

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

1988 JAN 20 AM 9:57

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Carol Engel  
DEPUTY

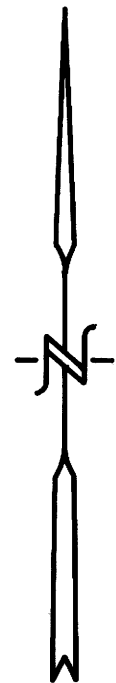
FEE paid

ZONING: ~~R-1~~  
COMPREHENSIVE PLAN:  
SINGLE FAMILY RESIDENCE  
WATER: ROBERTS CREEK WATER  
SEWER: GREEN SANITARY DISTRICT

LEGEND:

- — SET 5/8"x30" I.R. W/PLASTIC CAP MKD. "BENTZ SURV. INC."
- — FD. AS NOTED

TAX LOT #6300  
TAX ACCT. #65210.00



SCALE: 1"=20'  
SEPT., 1987

Francis L. Ingram 1-19-88  
DOUGLAS COUNTY SURVEYOR DATE

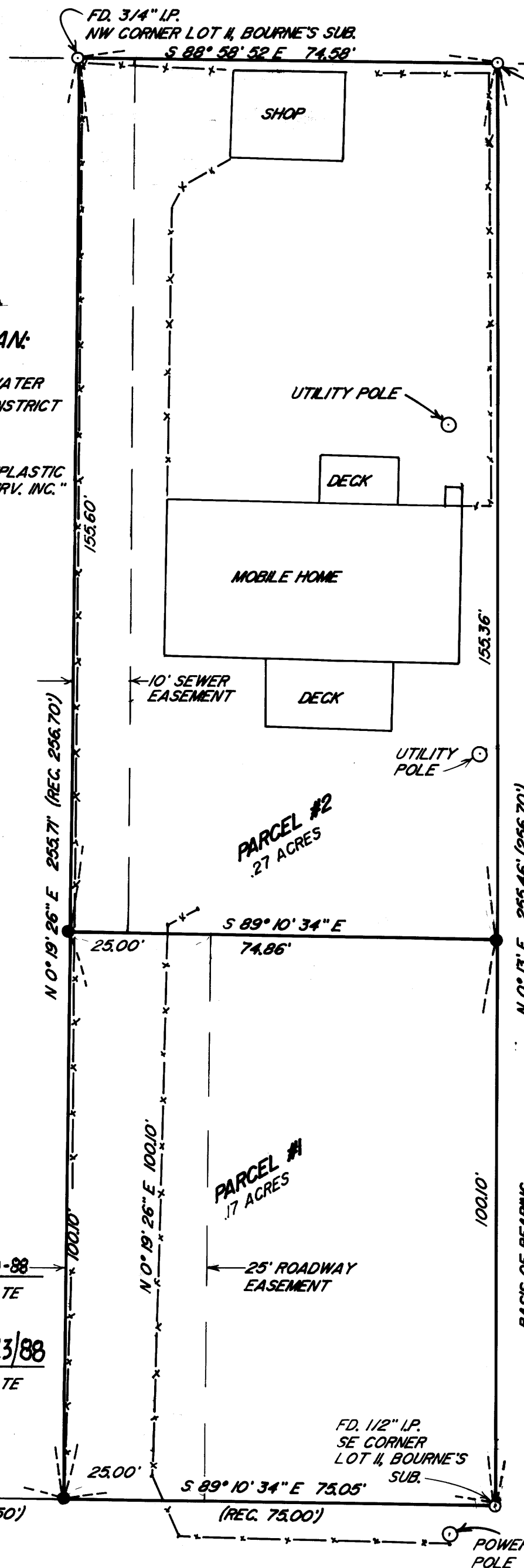
Keith L. Cubic 1/13/88  
DOUGLAS COUNTY PLANNING DEPT. DATE

FD. 1/2" I.P. SW CORNER  
LOT 15, BOURNE'S SUB.  
S 89° 10' 34" E 322.80'  
(REG. S 89° 12' E 322.50')

FD. 1/2" I.P. SE CORNER  
LOT 14, BOURNE'S  
SUB.

CASTLE ST. (60' R/W)  
(INST. No. 88-00395)

EDGE OF A/C



FILED

JAN 19 1988 TF

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE. TF

A MAJOR LAND PARTITION  
FOR WALT KELLCY IN

SE 1/4 SECTION 3, T28S, R6W, W.M.,  
DOUGLAS COUNTY, OREGON

OWNER/PARTITIONER:  
WALT KELLCY  
2120 SW CASTLE AV.  
ROSEBURG, OR 97470

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

PARCEL #1

Beginning at a 1/2" iron pipe at the Southeast Corner of Lot 11, Bourne's Subdivision, in Section 3, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 0° 13' East 100.10 feet along the East Line of said Lot 11 to a 5/8" iron rod with plastic cap; thence North 89° 10' 34" West 74.86 feet to a 5/8" iron rod with plastic cap on the West Line of said Lot 11; thence South 0° 19' 26" West 100.10 feet along said West Line to a 5/8" iron rod with plastic cap at the Southwest Corner of said Lot 11; thence South 89° 10' 34" East 75.05 feet to the point of beginning and containing .17 acres, more or less.

SUBJECT TO a 25 foot roadway easement. Beginning at a point on the South Line of Lot 11, Bourne's Subdivision, Section 3, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; said point bears North 89° 10' 34" West 50.05 feet from the Southeast Corner of said Lot 11; thence North 0° 19' 26" East 100.10 feet; thence North 89° 10' 34" West 25.00 feet to a 5/8" iron rod with cap on the West Line of said Lot 11; thence along said line South 0° 19' 26" West 100.10 feet to a 5/8" iron rod with cap at the Southwest Corner of said Lot 11; thence South 89° 10' 34" East 25.00 feet to the point of beginning.

TOGETHER WITH a 10 foot sewer easement the West side of which is described as: Beginning at the Northwest Corner of above described parcel; thence North 0° 19' 26" East 155.60 feet and there terminating together with easement described in Douglas County Deed Records Instrument #78-21027.

PARCEL #2

Beginning at a 5/8" iron rod with plastic cap on the East Line of Lot 11, Bourne's Subdivision in Section 3, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon said point bears North 0° 13' East 100.10 feet from the Southeast Corner of said Lot 11; thence along the East Line of said Lot 11, North 0° 13' East 155.36 feet to a 1/2" iron pipe at the Northeast Corner of Lot 11; thence along the North Line of said Lot 11 North 88° 58' 52" West 74.58 feet to a 3/4" iron pipe at the Northwest Corner of said Lot 11; thence along the West Line, South 0° 19' 26" West 155.60 feet to a 5/8" iron rod with cap, which also bears North 0° 19' 26" East 100.10 feet from the Southwest Corner of said Lot 11; thence South 89° 10' 34" East 74.86 feet to the point of beginning and containing .27 acres, more or less.

TOGETHER WITH a 25 foot roadway easement. Beginning at a point on the South Line of Lot 11, Bourne's Subdivision, Section 3, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; said point bears North 89° 10' 34" West 50.05 feet from the Southeast Corner of said Lot 11; thence North 0° 19' 26" East 100.10 feet; thence North 89° 10' 34" West 25.00 feet to a 5/8" iron rod with cap on the West Line of said Lot 11; thence along said West Line South 0° 19' 26" West 100.10 feet to a 5/8" iron rod with cap at the Southwest Corner of said Lot 11; thence South 89° 10' 34" East 25.00 feet to the point of beginning.

SUBJECT TO a 10 foot sewer easement along the West side of parcel described herein.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1988  
DONALD A. BENTZ  
839

Handwritten notes and signatures on the right margin, including '10-19-88' and '44'.