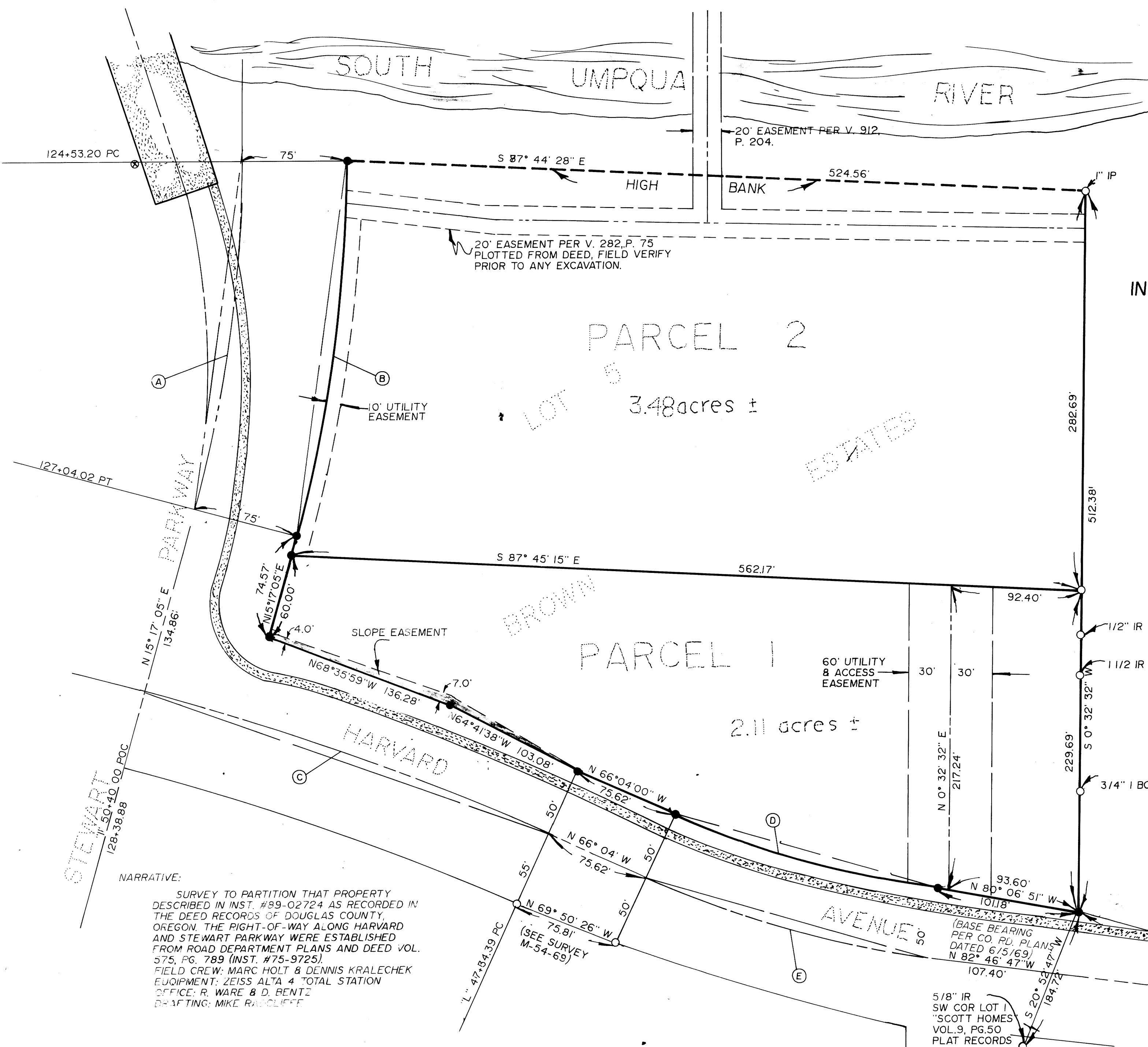


1990 - 0026 A

FILED
JUL 3 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON



MAJOR LAND PARTITION

IN NE 1/4 SEC 23, & SE 1/4 SEC 14, T27S, R6W,
W.M., DOUGLAS COUNTY, OREGON.

SURVEYED FOR:
DAVID & VICKI MORGAN
JAMES & JACQUELINE PRATT
P.O. BOX 1367
ROSEBURG, OR. 97470
(503) 673-5356

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

- (A) R - 954.93'
LC - N 07°45'36" E
250.10'
ARC - 250.82'
- (B) R - 1029.93'
LC - N 07°45'36" E
269.74'
ARC - 270.52'
- (C) R - 1909.86'
LC - N 70°39'29" W
305.26'
ARC - 305.61'
- (D) R - 666.20'
LC - N 74°25'23" W
193.63'
ARC - 194.32'
- (E) R - 716.20'
LC - N 74°25'23" W
208.17'
ARC - 208.91'

LEGEND
○ FOUND 5/8" IRON ROD WITH CAP UNLESS NOTED OTHERWISE.
● SET 5/8"x30" IRON ROD WITH PLASTIC CAP MARKED 'BENTZ SURV. INC.'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald A. Bentz
DONALD A. BENTZ
839

SCALE 1" = 50'
FEB 1990

NARRATIVE:
SURVEY TO PARTITION THAT PROPERTY DESCRIBED IN INST. #89-02724 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE RIGHT-OF-WAY ALONG HARVARD AND STEWART PARKWAY WERE ESTABLISHED FROM ROAD DEPARTMENT PLANS AND DEED VOL. 575, PG. 789 (INST. #75-9725).
FIELD CREW: MARC HOLT & DENNIS KRALECHEK
EQUIPMENT: ZEISS ALTA 4 TOTAL STATION
OFFICE: R. WARE & D. BENTZ
DRAFTING: MIKE RANGLIFF

(BASE BEARING PER CO. RD. PLANS DATED 6/5/69)
N 82°46'47"W
107.40'
S 20°58'47"W
184.72'
5/8" IR SW COR LOT 1 "SCOTT HOMES" VOL. 9, PG. 50 PLAT RECORDS

BRASS CAP CONTROL MONUMENT STAMPED "RSBG #17"

COUNTY SURVEYORS FILE DATA
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DOUGLAS COUNTY, OREG.

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 BOUNDRIES OF WHICH ARE DESCRIBED HEREON;
Donald A. Bentz
DONALD A. BENTZ LS. 839

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 14 AND SECTION 23, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO 89-02724 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD AT THE SOUTH-EAST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN INSTRUMENT NO 89-02724, FROM WHICH POINT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 1 "SCOTT HOMES" AS RECORDED IN VOLUME 9, PAGE 50 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, BEARS S20° 52'47" W 184.72 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF HARVARD AVENUE AS FOLLOWS; N80°06'51" W 101.18 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 666.20 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N74°25'23" W 193.63 FEET) 194.32 FEET TO A 5/8" IRON ROD, N 66°04'00" W 75.62 FEET, N64°41'38" W 103.08 FEET AND N68°35'59" W 136.28 FEET TO A 5/8" IRON ROD IN THE RIGHT OF WAY LINE OF STEWART PARKWAY ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N15°17'05" E 60.00' TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S87°45'15" E 562.17 FEET TO A 5/8" IRON ROD IN THE EAST LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN INST.#89-02724; THENCE ALONG SAID EAST LINE S0°32'32" W 229.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.11 ACRES OF LAND MORE OR LESS.

SUBJECT TO A 60 FOOT UTILITY AND ACCESS EASEMENT, 30 FEET EITHER SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS;
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HARVARD AVENUE, SAID POINT BEARS N80°06'51" W 93.60 FEET FROM THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE N0°32'32" E 217.24 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL AND THERE TERMINATING.

TOGETHER WITH A 10 FOOT UTILITY EASEMENT OVER THE WESTERLY 10 FEET OF PARCEL 2 SHOWN HEREON.

SUBJECT TO EASEMENTS OF RECORD.
SUBJECT ALSO TO A SLOPE EASEMENT AS DEPICTED HEREON.

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 14 AND SECTION 23, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO 89-02724, AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD IN THE EAST LINE OF THE ABOVE SAID PROPERTY DESCRIBED INSTRUMENT NO 89-02724, FROM WHICH POINT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 1, "SCOTT HOMES" AS RECORDED IN VOLUME 9, PAGE 50, IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, BEARS S0°32'32" W 229.69 FEET AND S20°52'47" W 184.72 FEET; THENCE LEAVING SAID EAST LINE N87°45'15" W 562.17 FEET TO A 5/8" IRON ROD IN THE EASTERLY RIGHT-OF-WAY OF STEWART PARKWAY ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N15°17'05" E 14.57 FEET TO A 5/8" IRON ROD AND ALONG THE ARC OF A 1029.93 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N7°45'36" E 269.74 FEET) 270.52 FEET TO THE SOUTH BANK OF THE SOUTH UMPQUA RIVER; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTH BANK S87° 44'28" E 524.56 FEET TO THE ABOVE SAID EAST LINE; THENCE ALONG SAID EAST LINE S0°32'32" W 282.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.48 ACRES OF LAND MORE OR LESS.

TOGETHER WITH A 60 FOOT UTILITY AND ACCESS EASEMENT, 30 FEET EITHER SIDE OF A CENTERLINE DESCRIBED AS:
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HARVARD AVENUE SAID POINT BEARS N87°45'15" W 92.40 FEET AND S0°32'32" W 217.24 FEET FROM THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE N0°32' 32" E 217.24 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL AND THERE TERMINATING.

SUBJECT ALSO TO EASEMENTS OF RECORD

SUBJECT ALSO TO A 10 FOOT UTILITY EASEMENT, ALONG THE WEST LINE OF THE ABOVE DESCRIBED PARCEL.



FILED THIS 9th DAY OF July, 1990
GAY FIELDS, County Clerk
COUNTY CLERK - By *See L. Westcott, Deputy*

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DAVID B. VICKI MORGAN AND JAMES B. JACQUELINE PRATT 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.

David Morgan 3/7/90 DATE
DAVID MORGAN
Vicki Morgan 3/7/90 DATE
VICKI MORGAN
James W. Pratt 3-5-90 DATE
JAMES PRATT
Jacqueline B. Pratt 3/5/90 DATE
JACQUELINE PRATT

APPROVALS

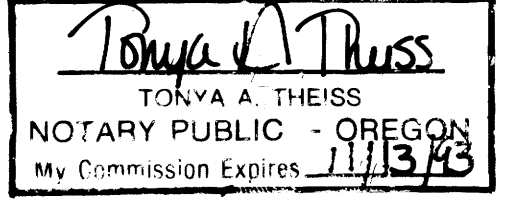
Gay L. Morgan DEPUTY COUNTY SURVEYOR 6-3-90 DATE
John R. Stetter 6/25/90 DATE
CITY OF ROSEBURG COMM. DEV. DIR.
Chris [Signature] 6/25/90 DATE
PUBLIC WORKS DIRECTOR
City of Roseburg

WATER RIGHTS

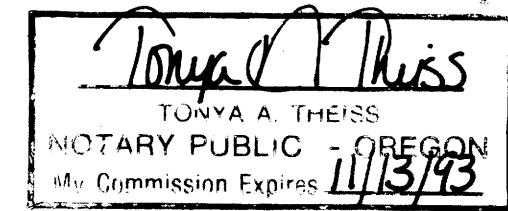
THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY.

ACKNOWLEDGEMENT

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 3 DAY OF March 1990, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVID MORGAN & VICKI MORGAN 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.



KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 7 DAY OF March 1990, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES PRATT & JACQUELINE PRATT 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.



MAJOR LAND PARTITION
LYING IN NW 1/4 SEC 23, & SW 1/4 SEC 14, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR
DAVID & VICKI MORGAN
JAMES & JACQUELINE PRATT
PO BOX 1367
ROSEBURG, OR 97470
(503) 673-5336

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 JUL -9 PM 4: 58
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

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

BY *See L. Westcott*
COUNTY CLERK
FEE *10.00*

90-09314

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