

**MINOR LAND PARTITION**  
LYING IN SW 1/4 & SE 1/4 OF SEC 2, T27S, R6W, W.M.,  
LOT 1, RIDGEVIEW ESTATES (VOL. 17, PG. 20)

PARTITIONER / OWNER  
ROLAND JOHNSON  
1288 NE LINCOLN  
ROSEBURG, OREGON  
PH. (503) 673-4451

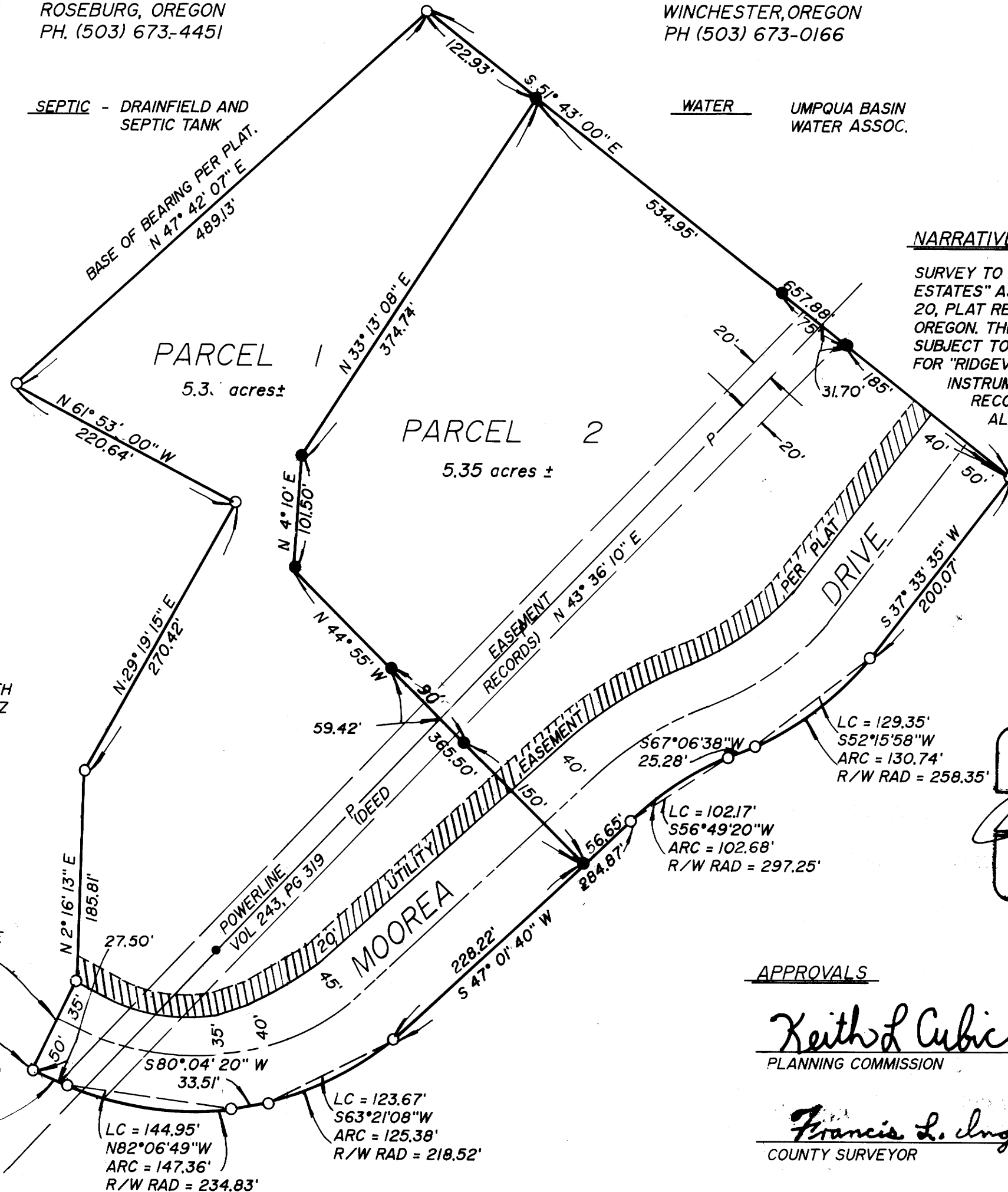
ZONING - R-5

SURVEYED BY  
DONALD A. BENTZ INC.  
P.O. BOX 901  
WINCHESTER, OREGON  
PH (503) 673-0166

FILED  
JUN 28 1989  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

SEPTIC - DRAINFIELD AND  
SEPTIC TANK

WATER UMPQUA BASIN  
WATER ASSOC.



NARRATIVE

SURVEY TO PARTITION LOT 1, " RIDGEVIEW ESTATES" AS RECORDED IN VOLUME 17, PAGE 20, PLAT RECORDS OF DOUGLAS COUNTY, OREGON. THE PARCELS CREATED SHALL BE SUBJECT TO THOSE PROTECTIVE COVENANTS FOR " RIDGEVIEW ESTATES" AS RECORDED IN INSTRUMENT NO. 88-07044 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. ALL BEARINGS AND DISTANCES SHOWN ARE THE SAME AS THE RECORD PER PLAT. FIELD CREW - D. DE LATTE, R. BOLIN EQUIPMENT - WILD T-2 THEODOLITE MOUNTED WITH A LEITZ RED - I EDM. OFFICE COMPUTATIONS - R. WARE. DRAFTING - R. BRITTELL

SCALE 1" = 100'  
JUNE 1989

LEGEND

- SET 5/8" x 30" IRON ROD WITH PLASTIC CAP STAMPED "BENTZ SURV. INC"
- FOUND 5/8" IRON IRON ROD UNLESS NOTED OTHERWISE
- ||||||| UTILITY EASEMENT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1963  
DONALD A. BENTZ  
839

APPROVALS

*Keith L Cubic*  
PLANNING COMMISSION

6/16/89  
DATE

*Francis L. Ingram*  
COUNTY SURVEYOR

6-28-89  
DATE

M108-21A

FILED  
JUN 28 1968  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

PARCEL #1

A parcel of land being a portion of Lot 1, RIDGEVIEW ESTATES as recorded in Volume 17, Page 20 in the Plat Records of Douglas County, Oregon, lying in Section 2, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows: Beginning at the Initial Point of the above said RIDGEVIEW ESTATES; thence along the westerly line of the above said Lot 1 as follows: North 25° 49' 15" East 85.00 feet to a 5/8" iron rod, North 2° 16' 13" East 185.81 feet to a 5/8" iron rod, North 29° 19' 15" East 270.42 feet to a 5/8" iron rod, North 61° 53' 00" West 220.64 feet to a 5/8" iron rod, and North 47° 42' 07" East 489.13 feet to a 5/8" iron rod at the most northerly corner of said Lot 1; thence along the northerly line of said Lot 1 South 51° 43' 00" East 122.93 feet to a 5/8" iron rod; thence leaving said northerly line South 33° 13' 08" West 374.74 feet to a 5/8" iron rod; thence South 4° 10' 00" West 101.50 feet to a 5/8" iron rod; thence South 44° 55' 00" East 365.50 feet to a 5/8" iron rod in the southerly line of Moorea Drive; thence along said southerly line as follows: South 47° 01' 40" West 228.22 feet to a 5/8" iron rod, along the arc of 218.52 foot radius curve to the right (the long chord of which bears South 63° 21' 08" West 123.67 feet) 125.38 feet to a 5/8" iron rod, South 80° 04' 20" West 33.51 feet to a 5/8" iron rod, along the arc of 234.83 foot radius curve to the right (the long chord of which bears North 82° 06' 49" West 144.95 feet) 147.36 feet to a 5/8" iron rod, and North 63° 59' 08" West 35.36 feet to the point of beginning and containing 5.33 acres of land, more or less.

The above described parcel is subject to Moorea Drive (a private roadway) and that 20.00 foot wide utility easement, both of which are depicted per "RIDGEVIEW ESTATES" as recorded in Volume 17, Page 20 in the Plat Records of Douglas County, Oregon.

Also, the described parcel is subject to a powerline easement recorded in Volume 243, Page 319 in the Deed Records of Douglas County, Oregon.

Included with the above described parcel is that easement over the non-dedicated portion of Kline Street and Moorea Drive (per Map File M56-75 A through E, Douglas County Surveyor's Office) as described in Volume 624, Page 383 in the Deed Records of Douglas County, Oregon.

PARCEL #2

A parcel of land being a portion of Lot 1, RIDGEVIEW ESTATES as recorded in Volume 17, Page 20 in the Plat Records of Douglas County, Oregon, lying in Section 2, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows: Beginning at a 5/8" iron rod at the most easterly corner of the above said Lot 1 from which point the Initial Point of the above said "RIDGEVIEW ESTATES" bears S South 58° 40' 49" West 1007.16 feet; thence along the southeasterly line of Moorea Drive as follows: South 37° 33' 35" West 200.07 feet to a 5/8" iron rod, along the arc of a 258.35 foot radius curve to the right (the long chord of which bears South 52° 15' 58" West 129.35 feet) 130.74 feet to a 5/8" iron rod, South 67° 06' 38" West 25.28 feet to a 5/8" iron rod, along the arc of a 297.25 foot radius curve to the left (the long chord of which bears South 56° 49' 20" West 102.17 feet) 102.68 feet to a 5/8" iron rod, and South 47° 01' 40" West 56.65 feet to a 5/8" iron rod; thence leaving said southeasterly line North 44° 55' 00" West 365.50 feet to a 5/8" iron rod; thence North 4° 10' 00" East 101.50 feet to a 5/8" iron rod; thence North 33° 13' 08" East 374.73 feet to a 5/8" iron rod in the northeasterly line of said Lot 1; thence along said northeasterly line South 51° 43' 00" East 534.95 feet to the point of beginning and containing 5.35 acres of land, more or less.

The above described parcel is subject to Moorea Drive (a private roadway) and that 20.00 foot wide utility easement, both of which are depicted per "RIDGEVIEW ESTATES" as recorded in Volume 17, Page 20 in the Plat Records of Douglas County, Oregon.

Also the above described parcel is subject to a powerline easement recorded in Volume 243, Page 319 in the Deed Records of Douglas County, Oregon.

Included with the above described parcel is that easement over the non-dedicated portion of Kline Street and Moorea Drive (per Map File M56-75 A through E, Douglas County Surveyor's Office) as described in Volume 624, Page 383 in the Deed Records of Douglas County, Oregon.



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

1968 JUN 28 AM 9:37

IN THE OFFICE OF THE COUNTY CLERK AND RECORDER  
OF CONVEYANCES  
GAY FIELDS  
COUNTY CLERK AND RECORDER  
OF CONVEYANCES

BY *Gay Fields*  
DEPUTY

FEE *PR*

89-09302

*Blk 10-89. 129B*