

FILED 7
RECEIVED JWA

A MINOR LAND PARTITION

OF LOT 6 OF RICE HILL ESTATES, PHASE IV, LOCATED IN SECTION 7, T24S, R5W, W.M.

APR 10 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
20

DEPUTY COUNTY CLERK
NOT REMOVE FROM OFFICE

PARTITIONER & OWNER DONALD A. BENTZ, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

SURVEYOR:

WILLIAM F. JENSEN
ROUTE 1 BOX 22-M
OAKLAND, ORE. 97462
PHONE: 459-9862

BHW ENGINEERING & SURVEYING
1205 SE COURT
ROSEBURG, OREGON 97470
PHONE: 673-0165

SCALE: 1"=200'
MARCH 1979

WATER: WELL.
SEWER: SEPTIC TANK/DRAINFIELD,
AS APPROVED BY APPROPRIATE
AGENCY.

- - FOUND 5/8" IRON ROD
- - SET 5/8" IRON ROD
- * NO SITE EVALUATION ON PARCELS B AND C

BY: Mary Beth
DEPUTY
NO. _____ FEE 3.00
DOUGLAS COUNTY OFFICIAL RECORDS

PARCEL A

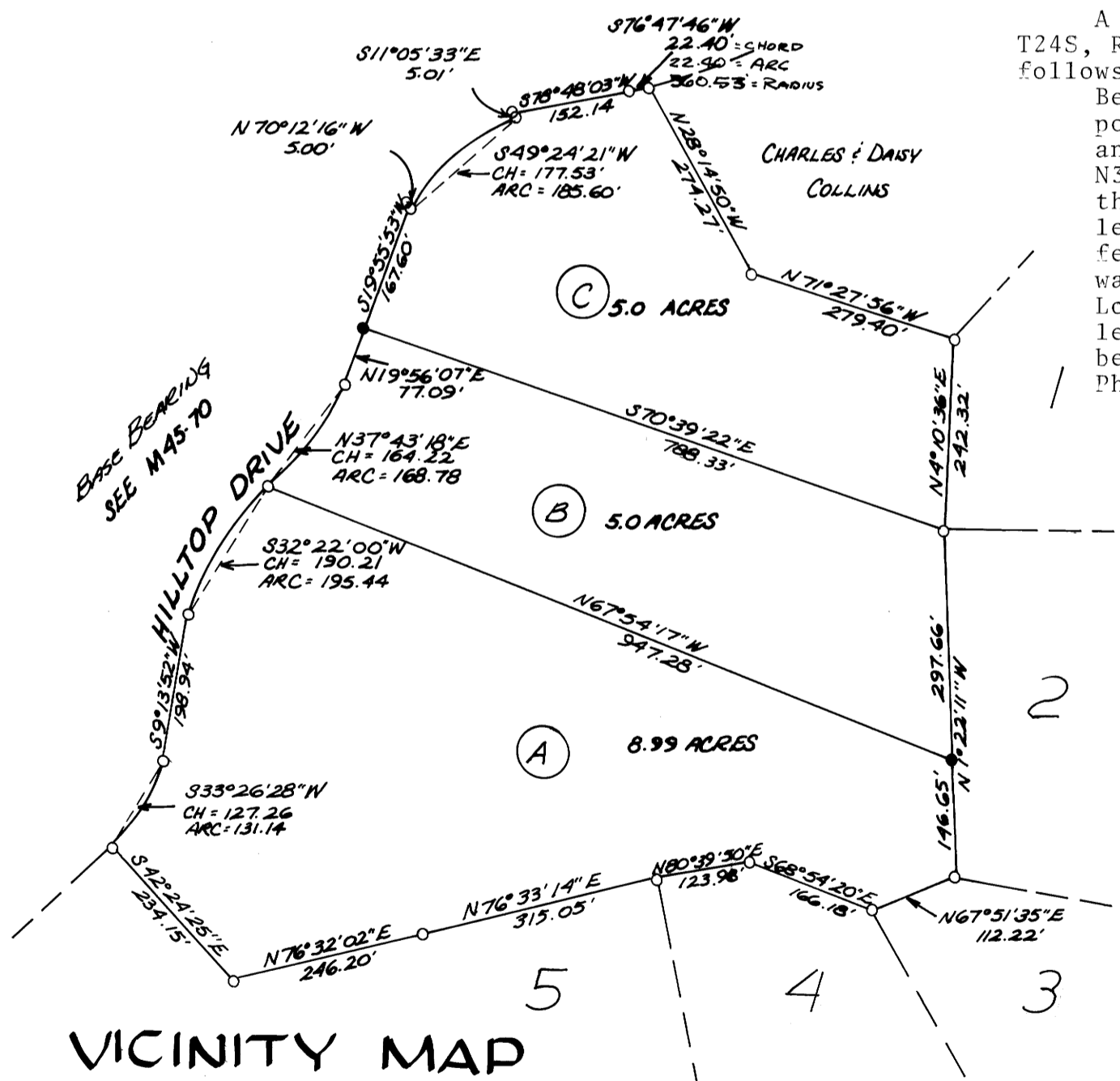
A portion of Lot 6, Rice Hill Estates, Phase IV, in Section 7, T24S, R5W, W.M., Douglas County, Oregon, more fully described as follows:
Beginning at the Southwest corner of said Lot 6 on the South-easterly right-of-way of Hilltop Drive; thence along the Southerly line of said Lot 6 the following: S42°24'25"E 234.15 feet; N76°32'02"E 246.20 feet; N76°33'14"E 315.05 feet; N80°39'50"E 123.98 feet; S68°54'20"E 166.18 feet; and N67°51'35"E 112.22 feet to the southeasterly corner of said Lot 6; thence N1°22'11"W 146.65 feet along the East line of Lot 6; thence leaving said East line N67°54'17"W 947.28 feet to a point on the easterly right-of-way of Hilltop Drive; thence along said right-of-way along the arc of a curve to the left (chord of which bears S32°22'00"W 190.21 feet) 195.44 feet; thence S9°13'52"W 198.94 feet; thence along the arc of a curve to the right (chord of which bears S33°26'28"W 127.26 feet) 131.14 feet to the point of beginning. All being a part of Lot 6, Rice Hill Estates, Phase IV, and containing 8.99 acres, more or less.

PARCEL B

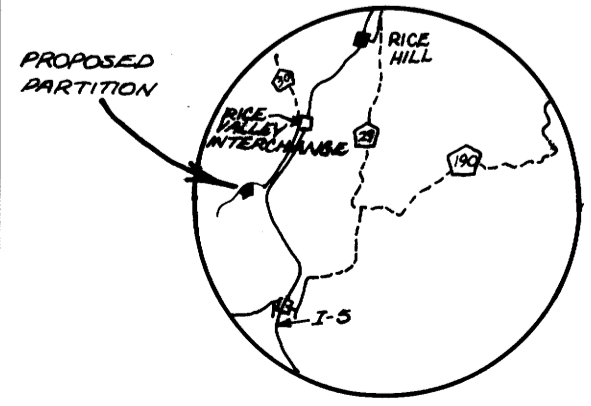
A portion of Lot 6, Rice Hill Estates, Phase IV, in Section 7, T24S, R5W, W.M., Douglas County, Oregon, more fully described as follows:
Beginning at a point on the Westerly line of said Lot 6, said point also being on the Easterly right-of-way of Hilltop Drive and being N33°26'28"E 127.26 feet, N9°13'52"E 198.94 feet, and N32°22'00"E 190.21 feet from the Southwest Corner of said Lot 6; thence along said right-of-way along the chord of a curve to the left (the chord of which bears N37°43'18"E 164.22 feet) 168.78 feet; thence N19°56'07"E 77.09 feet; thence leaving said right-of-way S70°39'22"E 788.33 feet to a point on the East line of said Lot 6; thence S1°22'11"E 297.66 feet along said East line; thence leaving said East line N67°54'17"W 947.28 feet to the point of beginning. All being a portion of Lot 6, Rice Hill Estates, Phase IV, and containing 5.0 acres, more or less.

PARCEL C

A portion of Lot 6, Rice Hill Estates, Phase IV, in Section 7, T24S, R5W, W.M., Douglas County, Oregon more fully described as follows:
Beginning at the most Northerly corner of said Lot 6, said point also being on the Southerly right-of-way line of Hilltop Drive; thence along said right-of-way along the arc of a curve to the right (the chord of which bears S76°47'46"W 22.40 feet) 22.40 feet; thence along the arc of a curve to the left (the chord of which bears S49°24'21"W 177.53 feet) 185.60 feet; thence S19°55'53"W 167.60 feet, thence leaving said right-of-way S70°39'22"E 788.33 feet to a point on the East line of said Lot 1; thence along the Easterly and Northerly line of said Lot 1 the following course: N4°10'36"E 242.32 feet; N71°27'56"W 279.40 feet and N28°14'50"W 274.27 feet to the point of beginning. All being a part of Lot 6, Rice Hill Estates, Phase IV, and containing 5.0 acres, more or less.



VICINITY MAP



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1963
DONALD A. BENTZ
839

APPROVALS:

Keith L. Cubic
Planning Commission

3/29/79
Date

Francis L. Ingram
County Surveyor

4-10-79
Date