

TL 1200 ACCT.# 8862.43  
GERTRUDE BRIGGS  
1.30 ACRES

TL 1100 ACCT.# 8862.42  
CHURCH OF CHRIST  
OF ROSEBURG  
2.71 ACRES

BASE OF BEARINGS  
N 63°52'21" W 243.74' (REC 243.78)

TL 1000 ACCT.# 8862.46  
GAIL LEE HENDRICKSON  
JUDITH L. KUENZLI  
STEVEN J. & ROGER W. WARD  
3.89 ACRES

TOP 499.44'  
F.L. OUT E 494.87'  
F.L. IN W. 494.93'

N 63°37'57" W  
128.28'

104.74'

139.00'

24.43'

S 43°29'30" W  
85.77'

23912 SF  
0.55 ACRES

21762 SF  
0.50 ACRES

TL 304 ACCT.# 8871.04  
PHYLIS JOAN KASER  
0.62 ACRES

2" I.P. INITIAL POINT  
HUCREST PLAT "D"  
SUBDIVISION  
CITY OF ROSEBURG

R/W:  
S 17°45'52" E  
190.00'

PARCEL 1

PARCEL 2

NARRATIVE:

POSITION B ESTABLISHED USING  
INVERSE BETWEEN A B C  
AND RECORD ANGLE (FROM DEED)  
AT C AND GOING 190.00' FEET.  
(DEED # 72-16818)

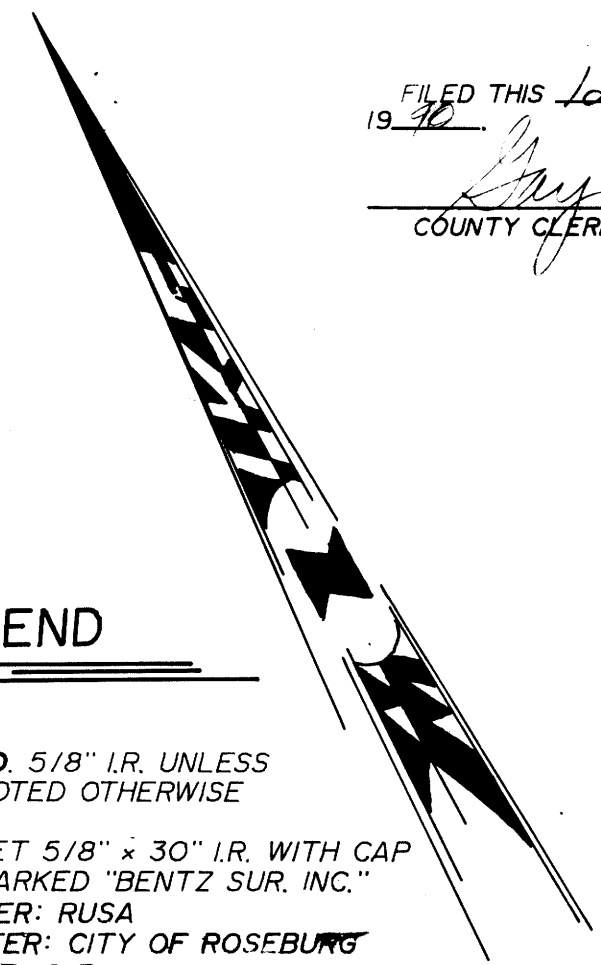
SURVEYOR'S CERTIFICATE  
DONALD A. BENTZ, BEING DULY SWORN,  
HEREBY, DEPOSE AND SAY THAT I HAVE COR-  
RECTLY SURVEYED AND MARKED WITH PROPER  
MONUMENTS, THE LAND SHOWN HEREON, THE  
BOUNDARIES OF WHICH ARE DESCRIBED HEREON;  
DONALD A. BENTZ LS 839

FILED THIS 12<sup>TH</sup> DAY OF June  
19 90  
GAY FIELDS  
COUNTY CLERK

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 12 AM 9:01

IN THE OFFICE OF THE COUNTY CLERK  
BY *Heather P...*  
DEPUTY  
FEE 10.00



VALLEY VIEW DRIVE (R/W)  
N 58°44'10" W 100.60'  
S 54°34'26" E 103.56'  
S 63°45'30" E 125.16'

LEGEND

- FD. 5/8" I.R. UNLESS NOTED OTHERWISE
- SET 5/8" x 30" I.R. WITH CAP MARKED "BENTZ SUR. INC."
- SEWER: RUSA
- WATER: CITY OF ROSEBURG
- ZONE: C-3

SCALE 1"=20'  
FEB 1990

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT  
PHYLIS JOAN KASER  
IS (ARE) THE OWNER(S) OF THE LAND REPRE-  
SENTED HEREON AND MORE PARTICULARLY DE-  
SCRIBED HEREIN AND HAVE CAUSED THE SAME  
TO BE PARTITIONED AND SURVEYED INTO PAR-  
CELS AS SHOWN ON THE ANNEXED MAP.  
PHYLIS JOAN KASER  
WATER RIGHTS  
THERE ARE NO APPARENT WATER RIGHTS  
APPURTENANT TO THIS PROPERTY.

PARCEL #1

BEGINNING AT A 5/8" I.R. IN THE NORTHERLY LINE OF  
VALLEY VIEW DRIVE FROM WHICH THE NORTHEAST  
CORNER OF LOT 2, LUTH PLAT BEARS S54°34'26"E  
13.98' FEET, S63°45'30"E 125.16' FEET, S63°52'12"E  
536.22' FEET AND S7°20'32"E 159.89' FEET; THENCE  
ALONG THE NORTHERLY AND EASTERLY LINES OF  
VALLEY VIEW DRIVE N54°34'26"W 103.56' FEET AND  
N17°45'52"W 190.00' FEET TO A 5/8" I.R. SET AT THE  
MOST NORTHERLY CORNER OF THAT PROPERTY  
DESCRIBED IN INSTR. # 80-17597; THENCE ALONG  
SAID NORTHERLY LINE S63°37'57"E 128.28' FEET TO  
A 5/8" I.R. AT THE SOUTHWEST CORNER OF THE  
CHURCH OF CHRIST PARCEL AND S63°52'21"E 104.74'  
FEET TO A 5/8" I.R.; THENCE LEAVING SAID NORTH  
LINE S26°15'03"W 154.30' FEET TO THE POINT OF  
BEGINNING AND CONTAINING .55 ACRES.

PARCEL #2

BEGINNING AT A 5/8" I.R. IN THE NORTHERLY LINE OF  
VALLEY VIEW DRIVE FROM WHICH THE NORTHEAST  
CORNER OF LOT 2, LUTH PLAT BEARS S54°34'26"E  
13.98' FEET, S63°45'30"E 125.16' FEET, S63°52'12"E  
536.22' FEET AND S7°20'32"E 159.89' FEET; THENCE  
N26°15'03"E 154.30' FEET TO A 5/8" I.R. SET ON THE  
NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN  
INSTR. # 80-17597; THENCE ALONG SAID NORTHERLY  
LINE S63°52'21"E 114.57' FEET TO A 5/8" I.R. AT THE  
SOUTHWEST CORNER OF THE CHURCH OF CHRIST  
PARCEL AND S63°52'21"E 24.43' FEET TO A 5/8"  
I.R.; THENCE LEAVING SAID NORTH LINE S26°15'54"W  
156.81' FEET TO A 5/8" I.R. ON THE NORTHERLY LINE  
OF VALLEY VIEW DRIVE; THENCE ALONG THE  
NORTHERLY LINE OF VALLEY VIEW DRIVE N63°45'30"W  
125.16' FEET TO A 5/8" I.R. AND N54°34'26"W 13.98'  
FEET TO THE POINT OF BEGINNING AND CONTAINING  
.50 ACRES.

ACKNOWLEDGEMENT

KNOW ALL THESE PEOPLE BY THESE  
PRESENTS, ON THIS 29<sup>TH</sup> DAY OF May  
1990 BEFORE ME A NOTARY PUBLIC IN AND FOR  
SAID STATE AND COUNTY PERSONALLY APPEAR-  
ED *Phyllis Joan Kaser*  
WHO BEING DULY SWORN DID SAY THAT THEY  
ARE THE IDENTICAL PERSONS NAMED IN THE  
FOREGOING INSTRUMENT AND THAT THEY EX-  
ECUTED SAID INSTRUMENT FREELY AND VOL-  
UNTARILY.

*Phyllis Joan Kaser*  
NOTARY PUBLIC  
11/13/93

FIELD CREW: MARC HOLT & MIKE RADCLIFFE  
EQUIPMENT: SET 4  
OFFICE COMP: ROMEY WARE  
DRAFTING: MIKE RADCLIFFE

APPROVALS:

*John T. M...* 6-6-90  
DC SURVEYORS  
*John R. Stutter* 5-31-90  
COMMUNITY DEVELOPMENT  
*Don St...* 5-31-90  
PUBLIC WORKS DIRECTOR

MINOR LAND PARTITION  
SE 1/4 SEC II T27S R6W W.M.  
DOUGLAS COUNTY OREGON

SURVEYED FOR:  
JOHN LEAPTROT  
280 N RIVER Dr.  
(503) 672-1340

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Donald A. Bentz*  
OREGON  
JULY 12, 1988  
DONALD A. BENTZ  
839

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