

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

A MAJOR LAND PARTITION IN THE NE 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

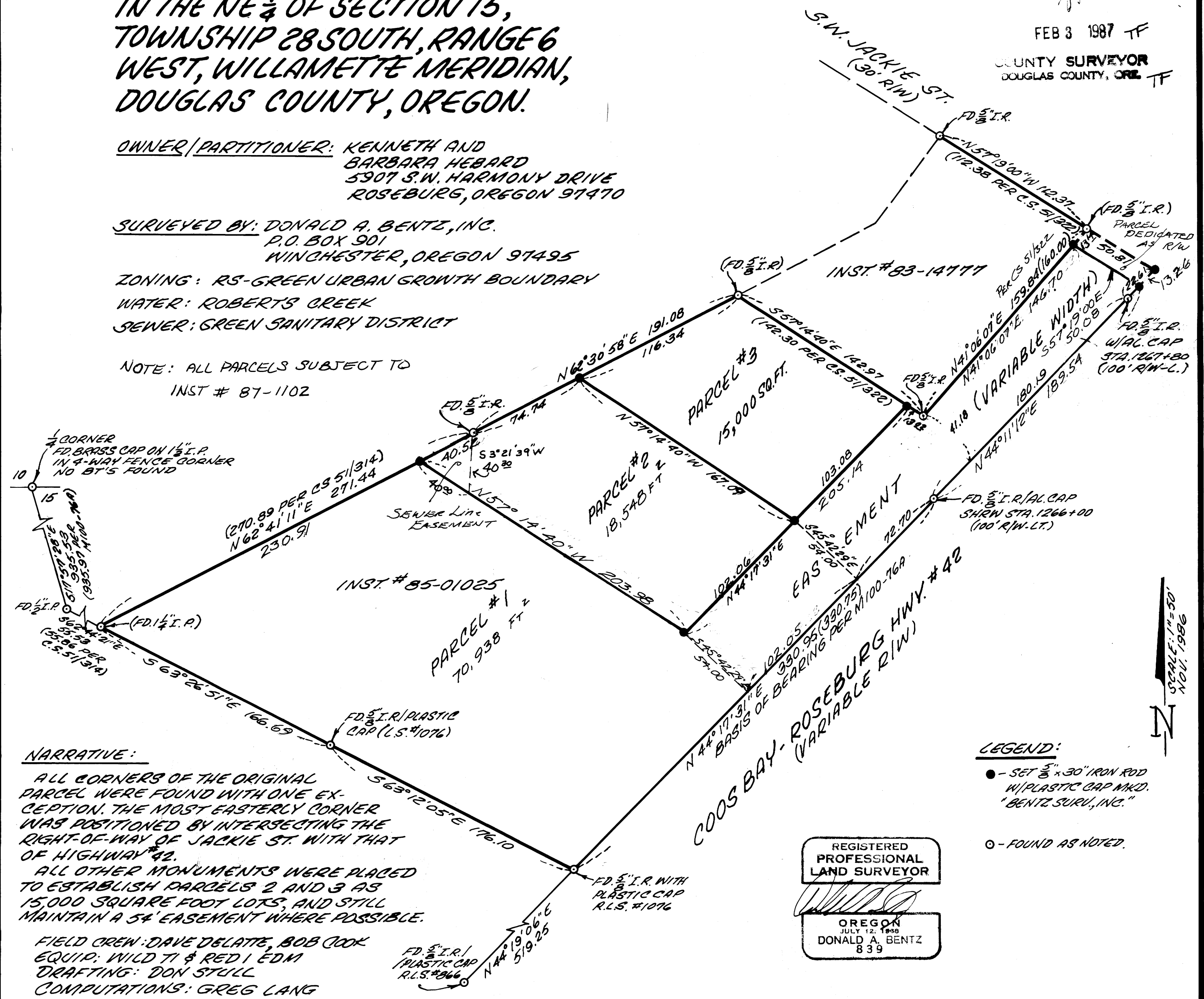
FILED *JK*
FEB 3 1987 TF
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

OWNER/PARTITIONER: KENNETH AND
BARBARA HEBARD
5907 S.W. HARMONY DRIVE
ROSEBURG, OREGON 97470

SURVEYED BY: DONALD A. BENTZ, INC.
P.O. BOX 901
WINCHESTER, OREGON 97495

ZONING: RS-GREEN URBAN GROWTH BOUNDARY
WATER: ROBERTS CREEK
SEWER: GREEN SANITARY DISTRICT

NOTE: ALL PARCELS SUBJECT TO
INST # 87-1102



NARRATIVE:
ALL CORNERS OF THE ORIGINAL PARCEL WERE FOUND WITH ONE EXCEPTION. THE MOST EASTERLY CORNER WAS POSITIONED BY INTERSECTING THE RIGHT-OF-WAY OF JACKIE ST. WITH THAT OF HIGHWAY #42.
ALL OTHER MONUMENTS WERE PLACED TO ESTABLISH PARCELS 2 AND 3 AS 15,000 SQUARE FOOT LOTS, AND STILL MAINTAIN A 54' EASEMENT WHERE POSSIBLE.
FIELD CREW: DAVE DELATTE, BOB COOK
EQUIP: WILD T1 & RED I EDM
DRAFTING: DON STILL
COMPUTATIONS: GREG LANG

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald A. Bentz
OREGON
JULY 12, 1958
DONALD A. BENTZ
839

LEGEND:
● - SET 3/8" x 30" IRON ROD
W/ PLASTIC CAP MKD.
"BENTZ SURV., INC."
○ - FOUND AS NOTED.



MAP FILE M103-24A

MAP FILE M103-24A

COUNTY SURVEYORS FILE DATA
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MAP FILE M103-268

PARCEL #1

A parcel lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as: Beginning at a 1 1/4" iron pipe at the most westerly corner of that parcel described in Instrument #85-01025, Deed Records, Douglas County, Oregon, said point bears South 17° 57' 28" East 935.53 feet and South 62° 44' 21" East 55.53 feet from the quarter corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian; Douglas County, Oregon; thence along the northwesterly line of said parcel North 62° 41' 11" East 230.91 feet to a 5/8" iron rod with plastic cap; thence leaving said northwesterly line South 57° 14' 40" East 203.98 feet to a 5/8" iron rod with plastic cap; thence North 44° 17' 31" East 205.14 feet to a 5/8" iron rod with plastic cap on the southwesterly line of that parcel described in Instrument #83-14777, Deed Records, Douglas County, Oregon; thence along said southwesterly line South 57° 14' 40" East 13.02 feet to a 5/8" iron rod at the most southerly corner of that said parcel described in Instrument #83-14777, thence along the southeasterly line of that property described in said Instrument #83-14777 North 41° 06' 07" East 146.70 feet to a 5/8" iron rod; thence South 57° 19' 00" East 50.08 feet to a 5/8" iron rod with plastic cap on the northwesterly right-of-way line of the Coos Bay - Roseburg Highway #42; thence along said northwesterly right-of-way line the following: South 44° 11' 12" West 189.54 feet to a 5/8" iron rod with aluminum cap, and South 44° 17' 31" West 330.95 feet to a 5/8" iron rod with plastic cap at the most southerly corner of that property described in Instrument #85-01025, Deed Records, Douglas County, Oregon; thence along the southwesterly line of said Instrument #85-01025 the following: North 63° 12' 05" West 176.10 feet to a 5/8" iron rod with plastic cap and North 63° 26' 51" West 166.69 feet to the place of beginning and containing 70,938 square feet, more or less.

TOGETHER WITH: An easement for a sewer line over a parcel described as: Beginning at a point which bears South 17° 57' 28" East 935.53 feet, South 62° 44' 21" East 55.53 feet and North 62° 41' 11" East 230.91 feet from the quarter corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 62° 41' 11" East 40.52 feet; thence South 3° 21' 39" West 40.30 feet to a point on a northerly line of the above described parcel; thence North 57° 14' 40" West 40.00 feet along said northerly line to the point of beginning.

SUBJECT TO: A non-exclusive easement, variable in width, and being described as follows: Beginning at a 5/8" iron rod with plastic cap which bears South 17° 57' 28" East 935.53 feet, South 62° 44' 21" East 55.53 feet, North 62° 41' 11" East 271.44 feet, North 62° 30' 58" East 74.74 feet, and South 57° 14' 40" East 167.09 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 44° 17' 31" East 103.08 feet to a 5/8" iron rod with plastic cap on the southwesterly line of that parcel described in Instrument #83-14777, Deed Records, Douglas County, Oregon; thence along said southwesterly line South 57° 14' 40" East 13.02 feet to a 5/8" iron rod at the most southerly corner of that parcel described in said Instrument #83-14777; thence along the southeasterly line of said parcel North 41° 06' 07" East 146.70 feet to a 5/8" iron rod with plastic cap; thence South 57° 19' 00" East 50.08 feet to a 5/8" iron rod with plastic cap on the northwesterly right-of-way line of the Coos Bay - Roseburg Highway #42; thence along said northwesterly right-of-way line the following: South 44° 11' 12" West 189.54 feet to a 5/8" iron rod with aluminum cap, and South 44° 17' 31" West 174.75 feet; thence leaving said Highway #42 right-of-way line North 45° 42' 29" West 54.00 feet to a 5/8" iron rod with plastic cap; thence North 44° 17' 31" East 102.06 feet to the point of beginning.

PARCEL #2

A parcel lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as: Beginning at a 5/8" iron rod with plastic cap on the northwesterly line of that property described in Instrument #85-01025, Deed Records, Douglas County, Oregon, said point bears South 17° 57' 28" East 935.53 feet, South 62° 44' 21" East 55.53 feet, and North 62° 41' 11" East 230.91 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along said northwesterly line the following: North 62° 41' 11" East 40.52 feet to a 5/8" iron rod and North 62° 30' 58" East 74.74 feet to a 5/8" iron rod with plastic cap; thence leaving said northwesterly line South 57° 14' 40" East 167.09 feet to a 5/8" iron rod with plastic cap; thence South 44° 17' 31" West 102.06 feet to a 5/8" iron rod with plastic cap; thence North 57° 14' 40" West 203.98 feet to the point of beginning and containing 18,549 square feet, more or less.

TOGETHER WITH: A non-exclusive easement, variable in width, and being described as follows: Beginning at a 5/8" iron rod with plastic cap which bears South 17° 57' 28" East 935.53 feet, South 62° 44' 21" East 55.53 feet, North 62° 41' 11" East 271.44 feet, North 62° 30' 58" East 74.74 feet, and South 57° 14' 40" East 167.09 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 44° 17' 31" East 103.08 feet to a 5/8" iron rod with plastic cap on the southwesterly line of that parcel described in Instrument #83-14777, Deed Records, Douglas County, Oregon; thence along said southwesterly line South 57° 14' 40" East 13.02 feet to a 5/8" iron rod at the most southerly corner of that parcel described in said Instrument #83-14777; thence along the southeasterly line of said parcel North 41° 06' 07" East 146.70 feet to a 5/8" iron rod; thence South 57° 19' 00" East 50.08 feet to a 5/8" iron rod with plastic cap on the northwesterly right-of-way line of the Coos Bay - Roseburg Highway #42; thence along said northwesterly right-of-way line the following: South 44° 11' 12" West 189.54 feet to a 5/8" iron rod with aluminum cap, and South 44° 17' 31" West 174.75 feet; thence a leaving said Highway #42 right-of-way line North 45° 42' 29" West 54.00 feet to a 5/8" iron rod with plastic cap; thence North 44° 17' 31" East 102.06 feet to the point of beginning.

SUBJECT TO: An easement for a sewer line over that portion of the above described parcel described as: Beginning at the most westerly corner of the above described parcel said corner bears South 17° 57' 28" East 935.53 feet, South 62° 44' 21" East 55.53 feet and North 62° 41' 11" East 230.91 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 62° 41' 11" East 40.52 feet; thence South 3° 21' 39" West 40.30 feet to a point on the southwesterly line of said parcel; thence North 57° 14' 40" West 40.00 feet along said southwesterly line to the point of beginning.

PARCEL #3

A parcel lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as: Beginning at a 5/8" iron rod with plastic cap on the northwesterly line of that property described in Instrument #85-01025, Deed Records, Douglas County, Oregon, said point bears South 17° 57' 28" East 935.53 feet, South 62° 44' 21" East 55.53 feet, North 62° 41' 11" East 271.44 feet, and North 62° 30' 58" East 74.74 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along said northwesterly line North 62° 30' 58" East 116.34 feet to a 5/8" iron rod at the most westerly corner of parcel described in Instrument #83-14777, Deed Records, Douglas County, Oregon; thence along the southwesterly line of said parcel described in Instrument #83-14777 South 57° 14' 40" East 129.95 feet to a 5/8" iron rod with plastic cap; thence leaving said line South 44° 17' 31" West 103.08 feet to a 5/8" iron rod with plastic cap; thence North 57° 14' 40" West 167.09 feet to the place of beginning and containing 15,000 square feet, more or less.

TOGETHER WITH: A non-exclusive easement, variable in width, and being described as follows: Beginning at a 5/8" iron rod with plastic cap which bears South 17° 57' 28" East 935.53 feet, South 62° 44' 21" East 55.53 feet, North 62° 41' 11" East 271.44 feet, North 62° 30' 58" East 74.74 feet, and South 57° 14' 40" East 167.09 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 44° 17' 31" East 103.08 feet to a 5/8" iron rod with plastic cap on the southwesterly line of that parcel described in Instrument #83-14777, Deed Records, Douglas County, Oregon; thence along said southwesterly line South 57° 14' 40" East 13.02 feet to a 5/8" iron rod at the most southerly corner of that parcel described in said Instrument #83-14777; thence along the southeasterly line of said parcel North 41° 06' 07" East 146.70 feet to a 5/8" iron rod; thence South 57° 19' 00" East 50.08 feet to a 5/8" iron rod with plastic cap on the northwesterly right-of-way line of the Coos Bay - Roseburg Highway #42; thence along said northwesterly right-of-way line the following: South 44° 11' 12" West 189.54 feet to a 5/8" iron rod with aluminum cap, and South 44° 17' 31" West 72.70 feet; thence leaving said Highway #42 right-of-way line North 45° 42' 29" West 54.00 feet to the place of beginning.

APPROVALS:

Keith L. Cubic
DOUGLAS COUNTY PLANNING COMMISSIONS
Francis L. Ingram
DOUGLAS COUNTY SURVEYOR

1/28/87

2-3-87



STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1987 FEB -4 PM 2:11

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Maryel Beal*
DEPUTY
FEE 12.00

FILED

FEB 3 1987 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE TF

87-1404

MAP FILE M103-268

BR-9-10-137B