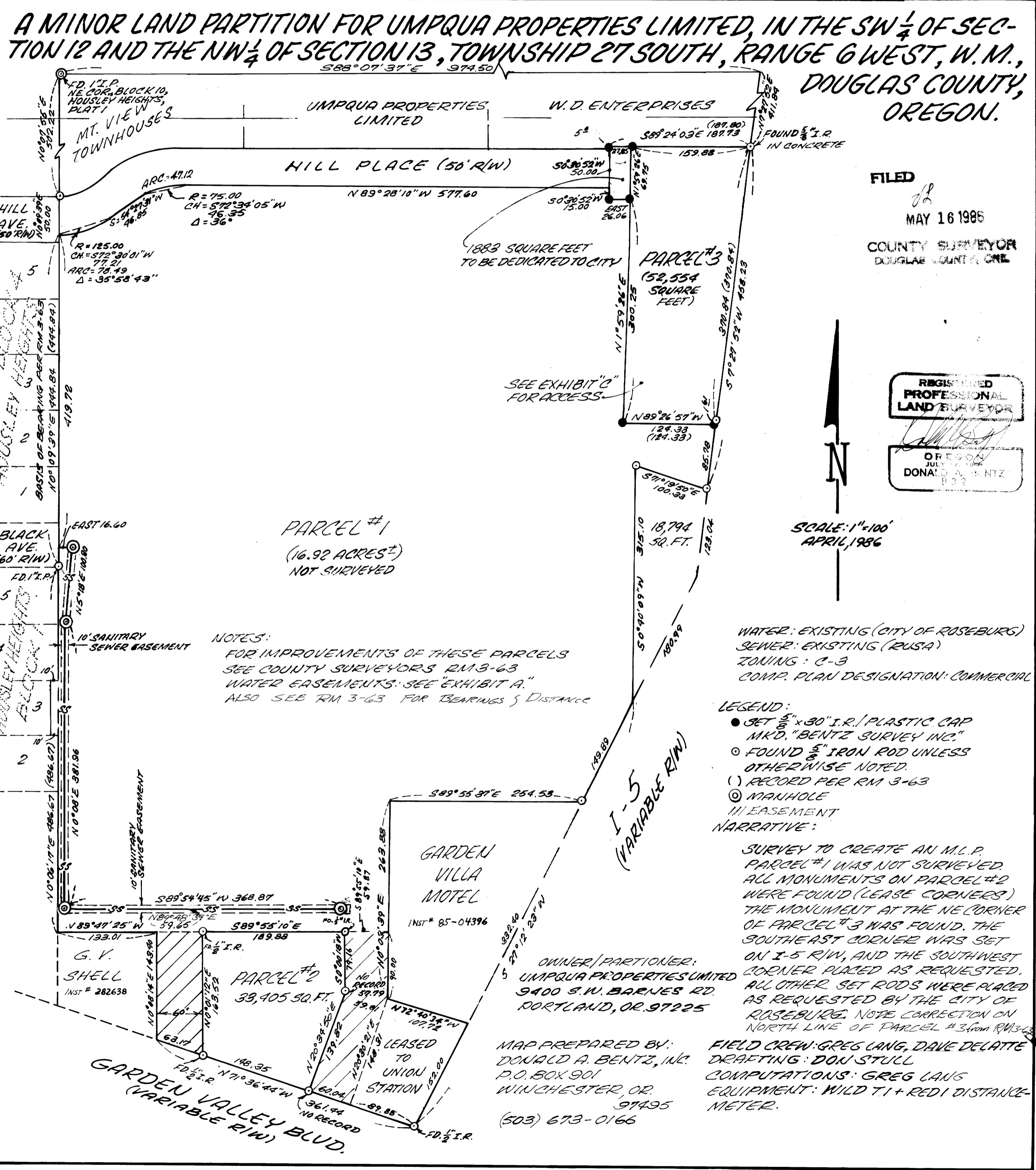


PLANNED SURVEYORS FILE DATA  
 NOT TO BE REMOVE FROM OFFICE

M100-69A



**A MINOR LAND PARTITION FOR UMPQUA PROPERTIES LIMITED, IN THE SW 1/4 OF SECTION 12 AND THE NW 1/4 OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY, OREGON.**

FILED  
 MAY 16 1986  
 COUNTY SURVEYOR  
 DOUGLAS COUNTY, ORE.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 DONALD A. BENTZ  
 JULY 12 1982

SCALE: 1"=100'  
 APRIL, 1986

NOTES:  
 FOR IMPROVEMENTS OF THESE PARCELS  
 SEE COUNTY SURVEYORS RM 3-63  
 WATER EASEMENTS: SEE "EXHIBIT A."  
 ALSO SEE RM 3-63 FOR BEARINGS & DISTANCE

WATER: EXISTING (CITY OF ROSEBURG)  
 SEWER: EXISTING (RUSA)  
 ZONING: C-3  
 COMP. PLAN DESIGNATION: COMMERCIAL

LEGEND:  
 ● SET 5" x 30" I.R./PLASTIC CAP MK'D. "BENTZ SURVEY INC."  
 ○ FOUND 5" IRON ROD UNLESS OTHERWISE NOTED.  
 ( ) RECORD PER RM 3-63  
 ⊙ MANHOLE  
 III EASEMENT  
 NARRATIVE:

SURVEY TO CREATE AN M.L.P. PARCEL #1 WAS NOT SURVEYED. ALL MONUMENTS ON PARCEL #2 WERE FOUND (LEASE CORNERS) THE MONUMENT AT THE NE CORNER OF PARCEL #3 WAS FOUND. THE SOUTHEAST CORNER WAS SET ON I-5 R/W, AND THE SOUTHWEST CORNER PLACED AS REQUESTED. ALL OTHER SET RODS WERE PLACED AS REQUESTED BY THE CITY OF ROSEBURG. NOTE CORRECTION ON NORTH LINE OF PARCEL #3 FROM RM 3-63

OWNER/PARTIONER:  
 UMPQUA PROPERTIES LIMITED  
 9400 S.W. BARNES RD.  
 PORTLAND, OR. 97225

MAP PREPARED BY:  
 DONALD A. BENTZ, INC.  
 P.O. BOX 901  
 WINCHESTER, OR. 97145  
 (503) 673-0166

FIELD CREW: GREG LANG, DAVE DELATTE  
 DRAFTING: DON STULL  
 COMPUTATIONS: GREG LANG  
 EQUIPMENT: WILD T1 + REDI DISTANCE-METER.

BR 9-19-80A