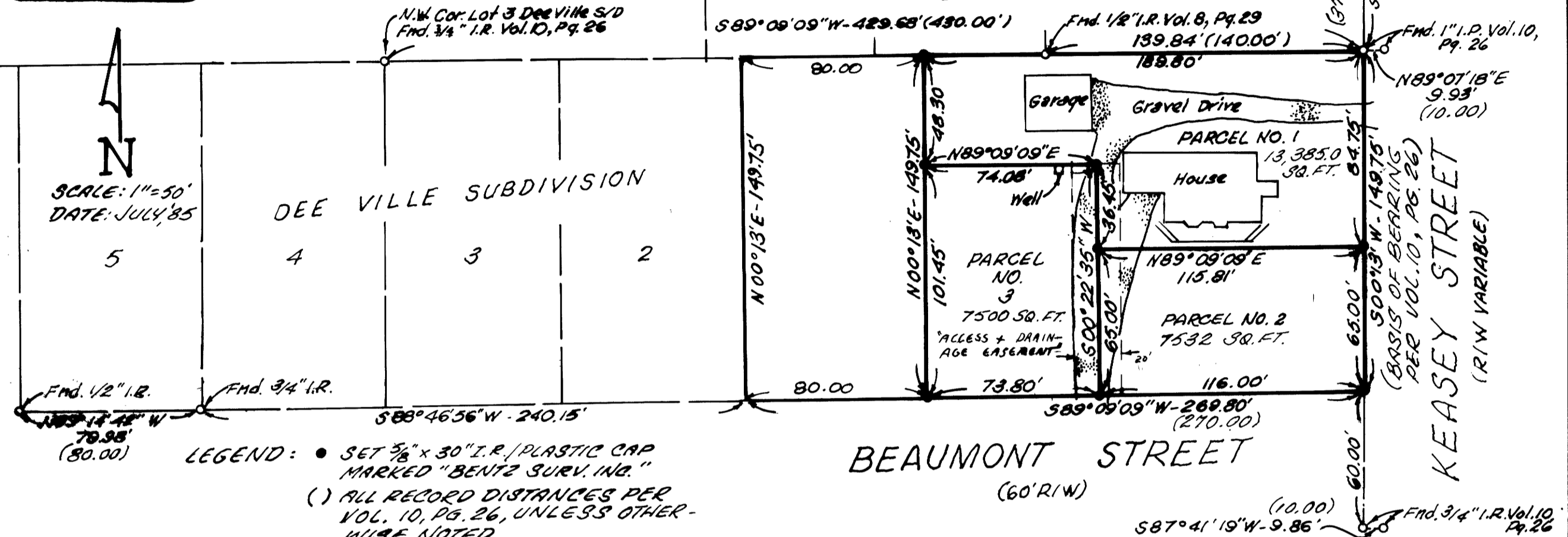


A MINOR LAND PARTITION LOCATED IN THE DEE VILLE  
SUBDIVISION VOL. 10, PG. 26 IN SE 1/4 & SW 1/4 SECTION 11, T. 27S,  
R6W, W.M., DOUGLAS COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1966  
DONALD A. BENTZ  
839



LEGEND: • SET 5/8" x 30" I.R./PLASTIC CAP  
MARKED "BENTZ SURV. ING."  
( ) ALL RECORD DISTANCES PER  
VOL. 10, PG. 26, UNLESS OTHER-  
WISE NOTED.

PARCEL NO. 1

A PORTION OF LOT 1, DEE VILLE SUBDIVISION, IN SECTION 11, TOWNSHIP 27S, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND DESCRIBED AS:  
BEGINNING AT A 1" IRON PIPE AT THE NORTHEAST CORNER OF LOT 1, SAID DEE VILLE SUBDIVISION, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF KEASEY ROAD; THENCE S00°13'W 84.75 FEET ALONG SAID RIGHT OF WAY TO A 5/8" IRON ROD WITH CAP; THENCE LEAVING SAID RIGHT OF WAY S89°09'09" W 115.81 FEET TO A 5/8" IRON ROD WITH CAP THENCE N00°22'35" E 36.45 FEET TO A 5/8" IRON ROD WITH CAP; THENCE S89°09'09" W 74.08 FEET TO A 5/8" IRON ROD WITH CAP ON A LINE 80' EASTERLY OF THE WEST LINE OF SAID LOT 1; THENCE N00°13'E 48.30 FEET ALONG SAID LINE TO A 5/8" IRON ROD WITH CAP ON THE NORTH LINE OF SAID LOT 1; THENCE N 89°09'09"E 189.80 FEET ALONG SAID NORTH LINE TO P.O.B. AND CONTAINING 13,385.0 SQ. FT. MORE OR LESS.

TOGETHER WITH AN EASEMENT 20' FEET IN WIDTH, 10 FEET EITHER SIDE OF A CENTERLINE WHICH IS DESCRIBED AS:

BEGINNING AT A 5/8" IRON ROD WITH CAP ON THE SOUTH LINE OF LOT 1, SAID DEE VILLE SUBDIVISION; SAID POINT BEING S89°09'09" W 116.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N0°22'35"E 101.45 FEET TO A 5/8" IRON ROD WITH CAP AND THERE TERMINATING.

SUBJECT TO A 10' EASEMENT LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A 5/8" IRON ROD WITH CAP ON THE SOUTH LINE OF LOT 1, SAID DEE VILLE SUBDIVISION; SAID POINT BEING

PARCEL NO. 2

A PORTION OF LOT 1, DEE VILLE SUBDIVISION, IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND DESCRIBED AS:

BEGINNING AT A 5/8" IRON ROD WITH CAP ON THE EAST LINE OF LOT 1 SAID DEE VILLE SUBDIVISION, SAID POINT BEARS S00°13'W 84.75 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF KEASEY ROAD; THENCE S00°13'W 65.00 FEET ALONG SAID KEASEY ROAD RIGHT OF WAY TO A 5/8" IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF BEAUMONT STREET; THENCE S89°09'09" W 116.00 FEET ALONG SAID NORTH LINE TO A 5/8" I.R. WITH CAP; THENCE LEAVING SAID NORTH LINE N00°22'35" E 65.00 FEET TO A 5/8" IRON ROD WITH CAP; THENCE N89°09'09" E 115.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 7532 SQ. FEET MORE OR LESS.

TOGETHER WITH AN EASEMENT 10 FEET IN WIDTH ADJACENT TO AND WEST OF THE WEST LINE OF THE ABOVE DESCRIBED PARCEL.

SUBJECT TO AN EASEMENT 10' IN WIDTH ADJACENT TO AND EAST OF THE WEST LINE OF THE ABOVE DESCRIBED PARCEL.

PARCEL NO. 1 (CONT'D.)

S89°09'09" W 116.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N0°22'35" E 101.45 FEET TO A 5/8" IRON ROD WITH CAP AND THERE TERMINATING.

PARCEL NO. 3

A PORTION OF LOT 1, DEE VILLE SUBDIVISION, IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND DESCRIBED AS:

BEGINNING AT A 5/8" IRON ROD WITH CAP ON THE NORTH RIGHT OF WAY LINE OF BEAUMONT STREET SAID POINT ALSO ON THE SOUTH LINE OF LOT 1, SAID DEE VILLE SUBDIVISION; SAID POINT BEARS S89°09'09" W 116.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S89°09'09" W 73.80 FEET ALONG SAID SOUTH LINE OF LOT 1 TO A 5/8" IRON ROD WITH CAP 80' FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°13'E 101.45 FEET ALONG A LINE 80' EASTERLY OF THE WEST LINE OF SAID LOT 1 TO A 5/8" IRON ROD WITH CAP; THENCE LEAVING SAID LINE N89°09'09" E 74.08 FEET TO A 5/8" IRON ROD WITH CAP; THENCE S00°22'35" W 101.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 7500 SQ. FT. MORE OR LESS.

TOGETHER WITH AN EASEMENT 10 FEET IN WIDTH ADJACENT TO AND EAST OF THE EAST LINE OF THE ABOVE DESCRIBED PARCEL.

SUBJECT TO AN EASEMENT 10 FEET WIDTH ADJACENT TO AND WEST OF THE EAST LINE OF THE ABOVE DESCRIBED PARCEL.

384-9-12-584

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

MAP FILE M.100-13B

FILED *JS*

JAN 8 1986

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

CMO

NARRATIVE:

Survey to monument Lot 1, of Dee Ville, less the westerly 80 feet. We found monuments (3) on Keasey Road that lined up very well and thus were used for base bearing. The Northeast corner of Lot 1 was found, the Southeast corner was established 60 feet North of corner on Beaumont. The original Northwest corner of Lot 3 Dee Ville was found and used for control on the North Line. Two monuments were located on the North Line of Beaumont but were not used (we felt they were not original-this was supported by one of the property owners). The North Line of Beaumont was established parallel to the North Line of the subdivision which fit the street (as improved). Lot 1 was established by proportion, with the West Line made parallel to the West Line of Keasey (base bearing).

OWNER/PARTITIONER: Steve Houde  
1732 NW Keasey Street  
Roseburg OR 97470

SURVEYED BY: Donald A. Bentz  
P.O. Box 901  
Winchester OR 97495

ZONING: R-1-7.5  
SEWER: R.U.S.A.  
WATER: City of Roseburg

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Donald A. Bentz*  
OREGON  
JULY 12, 1966  
DONALD A. BENTZ  
839

APPROVALS:

*[Signature]*  
PLANNING DIRECTOR  
12-18-85  
DATE

*[Signature]* DEPUTY  
DOUGLAS COUNTY  
1-28-86  
DATE

*[Signature]*  
DIRECTOR OF PUBLIC WORKS  
12-13-85  
DATE

STATE OF OREGON ) ss.  
COUNTY OF DOUGLAS )

I, DORIS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1986 JAN 17 AM 11:49

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY *[Signature]*  
DEPUTY  
NO. *[Signature]* FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

86- 649

BK 9-19-588