

1991 - 1661

FILED
JUL 2 1991
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DONALD A. & CAROL O. BENTZ ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THE ANNEXED MAP.

DONALD A. BENTZ
CAROL O. BENTZ

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 JUL -3 AM 9:01

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Nancy R. Bumpert*
DEPUTY

91-1575

FEE *pp*

FILED THIS 3rd DAY OF *July*
19__

GAY FIELDS, County Clerk
COUNTY CLERK
BY *Nancy R. Bumpert*

SURVEYORS 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
DONALD A. BENTZ LS 839

COMP PLAN: RURAL RESIDENTIAL

ZONE: 5R

WATER: UMPQUA BASIN WATER ASSOC.

SEWER: ON SITE

P/D FILE # 89-186

NOTE:

BOTH PARCELS IN THEIR ENTIRETY ARE SUBJECT TO COVENANTS AND RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 88-07044.

APPROVALS:

James F. Moore DEPTM 10-2-91
DO. CO. SURVEYOR DATE

Keith L. Cubic 9/23/91
DO. CO. PLANNING DIRECTOR DATE

NARRATIVE:

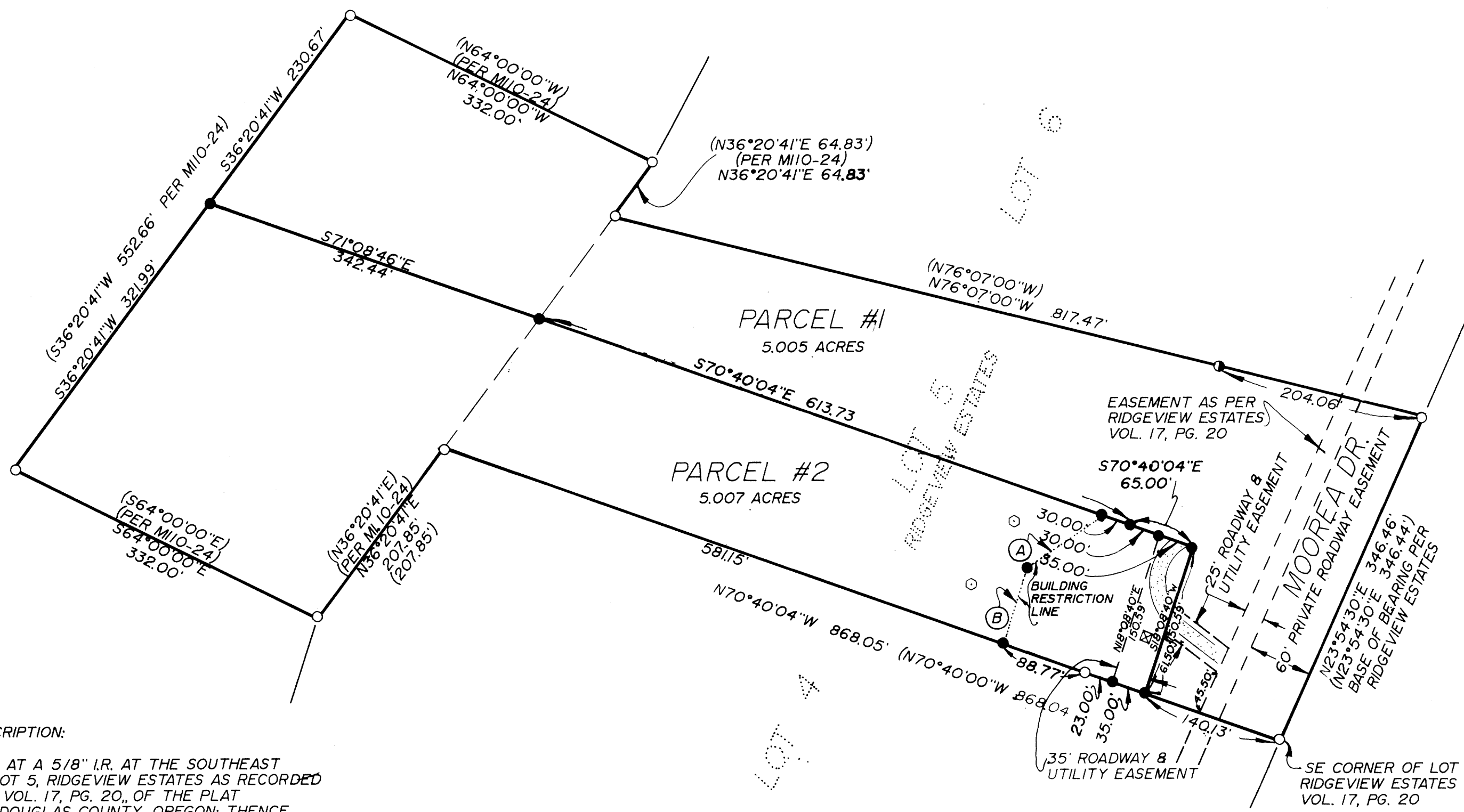
USED EXISTING PERIMETER MONUMENTS.
FIELD CREW: M. HOLT, J. FRASIEUR
OFFICE: A. TEITZEL
DRAFTING: M. RADCLIFFE
EQUIP: LIETZ SET 4 TOTAL STATION

LEGEND:

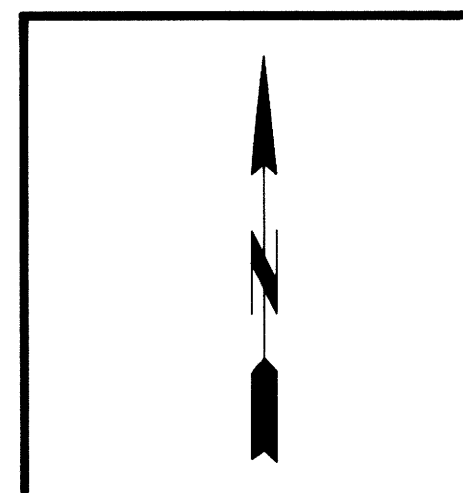
- FD. 5/8" I.R. W/CAP MARKED BENTZ SUR. INC.
- FD. 5/8" I.R. W/CAP MARKED R.E. WARE LS 1005
- SET 5/8"x30" I.R. W/CAP STAMPED "BENTZ SUR. INC."
- ⊙ TEST HOLES (SOIL)
- ☒ PUMP HOUSE
- (A) S53°40'23"W 89.06'
- (B) N18°08'40"E 77.03'

PERIMETER DESCRIPTION:

BEGINNING AT A 5/8" I.R. AT THE SOUTHEAST CORNER OF LOT 5, RIDGEVIEW ESTATES AS RECORDED RECORDED IN VOL. 17, PG. 20., OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID LOT 5 N23°54'30"E 346.46' FEET TO A 5/8" I.R., SAID POINT IS THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE NORTH LINE OF SAID LOT 5 N76°07'00"W 817.47' FEET TO A 5/8" I.R., SAID POINT IS THE NORTHWEST CORNER OF SAID LOT 5; THENCE LEAVING SAID LOT 5 N36°20'41"E 64.83' FEET TO A 5/8" I.R.; THENCE N64°00'00"W 332.00' FEET TO A 5/8" I.R.; THENCE S36°20'41"W 552.66' FEET TO A 5/8" I.R.; THENCE S64°00'00"E 332.00' FEET TO A 5/8" I.R.; THENCE N36°20'41"E 207.85' FEET TO A 5/8" I.R., SAID POINT IS THE SOUTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTH LINE OF SAID LOT 5 S70°40'04"E 868.05' FEET TO THE POINT OF BEGINNING.



MAJOR LAND PARTITION		
LYING IN THE NE 1/4 & SE 1/4 OF SEC. 2, T27S, R6W, W.M. DOUGLAS COUNTY, OREGON.		
SURVEYED FOR: DONALD A. & CAROL O. BENTZ P.O. BOX 1271 ROSEBURG, OR. 97470		SURVEYED BY: i.e. ENGINEERING 1205 SE COURT ROSEBURG OR. 97470 (503) 673-0166
DATE: JULY 1991	SCALE: 1"=100'	PAGE: 1 OF 1



DO NOT REMOVE FROM OFFICE

1991 - 0057