCE ALONG THE ARC OF A 230.00' FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N35°48'05"E 235.53') 247.27' FEET; THENCE ALONG THE ARC OF A 230.00' FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS N47°30'00"E 310.75' FEET) 341.18' FEET; THENCE EAST 50.00' FEET TO THE EAST RIGHT OF WAY OF STEWART PARKWAY AND THERE TERMINATING.

Donald A. Bentz
DONALD A. BENTZ LS 339

REGISTERED PROFESSIONAL LAND SURVEYOR
Donald A. Bentz
OREGON
JULY 12, 1988
DONALD A. BENTZ
8 3 9

FILED THIS 5th DAY OF June 1990
GAY FIELDS, County Clerk
Debra Lyle, Deputy
COUNTY CLERK

MAJOR LAND PARTITION
LYING IN THE NE 1/4 & SE 1/4 OF SEC. 11 &
THE NW 1/4 & SW 1/4 OF SEC. 12, T27S, R6W, W.M.
DOUGLAS COUNTY, OREGON

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780 SE SUMMIT
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SURVEYED BY
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1205 SE COURT
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(503) 673-0166

WATER CITY OF ROSEBURG SEWER RUSA COMP PLAN RESIDENTIAL / INDUSTRIAL MIXED
ZONING MR-18, M-1, C-3

90-07481

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 JUN -5 PM 2:14
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Debra Lyle* DEPUTY
FEE *10.00*

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1990-0023C