

BK. 10-G. 120A

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION FOR DON AKRE & JOHN ROOT

OWNER/PARTITIONER
DON AKRE & JOHN ROOT
1759 NW RIVERVIEW DRIVE
ROSBURG, OREGON 97470

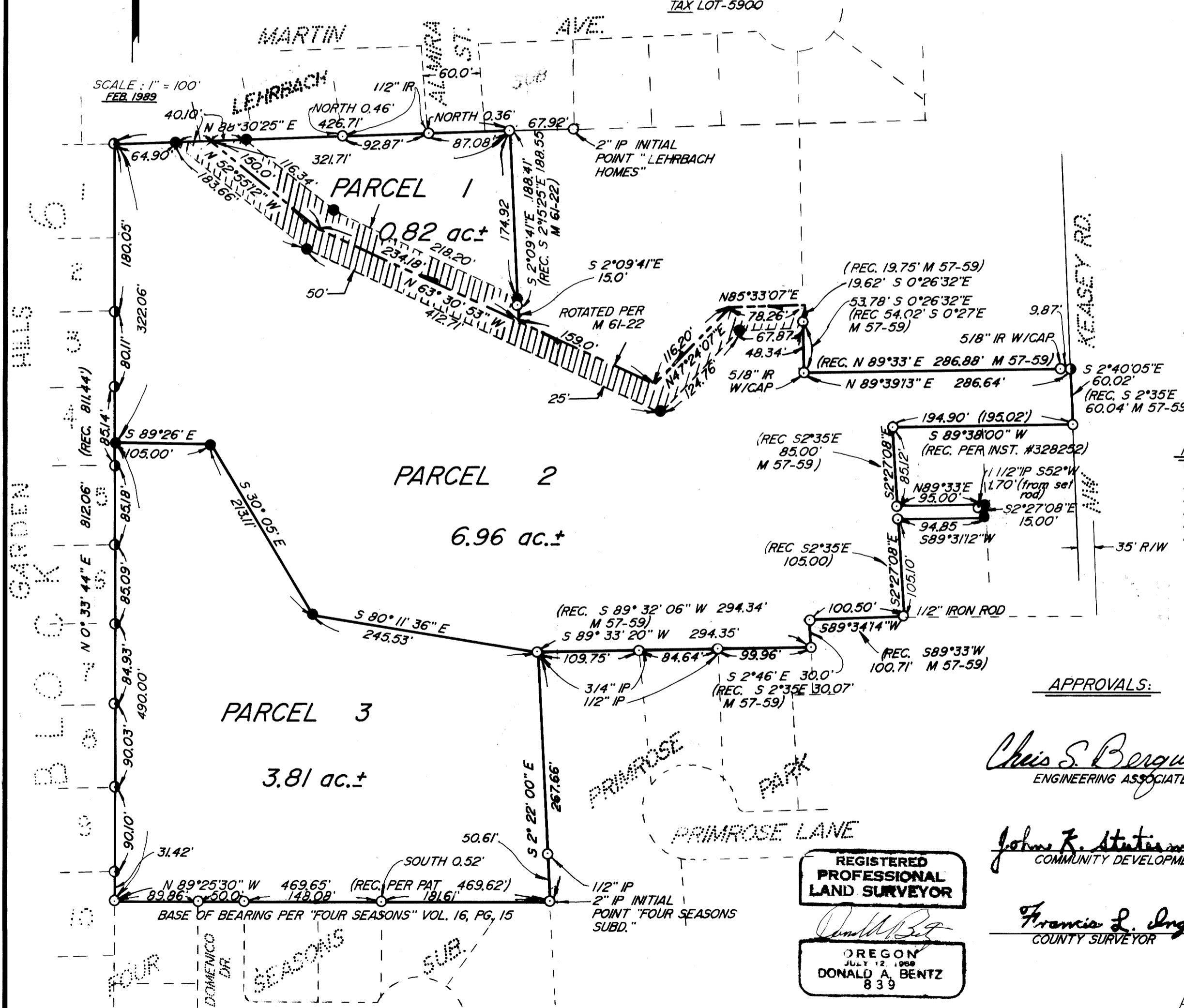
LYING IN SE 1/4 NW 1/4, SEC 14, T27S,
R6W, W.M., DOUGLAS COUNTY,
OREGON.

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

FILED
APR 7 1989
COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.

SEWER-R.U.S.A. WATER-CITY OF ROSEBURG ZONING-R-6 COMP. PLAN-LOW DENSITY
TAX LOT-5900

SCALE: 1" = 100'
FEB 1989



LEGEND:

- FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE.
- FOUND 1" IRON PIPE
- ||||| REPAIRIAN SETBACK
- SET 5/8" x 30" IRON ROD WITH CAP MARKED "BENTZ SURV. INC."
- CENTERLINE OF NEWTON CREEK

NARRATIVE:

FOUND MONUMENTS USED TO DETERMINE PERIMETER OF PARCEL
PARCEL DIVISION RANDOM-FIELD-WORK, M. HOLT, T. THEISS
COMP.-R. WARE
DRAFTING-R. BRITTELL

APPROVALS:

Chris S. Bergum
ENGINEERING ASSOCIATE

3/9/89
DATE

John K. Stuteman
COMMUNITY DEVELOPMENT DIRECTOR

3/9/89
DATE

Francis L. Ingram
COUNTY SURVEYOR

4-7-89
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald A. Bentz
OREGON
JULY 12, 1989
DONALD A. BENTZ
839

M107-69A

PARCEL #1

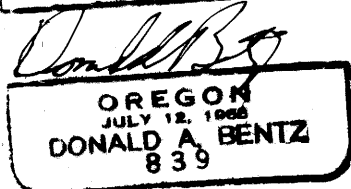
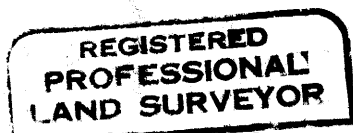
A parcel of land lying in Section 14, Township 27 South, Range 6 West, Willamette Meridian and being more particularly described as follows: Beginning at a 5/8" iron rod set in the South Line of "LEHRBACH HOMES" as recorded in Volume 9, Page 35, in the Plat Records of Douglas County, Oregon from which point a 2" iron pipe at the Initial Point of said "LEHRBACH HOMES" bears North 88° 30' 25" East 67.92 feet; thence leaving said South Line South 2° 09' 41" East 203.41 feet to the centerline of Newton Creek; thence downstream along said centerline North 63° 30' 53" West 234.18 feet and North 52° 55' 12" West 150.00 feet to the above said South Line; thence along said South Line North 88° 30' 25" East 321.71 feet to the point of beginning and containing 0.82 acres or land, more or less.

PARCEL #2

A parcel of land lying in Section 14, Township 27 South, Range 6 West, Willamette Meridian and being more particularly described as follows: Beginning at a 5/8" iron rod set in the East Line of "GARDEN HOMES" as recorded in Volume 6 Page 13 in the Plat Records of Douglas County, Oregon from which point a 2" iron pipe at the Initial Point of "FOUR SEASONS SUBDIVISION" as recorded in Volume 16, Page 15 in the Plat Records of Douglas County, Oregon, bears South 0° 33' 44" West 490.00 feet and South 89° 25' 30" East 469.65 feet; thence along said East Line North 0° 33' 44" East 322.06 to a 1" iron pipe in the South Line of "LEHRBACH HOMES" as recorded in Volume 9, Page 35 in the Plat Records of Douglas County, Oregon; thence along said South Line North 88° 30' 25" East 105.00 feet to the centerline of Newton Creek; thence upstream along said centerline as follows: South 52° 55' 12" East 150.00 feet, South 63° 30' 53" East 393.18 feet, North 47° 24' 07" East 116.20 feet, and North 85° 33' 07" East 78.26 feet to a point which bears North 0° 26' 32" West 73.40 feet from a 5/8" iron rod at the Southwest Corner of Parcel 1 of that Minor Land Partition recorded in Instrument #75-9980 (Volume 2, Page 104) of the Minor Land Partition Records of Douglas County, Oregon; thence along the West Line of said Parcel 1 South 0° 26' 32" East 73.40 feet to a 5/8" iron rod; thence along the South Line of said Parcel 1 North 89° 39' 13" East 286.64 feet to the West Line of N.W. Keasey Road; thence along said West Line South 2° 40' 05" East 60.02 feet to the Northeast Corner of that property described in Instrument #73-17498 as recorded in the Deed Records of Douglas County, Oregon; thence along the North Lines of those properties described in Instrument #'s 73-17498 and 328252 as recorded in the Deed Records of Douglas County, Oregon South 89° 38' 00" West 194.90 feet to a 5/8" iron rod; thence along the westerly line of that property described in Instrument #328252 South 2° 27' 08" East 85.12 feet to a 5/8" iron rod; thence along the South Line of said property described in Instrument #328252 North 89° 33' East 95.00 feet to a 5/8" iron rod; thence along the West Line of the above said property described in Instrument #73-17498 South 2° 27' 08" East 15.00 feet to a 5/8" iron rod; thence along the North Line of that property described in Instrument #74-4052 as recorded in the Deed Records of Douglas County, Oregon South 89° 31' 12" West 94.85 feet to a 5/8" iron rod; thence along the West Line of said property described in Instrument #74-4052 South 2° 27' 08" East 105.10 feet to a 5/8" iron rod at the Southwest Corner of said property; thence along the northerly and westerly lines of that property described in Instrument #74-10251 as recorded in the Deed Records of Douglas County, Oregon South 89° 34' 14" West 100.50 feet to a 5/8" iron rod and South 2° 46' 00" East 30.00 feet to a 5/8" iron rod; thence South 89° 33' 20" West 294.35 feet to a 3/4" iron pipe; thence North 80° 11' 36" West 245.53 feet to a 5/8" iron rod; thence North 30° 05' West 213.11 feet to a 5/8" iron rod; thence North 89° 26' West 105.00 feet to the point of beginning and containing 6.96 acres of land, more or less.

PARCEL #3

A parcel of land lying in Section 14, Township 27 South, Range 6 West, Willamette Meridian and being more particularly described as follows: Beginning at a 2" iron pipe at the Initial Point of "FOUR SEASONS SUBDIVISION" as recorded in Volume 16, Page 15 in the Plat Records of Douglas County, Oregon; thence along the North Line of said "FOUR SEASONS SUBDIVISION" North 89° 25' 30" West 469.65 feet to a 5/8" iron rod in the East Line of "GARDEN HOMES" as recorded in Volume 6, Page 13 in the Plat Records of Douglas County, Oregon; thence along said East Line North 0° 33' 44" East 490.00 feet to a 5/8" iron rod; thence leaving said East Line South 89° 26' East 105.00 feet to a 5/8" iron rod; thence South 30° 05' East 213.11 feet to a 5/8" iron rod; thence South 80° 11' 36" East 245.53 feet to a 3/4" iron pipe; thence South 2° 22' 00" East 267.66 feet to the point of beginning and containing 3.81 acres or land, more or less.



89-04523

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 APR 12 AM 10:48

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Opal Johnson*
DEPUTY

FEE 10.00