

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION

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

FILED THIS 26 DAY OF March
1991.

COUNTY CLERK Robert Anderson

FILED

MAR 27 1991

FILE NO. 88-024
ZONING M-2
COMP PLAN- INDUSTRIAL

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

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 PARCELS AS SHOWN ON THE ANNEXED MAP.

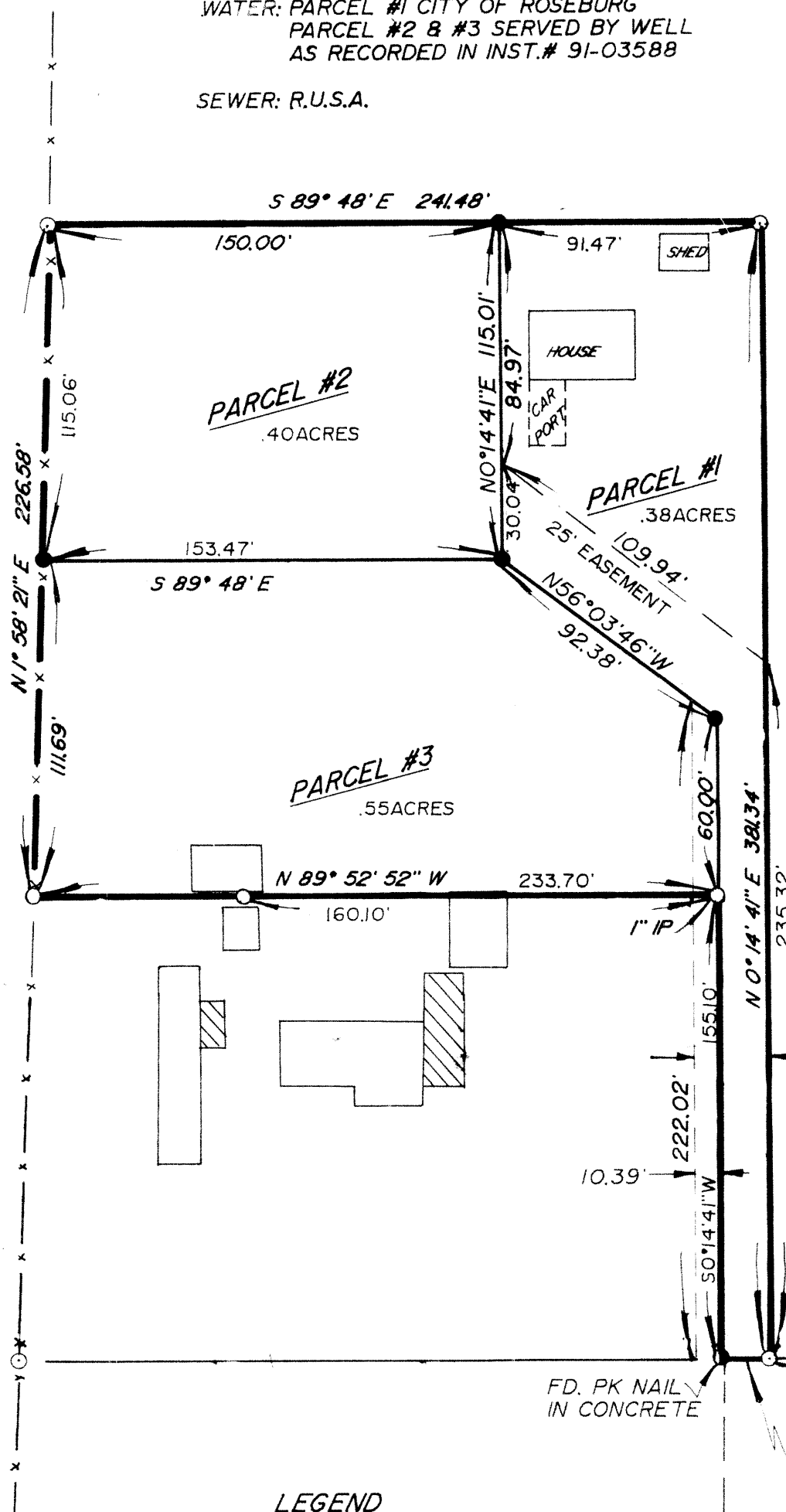
JAMES L. WALKER

James L. Walker

WATER: PARCEL #1 CITY OF ROSEBURG
PARCEL #2 & #3 SERVED BY WELL
AS RECORDED IN INST.# 91-03588

SEWER: R.U.S.A.

INTERSTATE HIGHWAY NO. 5



NOTE: SEE NEXT PAGE (2 OF 2) FOR DESCRIPTIONS OF PARCELS.

SURVEYORS CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENT THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON;

DONALD A. BENTZ LS839

NARRATIVE:

SURVEY TO CREATE 3 PARCELS, FOUND MONUMENTS PER MIO6-7 AND NEW MLP TO SOUTH PROVIDE PERIMETER.
FIELD CREW: M. HOLT, R. BOLIN
EQUIP.: WILD T-1 & RED-1
COMP.: D. BENTZ
DRAFTING: R. BRITTELL

SCALE: 1"=50'
DEC. 1989

FD. STATE PLANE
(BRASS CAP)
STAMPED "D.C.S.O.
ARMORY 1983"

LEGEND

- FOUND 5/8" IRON ROD WITH CAP UNLESS NOTED OTHERWISE.
- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SURV. INC."

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

APPROVALS

Keith D. Cubie 3/20/91
PLANNING DIRECTOR DATE

Francis L. Ingram 3-27-91
COUNTY SURVEYOR DATE

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DOUGLAS COUNTY,
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COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

PARCEL # 1

Beginning at a point on the North Line of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point bears N 89° 52' 52" W 395.00 feet from the Initial Point of said Subdivision, said point also bears S 89° 52' 52" E 14.61 feet from the Northeast Corner of lot 5 of said Subdivision and said point being the Southeast Corner of that parcel described in Douglas County Deed Records Instrument # 86-17844 thence N 0° 14' 41" E 381.34 feet to the northeast Corner of said parcel; thence N 89° 48' W 91.47 feet along the North Line of said parcel; thence leaving said North line S 0° 14' 41" W 115.01 feet to a 5/8" iron rod; thence S 56° 03' 46" E 92.38 feet to a 5/8" iron rod; thence S 0° 14' 41" W 80.00 feet to a 1" iron pipe; thence continuing S 0° 14' 41" W 155.10 feet to the North Line of Green Acres Subdivision; thence S 89° 52' 52" E 14.61 feet to the point of beginning and containing .38 acres more or less.

SUBJECT TO that portion of the following described easement lying within the above described parcel:
Beginning at a point on the North Line of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette meridian, Douglas County, Oregon, said point bears N 89° 52' 52" W 395.00 feet from the Initial Point of said Subdivision, said point also bears S 89° 52' 52" E 14.61 feet from the Northeast Corner of lot 5 of said Subdivision and said point being the Southeast Corner of that parcel described in Douglas County Deed Records Instrument # 86-17844 ; thence N 89° 52' 52" W 14.61 feet to said northeast Corner of Lot 5; thence continuing N 89° 52' 52" W 10.39 feet; thence N 0° 14' 41" E 222.02 feet; thence N 56° 03' 46" W 79.89 feet to a 5/8" iron rod; thence N 0° 14' 41" E 30.04 feet; thence S 56° 03' 46" E 109.94 feet to the east line of that parcel described in Douglas County Deed Records Instrument # 86-17844 ; thence along said east line S 0° 14' 41" W 235.32 feet to the point of beginning.

TOGETHER WITH an easement over the southerly 30.00 feet of that parcel described in Douglas County Deed Records instrument # 85-15936
ALSO TOGETHER WITH an easement over the following described parcel: Beginning at a point on the North Line of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point bears N 89° 52' 52" W 395.00 feet from the Initial point of said Subdivision, said point is also the Northeast Corner of Lot 5 of said Subdivision; thence N 89° 52' 52" W 10.39 feet along the North Line of said Lot 5; thence N 0° 14' 41" E 222.02 feet; thence S 56° 03' 46" E 12.49 feet; thence S 0° 14' 41" W 215.10 feet to the point of beginning.

PARCEL #2

Beginning at a point on the North Line of that parcel described in Douglas County Deed Records Instrument # 86-17844 , said point bears N 89° 52' 52" W 395.00 feet, N 0° 14' 41" E 381.34 feet and N 89° 48' W 91.47 feet from the Initial Point of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence N 89° 48' W 150.00 feet along said North Line to its intersection with the easterly right-of-way line of Pacific Highway Interstate 5; thence S 1° 58' 21" W 115.06 feet along said right-of-way to a 5/8" iron rod; thence leaving said right-of-way S 89° 48' E 153.47 feet to a 5/8" iron rod; thence N 0° 14' 41" E 115.01 feet to the point of beginning and containing .40 acres.

TOGETHER WITH the following described easement: Beginning at a point on the North Line of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point bears N 89° 52' 52" W 395.00 feet from the Initial Point of said Subdivision, said point also bears S 89° 52' 52" E 14.61 feet from the Northeast Corner of Lot 5 of said Subdivision and said point being the Southeast Corner of that parcel described in Douglas County Deed Records Instrument # 86-17844 ; thence N 89° 52' 52" W 14.61 feet to the Northeast Corner of lot 5; thence continuing N 89° 52' 52" W 10.39 feet; thence N 0° 14' 41" E 222.02 feet; thence N 56° 03' 46" W 79.89 feet to a 5/8" iron rod; thence N 0° 14' 41" E 30.04 feet; thence S 56° 03' 46" E 109.94 feet to the east line of that parcel described in Douglas County Deed Records Instrument # 86-17844 ; thence along said east line S 0° 14' 41" W 235.32 feet to the point of beginning.
ALSO TOGETHER WITH an easement over the southerly 30.00 feet of that parcel described in Douglas County Deed Records Instrument # 85-15936

PARCEL #3

Beginning at a 1" iron pipe which bears N 89° 52' 52" W 395.00 feet, N 89° 52' 52" W 14.61 feet and N 0° 14' 41" E 155.10 feet from the Initial Point of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence N 0° 14' 41" E 60.00 feet to a 5/8" iron rod; thence N 56° 03' 46" W 92.38 feet to a 5/8" iron rod; thence N 89° 48' W 153.47 feet to the easterly right-of-way line of Pacific Highway Interstate 5; thence S 1° 58' 21" W 111.69 feet along said right-of-way to a 5/8" iron rod; thence leaving said right-of-way S 89° 52' 52" E 233.70 feet to the point of beginning and containing .55 acres.
SUBJECT TO a 10.39 foot Roadway easement over the easterly 10.39 feet of the above described parcel.

TOGETHER WITH the following described easement: Beginning at a point on the North Line of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point bears N 89° 52' 52" W 395.00 feet from the Initial Point of said Subdivision, said point also bears S 89° 52' 52" E 14.61 feet from the Northeast Corner of Lot 5 of said Subdivision and said point being the Southeast Corner of that parcel described in Douglas County Deed Records Instrument # 86-17844 ; thence N 89° 52' 52" W 14.61 feet to said Northeast Corner of Lot 5; thence continuing N 89° 52' 52" W 10.39 feet; thence N 0° 14' 41" E 222.02 feet; thence N 56° 03' 46" W 79.89 feet to a 5/8" iron rod; thence N 0° 14' 41" E 30.04 feet; thence S 56° 03' 46" E 109.94 feet to the east line of that parcel described in Douglas County Deed Records Instrument # 86-17844 ; Thence along said east line S 0° 14' 41" W 235.32 feet to the point of beginning.
ALSO TOGETHER WITH an easement over the southerly 30.00 feet of that parcel described in Douglas County Deed Records Instrument # 85-15936.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCER, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1991 MAR 28 PM 2:33

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Gay Fields
DEPUTY
FEE *PP*

PARTITIONER:
JAMES WALKER
345 W. LILBURN
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(503) 673-5823

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

REGISTERED
OREGON
LAND SURVEYOR

Donald A. Bentz
JULY 12, 1968
DONALD A. BENTZ
839

91-04833