

**A MAJOR LAND PARTITION
FOR BARBARA & KEN HEBARD
LYING IN THE NW. 1/4 OF SEC. 15, T28S, R6W, W.M.,
DOUGLAS COUNTY, OREGON.**

FILED
2/8
FEB 24 1989 TF
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

PARTITIONER
BARBARA & KEN HEBARD
828 HARMONY LANE
ROSEBURG, OREGON
97470

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

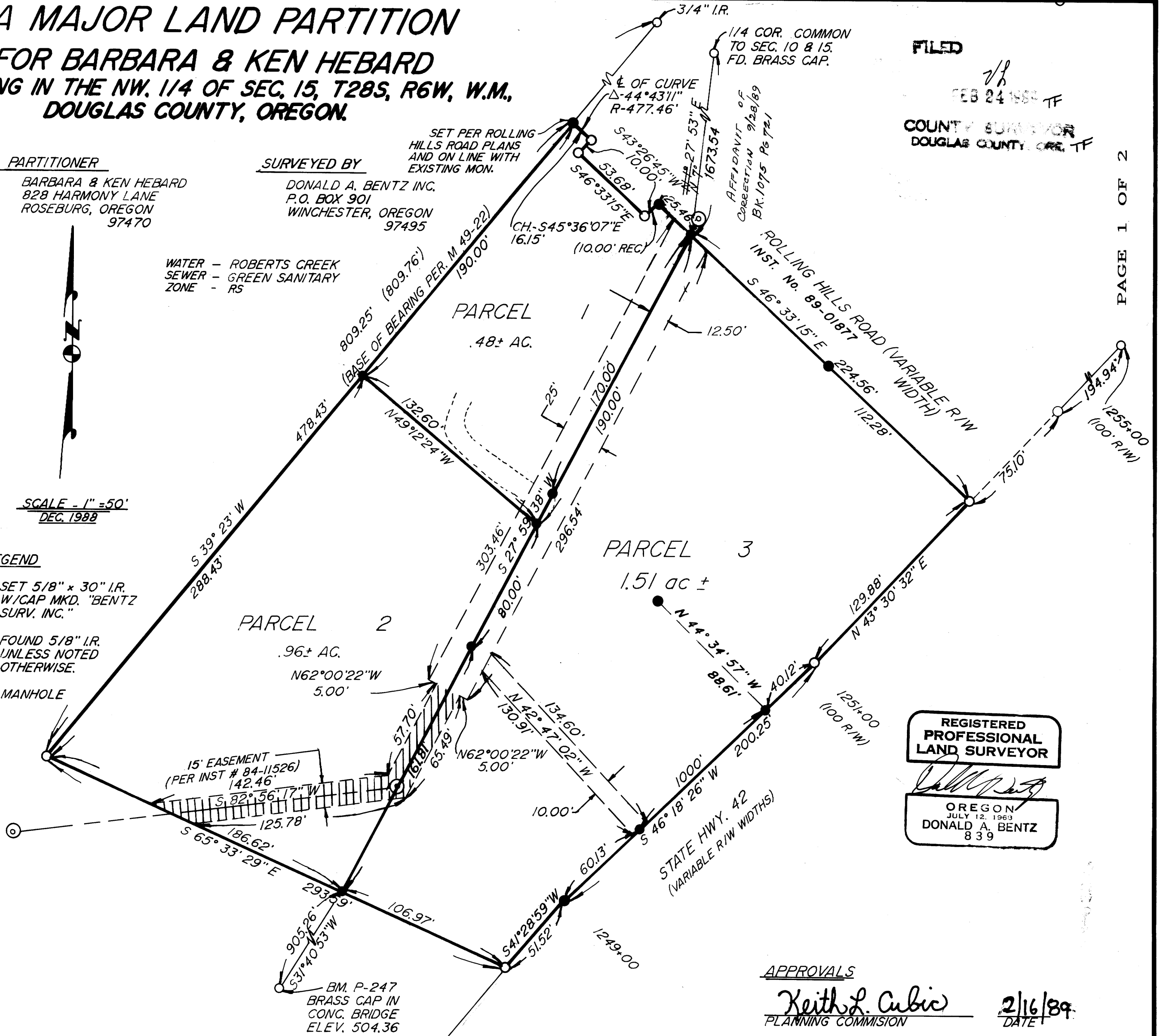
WATER - ROBERTS CREEK
SEWER - GREEN SANITARY
ZONE - RS



SCALE - 1" = 50'
DEC. 1988

LEGEND

- SET 5/8" x 30" I.R. W/CAP MKD. "BENTZ SURV. INC."
- FOUND 5/8" I.R. UNLESS NOTED OTHERWISE.
- ⊙ MANHOLE



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1963
DONALD A. BENTZ
839

APPROVALS

Keith L. Cubic 2/16/89
PLANNING COMMISSION DATE

Francis L. Ingram 2-24-89
COUNTY SURVEYOR DATE

FILED
7/2
FEB 24 1989 TF
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

PARCEL #1

Beginning at a 5/8" iron rod with cap on the southerly right-of-way of Rolling Hills Road, said point bears South ~~7°~~ 27' 53" West 1673.54 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence leaving said right-of-way South 27° 59' 38" ~~WEST~~ 190.00 feet to a 5/8" iron rod with cap; thence North 49° 12' 24" West 132.60 feet to a 5/8" iron rod with cap on the westerly line of a parcel described in Instrument #79-11470, recorded in Douglas County Deed Records, Douglas County, Oregon; thence North 39° 23' East 190.00 feet along said westerly line to a 5/8" iron rod with cap on the southerly right-of-way of Rolling Hills Road; thence along said southerly right-of-way the following; along the arc of a 507.46 foot radius curve to the left (the chord of which bears South 45° 36' 07" East 16.15 feet) to a 5/8" iron rod, South 43° 26' 45" West 10.00 feet to a 5/8" iron rod, South 46° 33' 15" East 53.68 feet to a 5/8" iron rod, North 43° 26' 45" East 10.00 feet to a 5/8" iron rod and South 46° 33' 15" East 25.46 feet to the point of beginning and containing .48 acres more or less.

SUBJECT TO AND TOGETHER WITH the following described access and utility easement; a 25.00 foot access and utility easement, 12.50 feet either side of the following described centerline; beginning at a point on the southerly right-of-way of Rolling Hills Road, said point bears South 7° 27' 53" West 1673.54 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence South 27° 59' 38" West 300.00 feet and there terminating.

TOGETHER WITH: A 10.00 foot easement, 5.00 feet either side as described below.

PARCEL #2

Beginning at a 5/8" iron rod with cap, said point bears South ~~7°~~ 27' 53" West 1673.54 feet and South 27° 59' 38" West 190.00 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence South 27° 59' 38" West 241.81 feet to a 5/8" iron rod with cap on the southerly line of a parcel described in Instrument #79-11470, Douglas County Deed Records, Douglas County, Oregon; thence North 65° 33' 29" West 186.62 feet along said southerly line to a 5/8" iron rod at the southwest corner of said parcel; thence North 39° 23' East 288.43 feet along the westerly line of said parcel to a 5/8" iron rod with cap; thence leaving said westerly line South 49° 12' 24" East 132.60 feet to the place of beginning and containing .96 acres more or less.

SUBJECT TO AND TOGETHER WITH the following described access and utility easement; a 25.00 foot access and utility easement, 12.50 feet either side of the following described centerline; beginning at a point on the southerly right-of-way of Rolling Hills Road, said point bears South 7° 27' 53" West 1673.54 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence South 27° 59' 38" West 300.00 feet and there terminating.

TOGETHER WITH: A 10.00 foot easement, 5.00 feet either side as described below.

PARCEL #3

Beginning at a 5/8" iron rod with cap on the southerly right-of-way of Rolling Hills Road, said point bears South ~~7°~~ 27' 53" West 1673.54 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence leaving the southerly right-of-way, South 27° 59' 38" West 431.81 feet to a 5/8" iron rod with cap on the southerly line of a parcel described in Instrument #79-11470, recorded in Douglas County Deed Records, Douglas County, Oregon; thence along the southerly line of said parcel South 65° 33' 29" East 106.97 feet to a 5/8" iron rod at the southeasterly corner of said parcel, said point being on the westerly right-of-way of Highway #42; thence along the said westerly right-of-way the following: North 41° 28' 59" East 51.52 feet to a 5/8" iron rod with cap, North 46° 18' 26" East 200.25 feet to a 5/8" iron rod and North 43° 30' 32" East 129.88 feet to a 5/8" iron rod on the southerly right-of-way of Rolling Hills Road; thence North 46° 33' 15" West 224.56 feet along said southerly right-of-way of Rolling Hills Road to the point of beginning and containing 1.51 acres more or less.

SUBJECT TO AND TOGETHER WITH the following described access and utility easement; a 25.00 foot access and utility easement, 12.50 feet either side of the following described centerline; beginning at a point on the southerly right-of-way of Rolling Hills Road, said point bears South 7° 27' 53" West 1673.54 feet from the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence South 27° 59' 38" West 300.00 feet and there terminating.

ALSO SUBJECT TO a 10.00 foot waterline easement, 5.00 feet either side of a centerline more particularly described as: Beginning at a point on the centerline of the above described easement from which the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, bears North ~~7°~~ 27' 53" East 1673.54 feet and North 27° 59' 38" East 270.00 feet; thence South 42° 47' 02" East 145.80 feet to a point on the northwesterly right-of-way of State Highway #42 and there terminating.

A 10.00 FOOT WATERLINE EASEMENT FOR PARCEL #1 AND #2, 5.00 feet either side of a centerline more particularly described as: Beginning at a point from which the Quarter Corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, bears North ~~7°~~ 27' 53" East 1673.54 feet and North 27° 59' 38" East 270.00 feet; thence South 42° 47' 02" East 145.80 feet to a point on the northwesterly right-of-way of State Highway #42 and there terminating.

AFFIDAVIT OF CORRECTION
9/28/89 BK.1075 Pg. 721

89-02203

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1989 FEB 24 PM 2:37
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Engel
DEPUTY
FEE PP

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald A. Bentz
OREGON
JULY 12, 1963
DONALD A. BENTZ
839

BK 10-89 115B