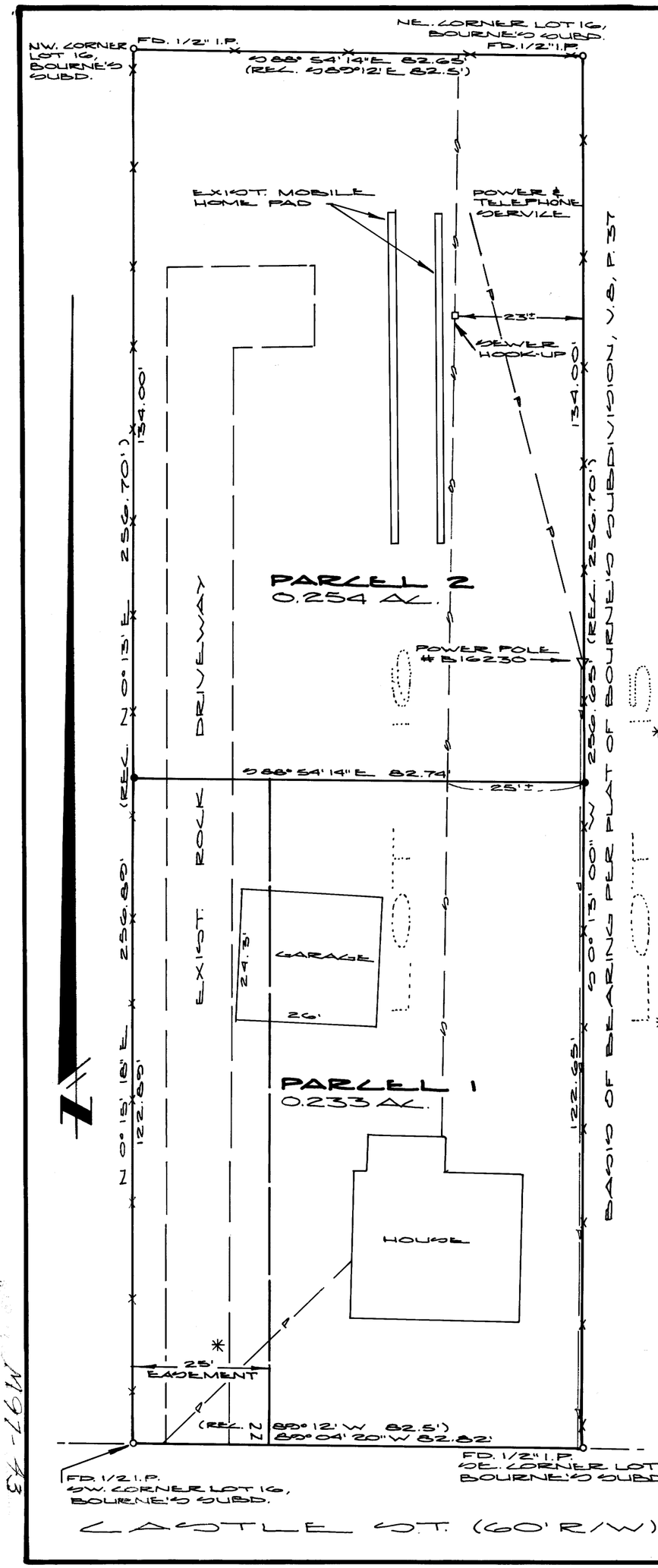

A MAJOR LAND PARTITION IN LOT 16, BOURNE'S SUBDIVISION, SE 1/4 SEC. 3, T 28S, R 6W, W.M., DOUGLAS CO., OREGON.

PARTITIONER:
KENNETH DEBELL
POST OFFICE BOX 2335
ROSEBURG, OR 97470

OWNER:
SAME

NUMBER OF LOTS: 2

MAP PREPARED BY:
DONALD A. BENTZ, INC.
POST OFFICE BOX 901
WINCHESTER, OR 97495
(503) 673-0166

SEWER: GREEN SANITARY

WATER: ROBERTS CREEK

ZONED: R-1

NARRATIVE:
ALL 4 CORNERS OF LOT 16, BOURNE'S SUBDIVISION WERE FOUND AS NOTED. 5/8 INCH IRON RODS WITH PLASTIC CAPS MARKED "BENTZ SURVEY, INC." WERE SET ON LINE WITH THE EXISTING MONUMENTS TO ESTABLISH THE PARTITION LINE.
FIELD CREW: GREG LANG. EQUIPMENT USED: WILD T-1 THEODOLITE & RED-1 DISTANCEMETER. COMPUTATIONS: DONALD A. BENTZ.
DRAFTING: KELLI CALDERWOOD.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARCEL 1:
A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" I.P., WHICH IS THE SOUTHWEST CORNER OF LOT 16, BOURNE'S SUBDIVISION AS RECORDED IN VOL.8, PG.37, PLAT RECORDS OF DOUGLAS COUNTY, OREGON, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CASTLE STREET; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE S 89° 04' 20" E 82.82' TO A 1/2" IRON PIPE, WHICH IS THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 16; THENCE LEAVING SAID RIGHT-OF-WAY AND FOLLOWING THE EASTERLY LINE OF LOT 16, N 0°13'00" E 122.65' TO A 5/8" IRON ROD WITH PLASTIC CAP; THENCE LEAVING SAID EASTERLY LINE N 88° 54' 14" W 82.74' TO A 5/8" IRON ROD WITH PLASTIC CAP ON THE WESTERLY LINE OF SAID LOT 16; THENCE FOLLOWING SAID WESTERLY LINE S 00°15' 18" W 122.80' TO THE PLACE OF BEGINNING, AND CONTAINING 0.23 ACRES, MORE OR LESS.

* SUBJECT TO A NON-EXCLUSIVE 25' WIDE EASEMENT FOR INGRESS & EGRESS ALONG THE WESTERLY 25'.
TOGETHER WITH SEWER EASEMENT DESCRIBED BELOW.

PARCEL 2:
A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" I.P., WHICH IS THE NORTHWEST CORNER OF LOT 16, BOURNE'S SUBDIVISION AS RECORDED IN VOL.8, PG.37, PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S 88° 54' 14" E 82.65' TO A 1/2" IRON PIPE WHICH IS THE NORTHEAST CORNER OF LOT 16, BOURNE'S SUBDIVISION; THENCE ALONG THE EASTERLY LINE OF SAID LOT 16, S 0° 13' 00" W 134.00' TO A 5/8" IRON ROD WITH PLASTIC CAP; THENCE LEAVING SAID EASTERLY LINE N 88° 54' 14" W 82.74' TO A 5/8" IRON ROD WITH PLASTIC CAP ON THE WESTERLY LINE OF SAID LOT 16; THENCE FOLLOWING SAID WESTERLY LINE N 0° 15' 18" E 134.00' TO THE PLACE OF BEGINNING, AND CONTAINING 0.25 ACRES, MORE OR LESS.

* TOGETHER WITH A NON-EXCLUSIVE 25' WIDE EASEMENT FOR INGRESS & EGRESS ALONG THE WESTERLY 25' OF THE ABOVE DESCRIBED PARCEL 1.
SUBJECT TO SEWER EASEMENT DESCRIBED BELOW.

SEWER EASEMENT:
5' SEWER EASEMENT 2.5' EITHER SIDE OF THE CENTERLINE AS DETERMINED BY THE EXISTING SEWER LINE.

APPROVALS:

Keith L. Culver	9/20/84
DOUGLAS COUNTY PLANNING COMM.	DATE
Francis L. Ingram	9-27-84
DOUGLAS COUNTY SURVEYOR	DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
Donald A. Bentz
OREGON JULY 12, 1968
DONALD A. BENTZ
839

84-12750

LEGEND:

- o – FOUND MONUMENT AS NOTED.
- • – SET 5/8"X 30" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SURVEY, INC."
- —P— OVERHEAD POWER LINE.
- —S— SEWER LINE.
- * – SUBJECT TO EASEMENT AGREEMENT AS SET FORTH IN COUNTY CLERKS RECORDS BOOK 894 PAGE 221

SCALE: 1" = 20'

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND RECORDED THIS DAY:
FOR OCT 27 AM 11:22
NUMBER 10
BY _____ DEPUTY _____ FEE _____
NO. _____
DOUGLAS COUNTY OFFICIAL RECORDS

M97-43