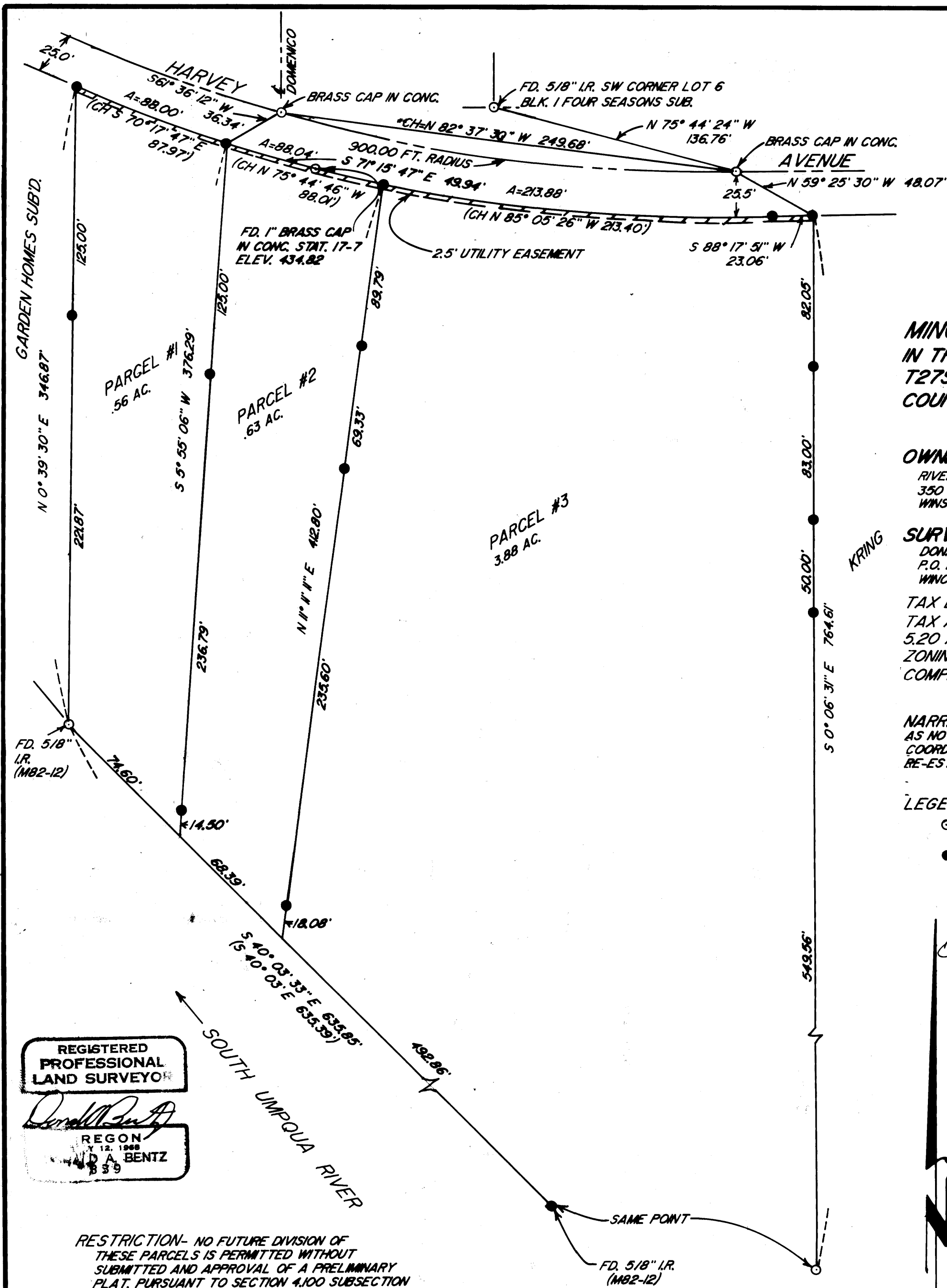


COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M.105-18A

FILED
DEC 4 1987
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.



MINOR LAND PARTITION
IN THE NW 1/4 & SW 1/4 SEC. 14,
T27S, R6W, W.M., DOUGLAS
COUNTY, OREGON

OWNERS:
RIVERFRONT DEVELOPMENT, INC.
350 WOODLAND DR.
WINSTON, OR. 97496

SURVEYOR:
DONALD A. BENTZ, INC.
P.O. BOX 901
WINCHESTER, OR. 97495

TAX LOT #300
TAX ACCOUNT #8995.0
5.20 ACRES
ZONING: R-1-6
COMP. PLAN: LOW DENSITY RESIDENTIAL

NARRATIVE: BASE BEARING STREET MONUMENTS
AS NOTED PARCEL PREVIOUSLY SURVEYED M74-39 &
COORDINATE DATA FROM PREVIOUS SURVEY USED TO
RE-ESTABLISH NE & NW CORNERS, PER M82-12.

- LEGEND:
- FD. 5/8" I.R. UNLESS OTHERWISE NOTED
 - SET 5/8"x30" I.R. W/PLASTIC CAP MKD. "BENTZ" SURV. INC."

APPROVALS:

<i>[Signature]</i>	11/25/87
COMMUNITY DEVELOPMENT DIRECTOR	DATE
CITY OF ROSEBURG	
<i>[Signature]</i>	11/25/87
ENGINEERING ASSOCIATE	DATE
CITY OF ROSEBURG	
<i>[Signature]</i>	12-4-87
DOUGLAS COUNTY SURVEYOR	DATE

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 DEC 16 AM 10:43
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *[Signature]*

SCALE: 1"=50'
OCTOBER, 1987

REGISTERED
PROFESSIONAL
LAND SURVEYOR
DONALD A. BENTZ
REGON
12, 1988
859

RESTRICTION- NO FUTURE DIVISION OF
THESE PARCELS IS PERMITTED WITHOUT
SUBMITTED AND APPROVAL OF A PRELIMINARY
PLAT, PURSUANT TO SECTION 4.100 SUBSECTION
5 ROSEBURG LAND USE & DEVELOPMENT ORDINANCE.

BK. 10 Pg. 41A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

881-501 W 113 444

FILED

DEC 4 1997

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

PARCEL #1

Beginning at a 5/8" iron rod with cap on the East Line of Garden Homes Subdivision, said point also being on the West Line of that parcel described in Douglas County Deed Records Instrument #87-09276 said point also being 25.50 feet southerly of the centerline of Harvey Drive and on the new right-of-way, said point also bears South 61° 36' 12" West 36.34 feet and North 70° 17' 47" West 87.97 feet from the street centerline intersection monument of Harvey Drive and Domenico Street, in Section 14, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence South 0° 39' 30" West 125.00 feet along said East Line of Garden Homes Subdivision to a 5/8" iron rod with cap; thence continuing along said East Line South 0° 39' 30" West 221.87 feet along said to a 5/8" iron rod on the high bank of the South Umpqua River; thence South 40° 03' 33" East 74.60 feet along said high bank; thence North 5° 55' 06" East 251.29 feet to a 5/8" iron rod with cap; thence continuing North 5° 55' 06" East 125.00 feet to a 5/8" iron rod with cap on the southerly right-of-way Harvey Drive 25.50 feet southerly of centerline of said drive; thence along the arc of a 925.50 foot radius curve to the right (the chord of which bears North 70° 17' 47" West 87.97 feet) 88.00 feet to the point of beginning.

SUBJECT TO a 2.50 foot easement parallel to and southerly of the North Line as described above.

PARCEL #2

Beginning at a 5/8" iron rod with cap on the southerly new right-of-way of Harvey Drive said point being 25.50 feet southerly of the centerline of said Harvey Drive, said point also bears South 61° 36' 12" West 36.34 feet from the street centerline intersection monument of Harvey Drive and Domenico Street in Section 14, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along said new right-of-way along a 925.50 foot radius curve to the left (the chord of which bears South 75° 44' 46" East 88.01 feet) 88.04 feet to a 5/8" iron rod with cap; thence leaving said right-of-way South 11° 11' 11" West 89.79 feet to 5/8" iron rod; thence continuing South 11° 11' 11" West 69.33 feet to a 5/8" iron rod with cap; thence continuing South 11° 11' 11" West 253.68 feet; thence North 40° 03' 33" West 68.39 feet; thence North 5° 55' 06" East 251.29 feet to a 5/8" iron rod with cap; thence continuing North 5° 55' 06" East 125.00 feet to the point of beginning.

SUBJECT TO a 2.50 foot easement parallel to and southerly of the North Line as described above.

PARCEL #3

Beginning at a 5/8" iron rod with cap on the southerly new right-of-way of Harvey Drive said point being 25.50 feet southerly of the centerline of said Harvey Drive, said point also bears South 61° 36' 12" West 36.34 feet and South 75° 44' 46" East 88.01 feet from the street centerline intersection monument of Harvey Drive and Domenico Street in Section 14, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along said new right-of-way 25.50 feet southerly of said centerline, along the arc of a 925.50 foot radius curve to the left (the chord of which bears South 85° 05' 26" East 213.40 feet) 213.88 feet to a 5/8" iron rod with cap; thence continuing along said new right-of-way North 88° 17' 51" East 23.06 feet to a 5/8" iron rod with cap on the West Line at Kring parcel; thence leaving said right-of-way South 0° 06' 31" East 82.05 feet, 83.00 feet and 50.00 feet to a 5/8" iron rods with caps along the West Line of said Kring parcel; thence continuing South 0° 06' 31" East 549.56 feet along said West Line to 5/8" iron rod on the high bank of the South Umpqua River; thence leaving said West Line North 40° 03' 33" West 492.86 feet along said high bank; thence North 11° 11' 11" East 253.68 feet, 69.33 feet, and 89.79 feet to the point of beginning.

SUBJECT TO a 2.50 foot easement parallel to and southerly of the North Line as described above.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald A. Bentz
OREGON
JULY 12, 1968
DONALD A. BENTZ
839

BK 10 Pg. 413