

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED THIS 28 DAY OF March 1991

COUNTY CLERK *Russ Harrison*

MAJOR LAND PARTITION

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

FILED
MAR 27 1991
COUNTY CLERK

PARCEL 1

THE SOUTHERLY 65.07' FEET OF LOT 5, GREEN ACRES SECTION 1, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

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

SUBJECT TO A 25' FOOT EASEMENT OVER THE EASTERLY 25' FEET OF THE ABOVE DESCRIBED PARCEL.

AMENDMENT
FILE NO. 88-029
ZONING M-2
COMP PLAN- INDUSTRIAL

PARCEL 2

THE NORTHERLY 96.00' FEET OF LOT 5, GREEN ACRES, SECTION 1, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, TOGETHER WITH A 25' FOOT WIDE ROADWAY AND UTILITY EASEMENT OVER THE EASTERLY 25' FEET OF SAID LOT 5 FROM THE SOUTHLINE OF THE ABOVE DESCRIBED PARCEL TO NORTH RIGHT-OF-WAY OF WIDE AVE.

SUBJECT TO A 25' FOOT EASEMENT OVER THE EASTERLY 25' FEET OF THE ABOVE DESCRIBED PARCEL.

NARRATIVE

THE NW AND SW CORNERS FOUND. THE SE CORNER SET AT RECORD FROM SE CORNER OF LOT 3 AS RECORD DISTANCES FROM NORTH LINE MATCHED ALIGNMENT OF PINS ON WIDE STREET. NE CORNER OF LOT 5 PROPORTIONED BETWEEN THE NW CORNER OF LOT 5 AND THE INITIAL POINT.

WATER: CITY OF ROSEBURG

SEWER: R.U.S.A.

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 28 PM 2:36

STATE PLANE B.C. STAMPED DSCO "ARMORY" 1983

GAY FIELDS
COUNTY CLERK
IN THE OFFICE OF DOUGLAS COUNTY CLERK

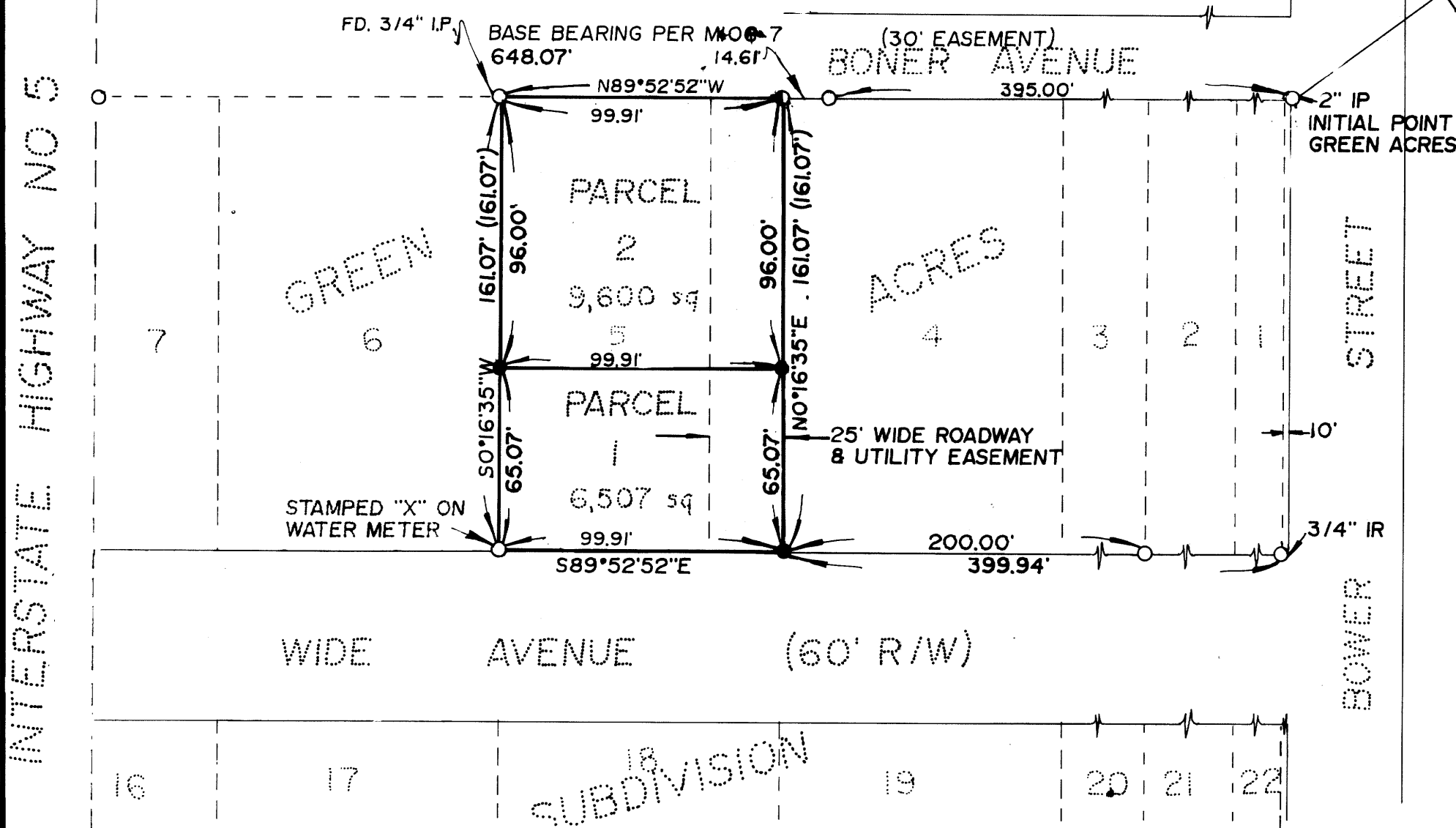
SURVEYORS CERTIFICATE:

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
DONALD A. BENTZ LS839

REGISTERED PROFESSIONAL LAND SURVEYOR
Donald A. Bentz

OREGON
JULY 12, 1968
DONALD A. BENTZ
839



91-04810

SCALE 1" = 50'
FEB 1990

LEGEND

- FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
- SET 5/8"x30" I.R. W/CAP MARKED "BENTZ SUR. INC."
- FD. PK NAIL IN CONCRETE
- () RECORDED DISTANCE OR BEARING PER GREEN ACRES

APPROVALS

Keith L. Cubic 3/20/91
PLANNING DIRECTOR DATE

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