

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION

IN SW 1/4 OF SECTION 1, T27S, R6W, W. M.,
DOUGLAS COUNTY, OREGON

SURVEYORS CERTIFICATE:
I, DONALD A. BENTZ, BEING DULY SWORN,
HEREBY DEPOSE AND SAY THAT I HAVE COR-
RECTLY SURVEYED AND MARKED WITH PROPER
MONUMENT, THE LAND SHOWN HEREON, THE
BOUNDARIES OF WHICH ARE DESCRIBED HEREON;
Donald A. Bentz
DONALD A. BENTZ LS839

DEDICATION:
KNOW ALL PEOPLE BY THESE PRESENTS
THAT JAMES L. WALKER
IS THE OWNER OF THE LAND REPRESENTED
HEREON AND MORE PARTICULARLY DESCRIBED
HEREIN AND HAVE CAUSED THE SAME TO BE
PARTITIONED AND SURVEYED INTO PAR-
CELS AS SHOWN ON THE ANNEXED MAP.

JAMES L. WALKER

James L. Walker

PARTITIONER
JAMES L. WALKER
345 W. LILBURN
ROSEBURG, OR. 97470
(503) 673-5823

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

NARRATIVE

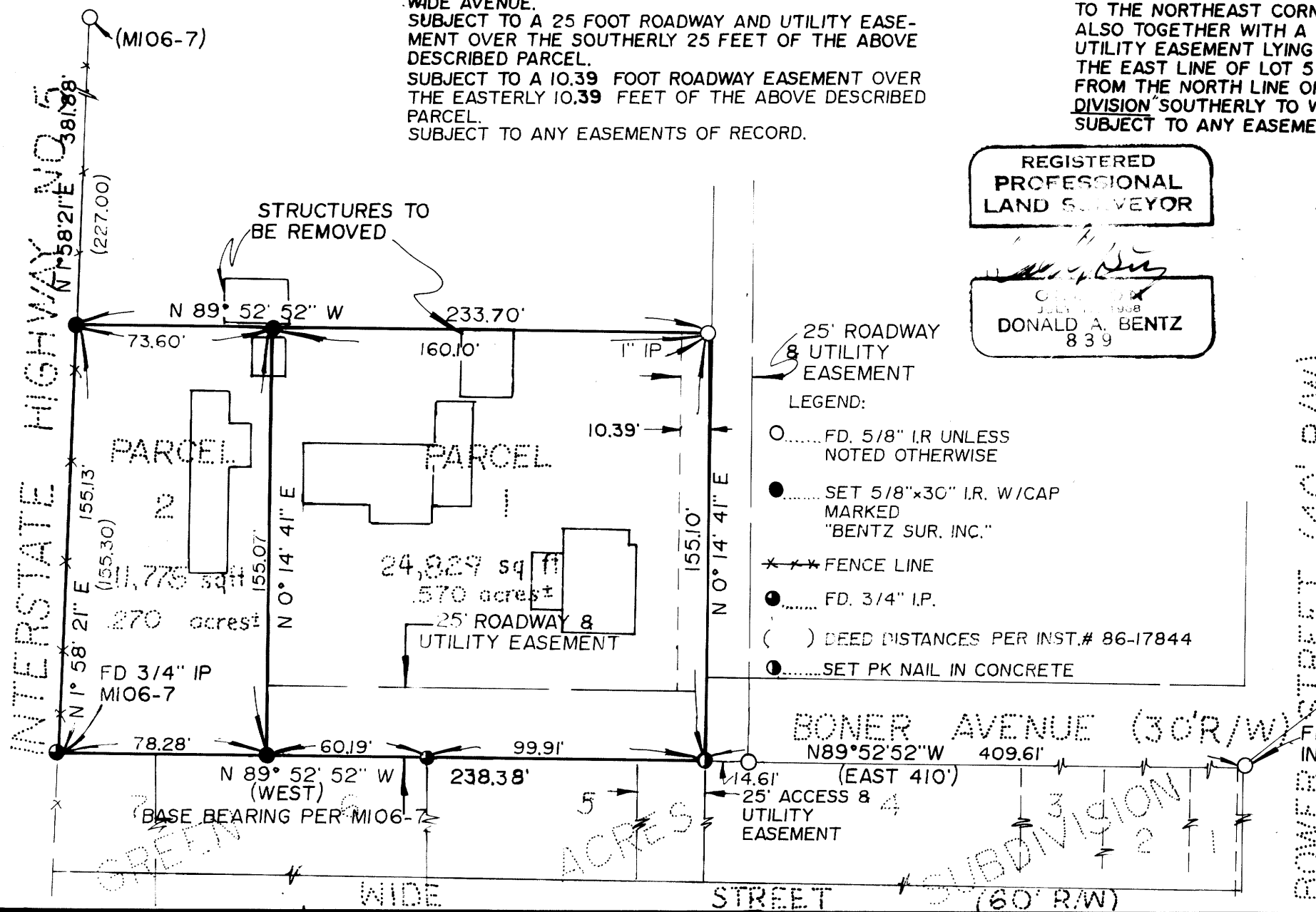
SURVEY TO CREATE 2 PARCELS,
NORTH LINE OF "GREEN ACRES
SUBDIVISION" AND I-5 RIGHT-OF-
WAY DETERMINED FROM FOUND
MONUMENTS, NE CORNER OF LOT 5
PROPORTIONED BETWEEN
NW CORNER OF LOT 5 & INITIAL
POINT REMAINING MONUMENTS
PER MIO6-7.
FIELD CREW: M. HOLT, R. BOLIN
EQUIP.: WILD T-1 W/RED-1
CCMP: D. BENTZ
DRAFTING: R. BRITTELL

PARCEL 1

BEGINNING AT A 5/8" IRON ROD WITH CAP ON THE NORTH
LINE OF "GREEN ACRES SUBDIVISION" IN THE SW 1/4, SEC
TION 1, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAM-
ETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID POINT
BEARS N89°52'52"W 409.61 FEET FROM THE INITIAL
POINT OF SAID "GREEN ACRES SUBDIVISION" SAID POINT
ALSO BEING THE NORTHEAST CORNER OF LOT 5 SAID
"GREEN ACRES SUBDIVISION"; THENCE N0°14'41"E 155.10
FEET TO A POINT 14.61 FEET WESTERLY OF THE EAST LINE
OF THAT PARCEL DESCRIBED IN INSTRUMENT NO 86-17844
TO A 1" IRON PIPE; THENCE N89°52'52"W 160.10' FEET
TO A 5/8" IRON ROD WITH CAP; THENCE S0°14'41"W 155.07'
FEET TO A 5/8" IRON ROD WITH CAP ON SAID NORTH
LINE OF "GREEN ACRES SUBDIVISION"; THENCE S89°52'
52"E 160.10' FEET ALONG SAID NORTH LINE TO THE
POINT OF BEGINNING AND CONTAINING .570 ACRES MORE
OR LESS.
TOGETHER WITH A 25 FOOT WIDE ROADWAY AND UTILITY
EASEMENT LYING WEST OF AND ADJACENT TO THE EAST
LINE OF LOT 5, "GREEN ACRES SUBDIVISION" FROM THE
NORTH LINE OF LOT 5 "GREEN ACRES SUBDIVISION" TO
WIDE AVENUE.
SUBJECT TO A 25 FOOT ROADWAY AND UTILITY EASE-
MENT OVER THE SOUTHERLY 25 FEET OF THE ABOVE
DESCRIBED PARCEL.
SUBJECT TO A 10.39 FOOT ROADWAY EASEMENT OVER
THE EASTERLY 10.39 FEET OF THE ABOVE DESCRIBED
PARCEL.
SUBJECT TO ANY EASEMENTS OF RECORD.

PARCEL 2

BEGINNING AT A 5/8" IRON ROD WITH CAP ON THE NORTH
LINE OF "GREEN ACRES SUBDIVISION" IN THE SW 1/4 OF
SECTION 1, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WIL-
LAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID
POINT BEARS N89°52'52"W 569.71 FEET FROM THE
INITIAL POINT OF SAID "GREEN ACRES SUBDIVISION" SAID
POINT ALSO BEARS N89°52'52"W 160.10' FEET FROM THE
NORTHEAST CORNER OF LOT 5 "GREEN ACRES SUBDI-
VISION"; THENCE N0°14'41"E 155.07 FEET TO A 5/8" IRON
ROD WITH CAP; THENCE N89°52'52"W 73.60 FEET TO
A 5/8" IRON ROD WITH CAP ON THE EASTERLY RIGHT-
OF-WAY OF INTERSTATE HIGHWAY NO. 5; THENCE S1°58'
21"W 155.13 FEET ALONG SAID EASTERLY RIGHT-OF-WAY
TO ITS INTERSECTION WITH THE NORTH LINE OF SAID
"GREEN ACRES SUBDIVISION"; THENCE S89°52'52"E 78.28'
FEET ALONG SAID NORTH LINE TO THE POINT OF BE-
GINNING AND CONTAINING .270 ACRES MORE OR LESS.
TOGETHER WITH A 25 FOOT WIDE ROADWAY AND UTILITY
EASEMENT LYING NORTH OF AND ADJACENT TO THE
NORTH LINE OF "GREEN ACRES SUBDIVISION" FROM THE
SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL
TO THE NORTHEAST CORNER OF LOT 5 "GREEN ACRES";
ALSO TOGETHER WITH A 25 FOOT WIDE ROADWAY AND
UTILITY EASEMENT LYING WEST OF AND ADJACENT TO
THE EAST LINE OF LOT 5 "GREEN ACRES SUBDIVISION"
FROM THE NORTH LINE OF LOT 5 "GREEN ACRES SUB-
DIVISION" SOUTHERLY TO WIDE AVENUE.
SUBJECT TO ANY EASEMENTS OF RECORD.



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

SCALE 1" = 50'
FEB 1991

FILED THIS 26 DAY OF MARCH
1991
COUNTY CLERK

APPROVALS
Keith L. Cubie 3/20/91
PLANNING DIRECTOR DATE
Francis L. Ingram 3-26-91
COUNTY SURVEYOR DATE

FILE NO. 87-199
ZONING M-2
COMP PLAN- INDUSTRIAL
FILED
MAR 26 1991
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
STATE OF OREGON
COUNTY OF DOUGLAS) SS.)
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1991 MAR 26 PM 2:45
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY: *Gay Fields*
DEPUTY
FEE

0200 - 1661

1991 - 0020

1991 - 0020