

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
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 LS.839

WATER RIGHTS

THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY.

FILED THIS 22nd DAY OF July, 1990

COUNTY CLERK

ACKNOWLEDGEMENT

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 16th 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.

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

MAJOR 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 # 90-024

WATER - TRI-CITY WATER DIST.

SEWER - TRI-CITY SANITARY DIST.

ZONING - R-1 COMP. PLAN: MEDIUM DENSITY

PARCEL # 1

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND BEING A PORTION OF LOT 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 ON THE EASTERLY LINE OF VALLEY ROAD FROM WHICH POINT A 3/4" IRON PIPE AT THE MOST WESTERLY CORNER OF THE ABOVE SAID LOT 3 BEARS S26°51'39"W 60.00' FEET; THENCE ALONG SAID EASTERLY LINE N26°51'39"E 171.16' FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY LINE S73°28'E 283.97 FEET TO A 5/8" IRON ROD; THENCE S16°21'W 208.88' FEET TO A 5/8" IRON ROD; THENCE N66°08'55"W 317.91' 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 LOT 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 FROM WHICH POINT A 3/4" IRON PIPE AT THE MOST WESTERLY CORNER OF THE ABOVE SAID LOT 3 BEARS S31°27'W 76.73' FEET AND N58°33'W 768.61' FEET; THENCE N59°58'W 175.43' FEET TO A 5/8" IRON ROD; THENCE N10°06'10"E 184.37' FEET TO A 5/8" IRON ROD; THENCE S59°58'E 158.45' FEET TO A 5/8" IRON ROD; THENCE S51°18'15"W 190.83' FEET TO THE POINT OF BEGINNING.

INCLUDED WITH THE ABOVE DESCRIBED PARCEL IS THAT ROAD AND UTILITY EASEMENT MORE PARTICULARLY DESCRIBED HEREON AS EASEMENT "A".

PARCEL # 2

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND BEING A PORTION OF LOT 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 FROM WHICH POINT A 3/4" IRON PIPE AT THE MOST WESTERLY CORNER OF THE ABOVE SAID LOT 3 BEARS N66°08'55"W 317.91' FEET AND S26°51'39"W 60.00' FEET; THENCE N16°21'E 140.89' FEET TO A 5/8" IRON ROD; THENCE S59°58'E 252.58' FEET TO A 5/8" IRON ROD; THENCE S10°06'10"W 184.37' FEET TO A 5/8" IRON ROD; THENCE N59°58'W 175.43' FEET TO A 5/8" IRON ROD; THENCE N60°05'W 69.88' FEET TO A 5/8" IRON ROD; THENCE N15°08'W 51.88' FEET TO THE POINT OF BEGINNING.

INCLUDED WITH ABOVE DESCRIBED PARCEL IS THAT ROAD AND UTILITY EASEMENT MORE PARTICULARLY DESCRIBED HEREON AS EASEMENT "A".

EASEMENT "A"

BEGINNING AT A 3/4" IRON PIPE AT THE MOST WESTERLY CORNER OF LOT 3 OF "MARCH PLAT A" AS RECORDED IN VOLUME 7, PAGE 43 IN PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EASTERLY LINE OF VALLEY ROAD N26°51'39"E 60.00' FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY LINE S66°08'55"E 317.91' FEET TO A 5/8" IRON ROD; THENCE S15°08'E 51.88' FEET TO A 5/8" IRON ROD; THENCE S60°05'E 69.88' FEET TO A 5/8" IRON ROD; THENCE S59°58'E 350.86' FEET TO A 5/8" IRON ROD; THENCE S31°27'W 76.73' FEET TO THE SOUTHERLY LINE OF THE ABOVE SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE N58°33'W 768.61' FEET TO THE POINT OF BEGINNING.

NARRATIVE

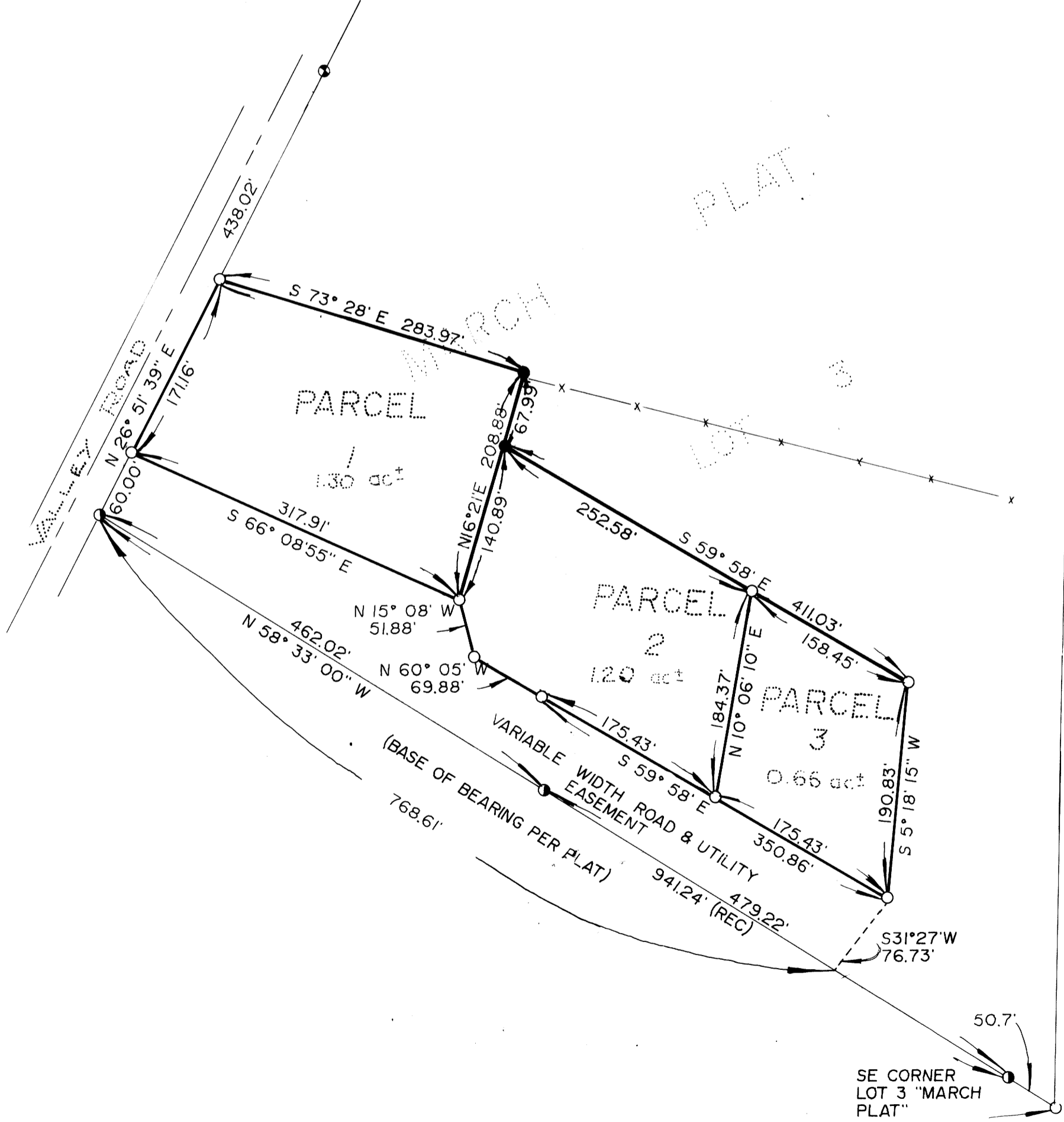
SURVEY TO PARTITION PARCEL 1 OF THAT MINOR LAND PARTITION RECORDED AS INST. # 90-03028 (MLP # 1990-0008 A8B) IN THE MLP RECORDS OF DOUGLAS COUNTY, OREGON.

FIELD CREW: MARC HOLT & ALLEN TIETZEL
EQUIPMENT: LEITZ SET 4 TOTAL STATION
OFFICE COMPUTATIONS: ROMEY WARE
DRAFTING: MIKE RADCLIFFE

APPROVALS

Keith L. Cubic 7/2/90
PLANNING DIRECTOR DATE

Larry E. Morrison DEPUTY 7-11-90
COUNTY SURVEYOR DATE



SCALE 1" = 100'
JAN 1990

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 12 PM 12:52

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Gay L. Wehner
DEPUTY
FEE PP

90-09528

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1988
DONALD A. BENTZ
839

LEGEND

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