

FILED  
JUL 11 1990  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

**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

**ACKNOWLEDGEMENT**  
KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 10 DAY OF May 1990 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED  
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.

**MINOR LAND PARTITION**  
IN THE NW 1/4, SEC 8  
T30S, R5W, W.M.,  
DOUGLAS COUNTY, OREGON

**PARTITIONER**  
OCTOBER COMPANY  
C/O ROD JOHNSON  
P.O. BOX 2009  
ROSEBURG, OR 97470

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

P/D FILE # 90-023

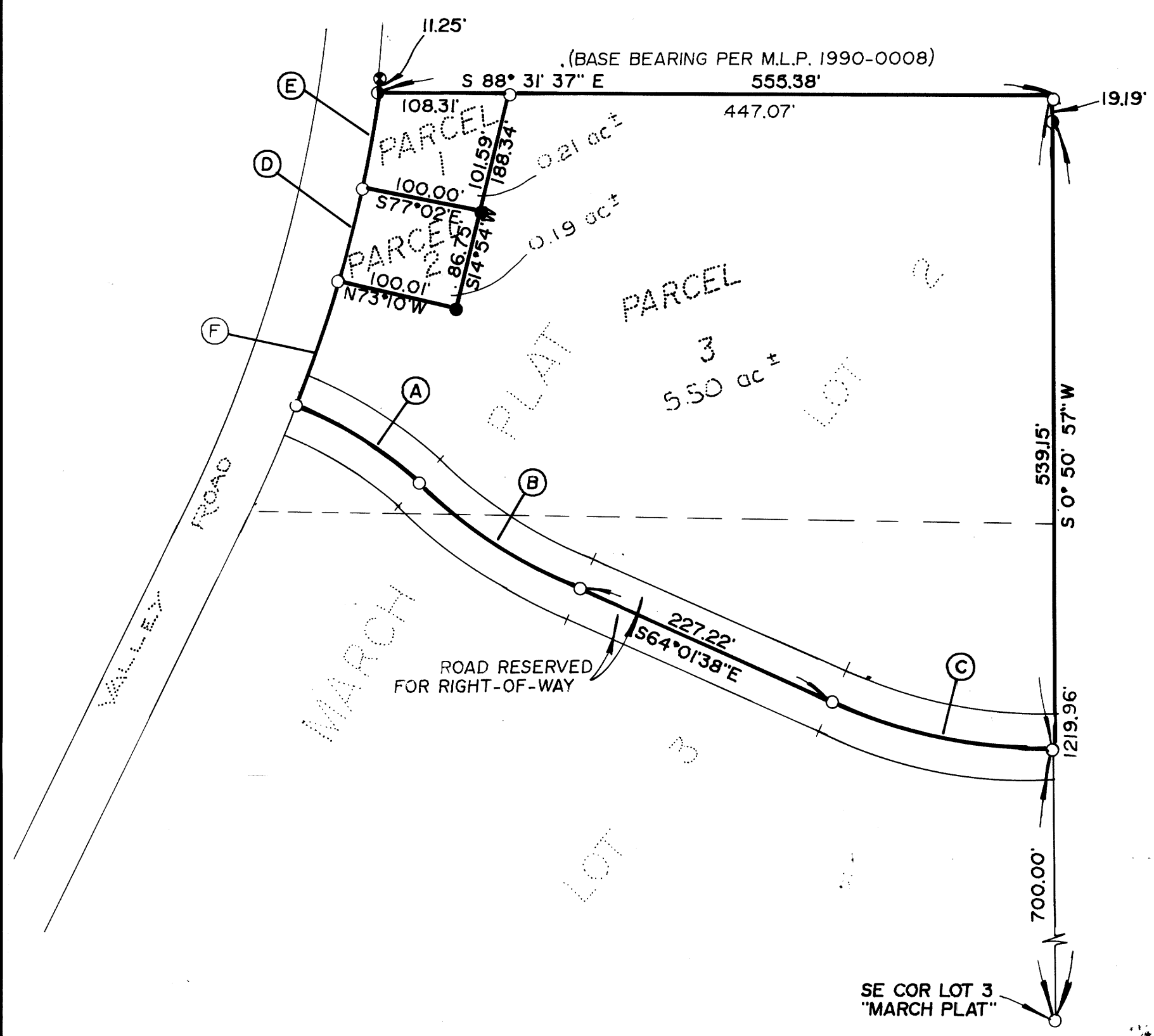
**WATER - TRI-CITY WATER DIST. SEWER - TRI-CITY SANITARY DIST. ZONING - R-1 COMP. PLAN: MEDIUM DENSITY**

**DEDICATION**  
KNOW ALL PEOPLE BY THESE PRESENTS THAT ROD JOHNSON IS (ARE) THE OWNER(S) OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP.  
OCTOBER COMPANY REPRESENTED BY ROD R. JOHNSON, President  
**WATER RIGHTS**  
THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY.

*Tonya A. Theiss*  
TONYA A. THEISS  
NOTARY PUBLIC - OREGON  
My Commission Expires 11/13/93

FILED THIS 10th DAY OF July 1990  
GAY FIELDS, County Clerk  
COUNTY CLERK *Gay Fields*

- CURVE DATA**
- (A) R = 350'  
L = 122.27'  
L.C. = 121.65'  
S57°54'30"E
  - (B) R = 16°07'38"  
R = 564.68'  
L = 158.94'  
L.C. = 158.42'  
S55°57'49"E
  - (C) R = 426.35'  
L = 186.95'  
L.C. = 185.45'  
S76°35'18"E
  - (D) R = 1181.56'  
N14°54'26"E  
80.00'  
ARC = 80.02'
  - (E) R = 1181.56'  
N11°01'38"E  
80.00'  
ARC = 80.02'
  - (F) R = 1181.56'  
N19°27'45"E  
107.32'  
ARC = 107.86'



SCALE 1" = 100'  
JAN 1990

STATE OF OREGON  
COUNTY OF DOUGLAS  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
1990 JUL 12 AM 12:47  
GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
*Gay Fields*  
DEPUTY  
FILE

**PARCEL # 1**  
A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND BEING A PORTION OF LOT 2 OF "MARCH PLAT A" AS RECORDED IN VOLUME 7, PAGE 43, IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.  
BEGINNING AT A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF THE ABOVE SAID LOT 2, THENCE ALONG THE NORTH LINE OF SAID LOT 2 S88°31'37"E 108.31' FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTH LINE S14°54'W 101.59' FEET TO A 5/8" IRON ROD; THENCE N77°02'W 100.00' FEET TO A 5/8" IRON ROD IN THE EASTERLY LINE OF VALLEY ROAD; THENCE ALONG SAID EASTERLY LINE ALONG THE ARC OF A 1181.56' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N11°01'38"E 80.00' FEET) 80.02' FEET TO THE POINT OF BEGINNING.

**PARCEL # 2**  
A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND BEING A PORTION OF LOT 2 OF "MARCH PLAT A" AS RECORDED IN VOLUME 7, PAGE 43, IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.  
BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY LINE OF VALLEY ROAD FROM WHICH POINT THE NORTHWEST CORNER OF THE ABOVE SAID LOT 2 BEARS N11°01'38"E 80.00' FEET; THENCE S77°02'E 100.00' FEET TO A 5/8" IRON ROD; THENCE S14°54'W 88.75' FEET TO A 5/8" IRON ROD; THENCE N73°10'W 100.01' FEET TO A 5/8" IRON ROD IN THE ABOVE SAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE ALONG THE ARC OF A 1181.56' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N14°54'26"E 80.00' FEET) 80.02' FEET TO THE POINT OF BEGINNING.

**PARCEL # 3**  
A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND BEING A PORTION OF LOTS 2 AND 3 OF "MARCH PLAT A" AS RECORDED IN VOLUME 7, PAGE 43, IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.  
BEGINNING AT A 5/8" IRON ROD IN THE NORTH LINE OF THE ABOVE SAID LOT 2 FROM WHICH POINT THE NORTHWEST CORNER OF SAID LOT 2 BEARS N88°31'37"W 108.31' FEET; THENCE ALONG SAID NORTH LINE S88°31'37"E 447.07' FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EAST LINE OF LOT 2 AND THE EAST LINE OF THE ABOVE SAID LOT 3 RESPECTIVELY, S0°50'57"W 539.15' FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE AND ALONG THE ARC OF A 426.35' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N76°35'18"W 185.45' FEET) 186.95' FEET TO A 5/8" IRON ROD; THENCE N64°01'38"W 227.22' FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 564.68' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N55°57'49"W 158.42' FEET) 158.94' FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 350.00' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N57°54'30"W 121.65' FEET) 122.27' FEET TO A 5/8" IRON ROD IN THE EASTERLY LINE OF VALLEY ROAD; THENCE ALONG SAID EASTERLY LINE ALONG THE ARC OF A 1181.56' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N19°27'45"E 107.82' FEET) 107.86' FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY LINE S73°10'E 100.01' FEET TO A 5/8" IRON ROD; THENCE N14°54'E 188.34' FEET TO THE POINT OF BEGINNING.

**NARRATIVE**  
SURVEY TO PARTITION PARCEL 3 OF THAT MINOR LAND PARTITION RECORDED AS INST. # 90-03028 (MLP # 1990-0008 A&B) IN THE MLP RECORDS OF DOUGLAS COUNTY, OREGON.  
FIELD CREW: MARC HOLT & ALLEN TIETZEL  
EQUIPMENT: LEITZ SET 4 TOTAL STATION  
OFFICE COMPUTATIONS: ROMEY WARE  
DRAFTING: MIKE RADCLIFFE

- LEGEND:**
- FD. 5/8" I.R. UNLESS NOTED OTHERWISE.
  - SET 5/8" x 30" I.R. WITH CAP MARKED "BENTZ SUR. INC."
  - FD. 3/4" IRON PIPE
  - FD. 1 1/2" IRON PIPE

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

**APPROVALS**  
*Keith L. Cubie* 7/2/90  
PLANNING DIRECTOR DATE  
*Gay Fields* DEPUTY 7-11-90  
COUNTY SURVEYOR DATE

1990 - 0030

1990 - 0030