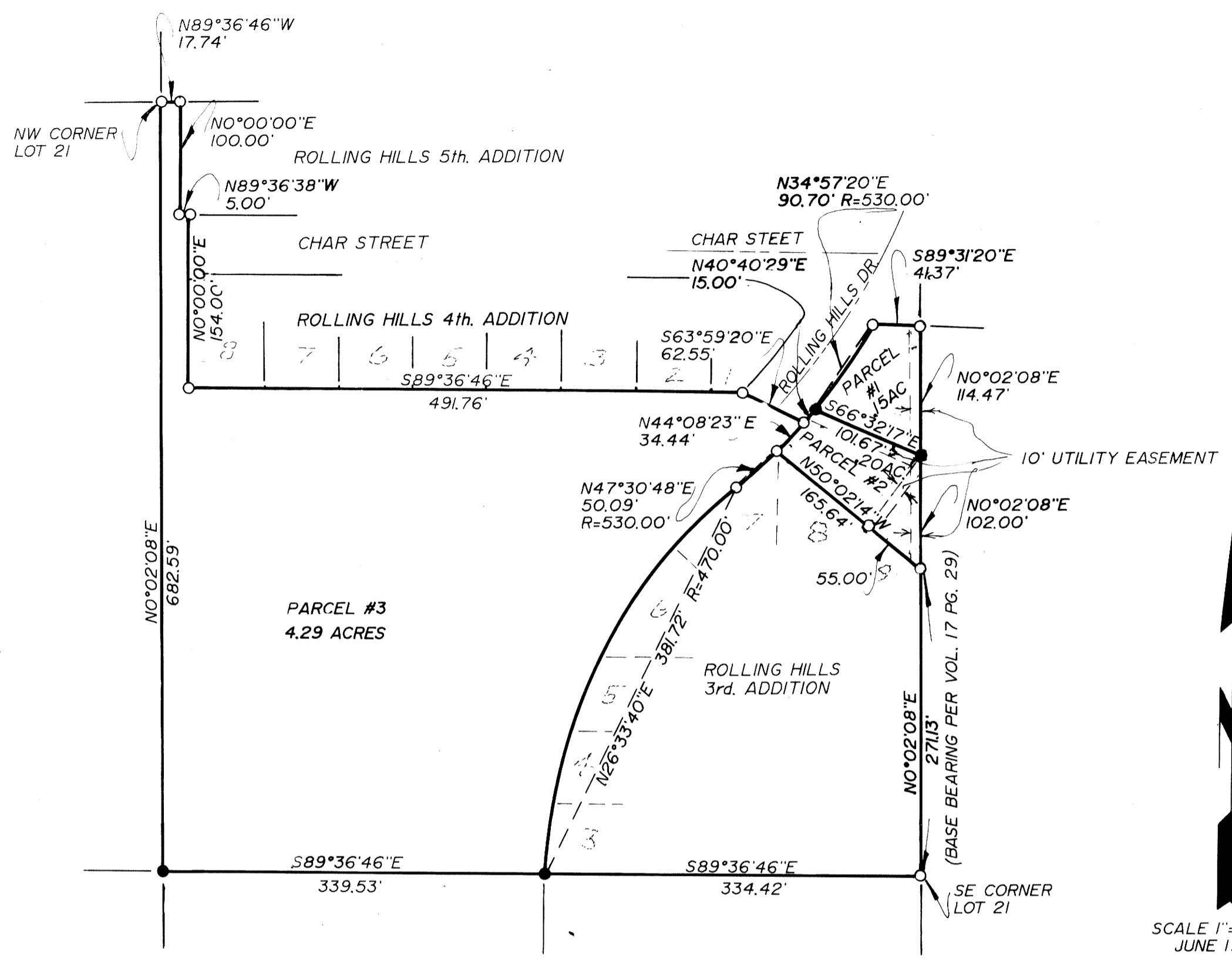


1990-0046

FILED *js*  
SEP 28 1990  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

# MINOR LAND PARTITION

IN LOT 21 "ROSEBURG HOME ORCHARD TRACT PLAT H" IN THE NW 1/4 SEC. 10 T28S, R6W, W.M. DOUGLAS COUNTY, OREGON.



OWNER: BURDETTE HOMES INC.  
325 SE TERRACE DR.  
ROSEBURG, OR. 97470

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

PERIMETER DESCRIPTION:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH LINE OF LOT 21, PLAT H, ROSEBURG HOME ORCHARD TRACTS IN VOL. 3, PG. 21, PLAT RECORDS OF DOUGLAS COUNTY, OREGON, AND THE WEST LINE OF ROLLING HILLS ESTATES SUBDIVISION, 3rd. ADDITION AS RECORDED IN VOL. 17, PG. 29, PLAT RECORDS OF DOUGLAS COUNTY, OREGON, SAID POINT BEARS N89°36'46"W 334.42' FEET FROM THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N89°36'46"W 339.53' FEET TO A 5/8" I.R.; THENCE N0°02'08"E 682.59' FEET TO A 5/8" I.R. BEING THE NORTHWEST CORNER OF SAID LOT 21; THENCE S89°36'46"E 17.74' FEET ALONG THE NORTH LINE OF SAID LOT 21 TO A 5/8" I.R. BEING THE NORTHWEST CORNER OF ROLLING HILLS ESTATES SUBDIVISION 5th. ADDITION AS RECORDED IN VOL. 17, PG. 40 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON. THENCE SOUTH 100.00' FEET TO A 5/8" I.R. AT THE SOUTHWEST CORNER OF SAID ROLLING HILLS ESTATES 5th. ADDITION; THENCE S89°36'38"E 5.00' FEET ALONG THE SOUTH LINE OF SAID ROLLING HILLS ESTATES 5th. ADDITION TO A 5/8" I.R. AT THE NORTHWEST CORNER OF ROLLING HILLS ESTATES SUBDIVISION 4th. ADDITION AS RECORDED IN VOL. 17, PG. 31 PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE SOUTH 154.00' FEET TO A 5/8" I.R., AT THE SOUTHWEST CORNER OF SAID ROLLING HILLS ESTATES 4th. ADDITION; THENCE S89°36'46"E 491.76' FEET ALONG THE SOUTH LINE OF SAID ROLLING HILLS ESTATES 4th. ADDITION TO A 5/8" I.R. ON THE WEST R/W OF ROLLING HILLS DRIVE; THENCE S63°59'20"E 62.55' FEET TO A 5/8" I.R. ON THE EAST R/W OF ROLLING HILLS DRIVE; THENCE ALONG THE ARC OF A 530.00' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N40°40'29"E 15.00' FEET) ARC DISTANCE OF 15.00' FEET TO A 5/8" I.R.; THENCE CONTINUING ALONG THE ARC OF A 530.00' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N34°57'20"E 90.70' FEET) ARC DISTANCE OF 90.81' FEET TO A 5/8" I.R.; THENCE S89°31'20"E 41.37' FEET TO A 5/8" I.R.; THENCE S0°02'08"W 114.47' FEET TO A 5/8" I.R.; THENCE CONTINUING S0°02'08"E 102.00' FEET TO A 5/8" I.R. BEING THE NORTHEAST CORNER OF ROLLING HILLS ESTATES SUBDIVISION 3rd. ADDITION; THENCE N50°02'14"W 165.64' FEET TO A 5/8" I.R. BEING THE MOST NORTHERLY CORNER OF SAID ROLLING HILLS ESTATES 3rd. ADDITION; THENCE ALONG THE ARC OF A 530.00' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S47°30'48"W 50.09' FEET) ARC DISTANCE OF 50.11' FEET TO A 5/8" I.R. THENCE ALONG THE ARC OF A 470.00' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S26°33'40"W 381.72' FEET) ARC DISTANCE OF 393.07' FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NW 1/4 OF SECTION 10, T28S, R6W, W.M. DOUGLAS COUNTY, OREGON.

WATER: ROBERTS CR. WATER DIST.  
4336 OLD HWY. 99S  
ROSEBURG, OR. 97470

SEWER: GREEN SNITARY  
3879 OLD HWY. 99 S  
ROSEBURG, OR. 97470

LEGEND:

- FD. 5/8" I.R. UNLESS NOTED OTHERWISE
- SET 5/8"x30" I.R. W/CAP MARKED "BENTZ SUR. INC."

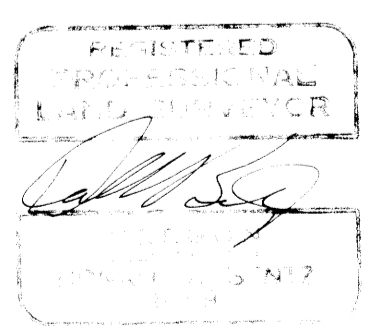
FILE # 90-142  
ZONING - R1  
COMP. PLAN - RMD

APPROVALS:  
*Keith L. Cubis* 9/17/90  
D.C. PLANNING DIRECTOR DATE  
*Henry E. Morrison* 9-27-90  
D.C. SURVEYOR DEPUTY DATE

DEDICATION  
KNOW ALL PEOPLE BY THESE PRESENTS THAT BURDETTE HOMES INC. 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.

STATE OF OREGON BURDETTE HOMES INC.  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
1990 OCT -1 AM 10:13  
GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *[Signature]* DEPUTY  
FEE \$12.00

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:  
*[Signature]*  
DONALD A. BENTZ LS.839



FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_

GAY FIELDS, COUNTY CLERK  
COUNTY CLERK  
*[Signature]*

WATER RIGHTS  
THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY.

1990 - 0046