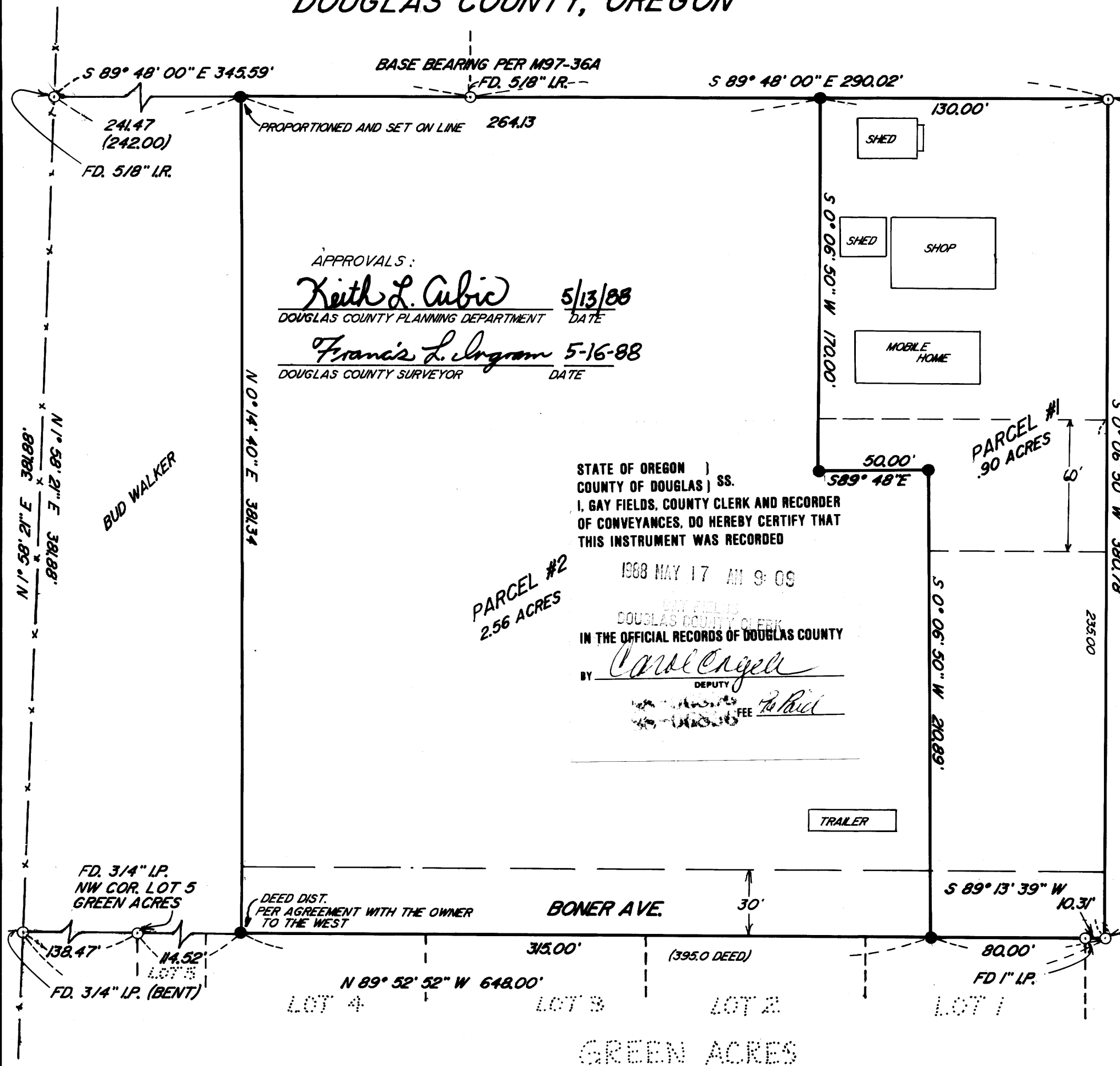


A MAJOR LAND PARTITION FOR DONALD A. BENTZ IN THE SW 1/4 SEC. 1, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON

FILED

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON



OWNER/PARTITIONER:
 DONALD A. BENTZ
 P.O. BOX 901
 WINCHESTER, OR. 97495
 (503)-673-0166

SURVEYED BY:
 DONALD A. BENTZ

ZONING: M2
COMPREHENSIVE PLAN: INDUSTRIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

APPROVALS:
 Keith L. Cubic 5/13/88
 DOUGLAS COUNTY PLANNING DEPARTMENT DATE
 Francis L. Ingram 5-16-88
 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
 1988 MAY 17 AM 9:09
 DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 BY Carol Engel
 DEPUTY
 FEE \$10.00

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 DONALD A. BENTZ
 JULY 12, 1968
 839

SCALE: 1"=50'
 DEG. 1987.

LEGEND:
 ● SET 5/8"x30" I.R. W/PLASTIC CAP MKD. "BENTZ SURV. INC."
 ○ FOUND AS NOTED

PARCEL #1

Beginning at a 2" iron pipe at the Initial Point of Green Acres Subdivision in Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point also on the westerly line of Bower Street right-of-way; thence North 89° 52' 52" West 80.00 feet along the North Line of said Green Acres to a 5/8" iron rod with cap; thence leaving said North Line North 0° 06' 50" East 210.89 feet to a 5/8" iron rod with cap; thence North 89° 48' West 50.00 feet to a 5/8" iron rod with cap; thence North 0° 06' 50" East 170.00 feet to a 5/8" iron rod with cap on the North Line of that parcel described in Douglas County Deed Records Instrument #85-15936; thence South 89° 48' 00" East 130.00 feet along said North Line to a 3/4" iron rod on the westerly right-of-way of Bower Street; thence South 0° 06' 50" West 380.78 feet along said West Line to the point of beginning and containing .90 acres more or less. SUBJECT TO a 30.00 foot easement North of and adjacent to the South Line of above described parcel. ALSO SUBJECT TO a 60.00 foot easement from Bower Street to the West Line of the above described parcel the North Line of said easement begins North 0° 06' 50" East 235.00 feet from said 2" iron pipe at the Initial Point of Green Acres and then runs North 89° 48' West to the West Line of said parcel.

PARCEL #2

Beginning at a 5/8" iron rod with cap on the North Line of Green Acres Subdivision said point bears North 89° 52' 52" West 80.00 feet from the Initial Point of said Green Acres Subdivision in Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 89° 52' 52" West 315.00 feet along said North Line to a 5/8" iron rod with cap at the Southwest Corner of that parcel described in Douglas County Deed Records Instrument #85-15936; thence North 0° 14' 40" East 381.34 feet along the West Line of said parcel to the Northwest Corner thereof; thence South 89° 48' 00" East 264.13 feet along the North Line of said parcel described in Instrument #85-15936; thence leaving said North Line South 0° 06' 50" West 170.00 feet to a 5/8" iron rod with cap; thence South 89° 48' 00" East 50.00 feet to a 5/8" iron rod with cap; thence South 0° 06' 50" West 210.89 feet to the point of beginning and containing 2.56 acres more or less. TOGETHER WITH a 60.00 foot easement from the East Line of above described parcel to Bower Street the beginning point of the North Line of said easement bears North 0° 06' 50" East 235.00 feet and North 89° 48' 00" West from the Initial Point of Green Acres Subdivision; thence South 89° 48' 00" East to the West Line of Bower Street. SUBJECT TO a 30.00 foot easement North of and adjacent to the South Line of above described parcel.

Handwritten notes: 10-89-62