

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

A MINOR LAND PARTITION FOR BUD SMITH
LYING IN LOT 2 OF FRUITVALE, IN THE NE 1/4 SEC 13,
T27S, R6W, W.M., DOUGLAS COUNTY,
OREGON.

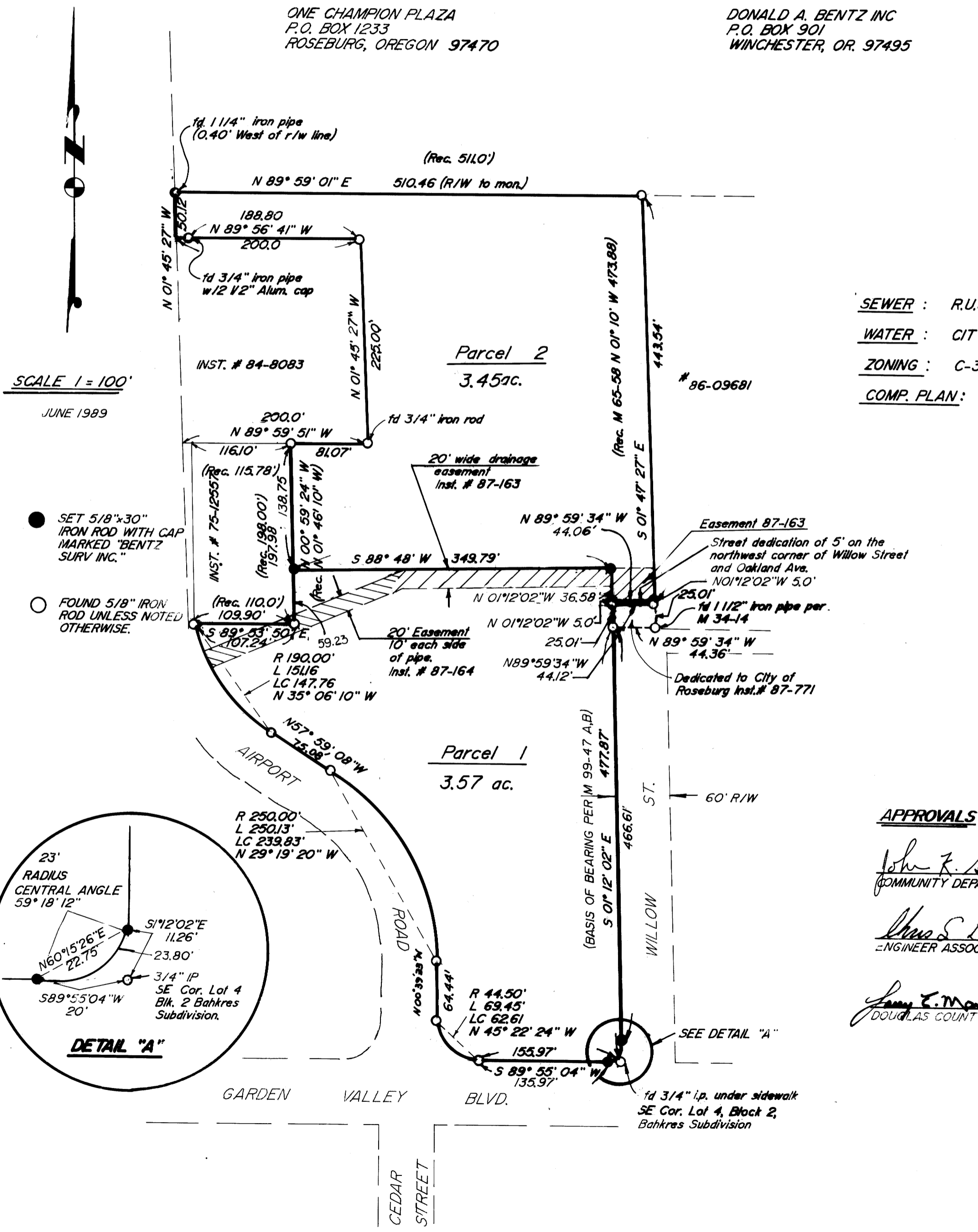
OWNER:

ONE CHAMPION PLAZA
P.O. BOX 1233
ROSEBURG, OREGON 97470

SURVEYOR:

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

Handwritten notes and initials in the top right corner.

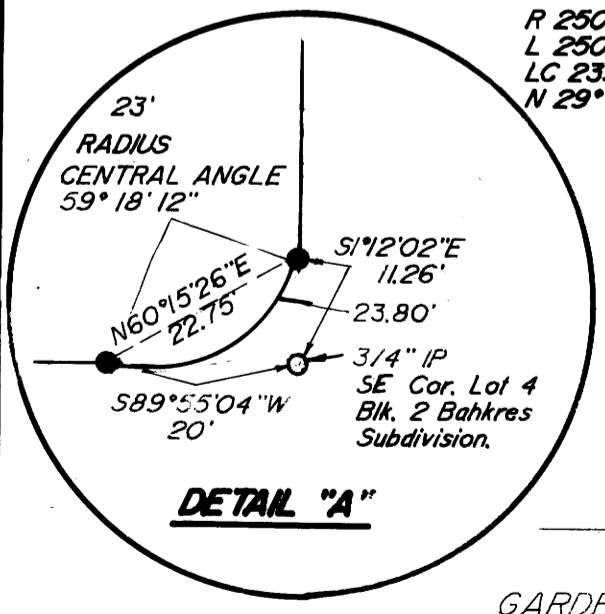


SEWER : R.U.S.A.
WATER : CITY OF ROSEBURG
ZONING : C-3
COMP. PLAN: COMMERCIAL

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Signature of Donald A. Bentz
OREGON
JULY 12, 1973
DONALD A. BENTZ
839

APPROVALS

John F. Stuteam 6/16/89
COMMUNITY DEPARTMENT DIRECTOR DATE
Charles S. Bergant 6/16/89
ENGINEER ASSOCIATE DATE
James E. Morrison 9-5-89
DOUGLAS COUNTY SURVEYOR DATE



Handwritten vertical note on the right margin: 10-10-89 146A

875-801W

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LYING IN LOT 2 OF FRUITVALE, IN THE NE 1/4 SEC 13,
T27S, R6W, W.M., DOUGLAS COUNTY,
OREGON.**

FILED

SEP 5 1989

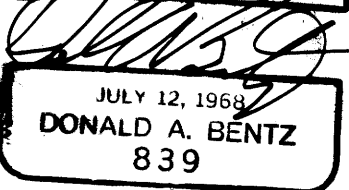
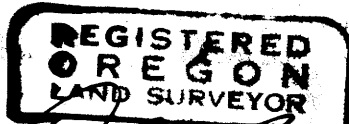
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL #1

Beginning at a point on the easterly line of a parcel described in Instrument #86-9681 Douglas County Deed Records, Douglas County, Oregon said point also bears North 1° 12' 02" West 11.26 feet from the Southeast Corner of Lot 4, Block 2, "A.F. Bahkres Subdivision, of Lot 1, Fruitvale," in Section 13, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 1° 12' 02" West 466.61 feet along said easterly line to the southwesterly corner of a parcel dedicated to the City of Roseburg, in Instrument #87-771 as recorded in Douglas County Deed Records, Douglas County, Oregon; thence along the westerly line of said dedicated parcel and an additional 5.00 foot dedication North 1° 12' 02" West 30.01 feet; thence North 1° 12' 02" West 36.58 feet; thence South 88° 48' West 349.79 feet to a 5/8" iron rod with cap on the easterly line of a parcel described in Instrument #75-12557 recorded in Douglas County Deed Records, Douglas County, Oregon; thence along said easterly line South 0° 59' 24" East 59.23 feet to the southeasterly corner of said parcel; thence North 89° 53' 50" West 107.24 feet along the South Line of said parcel to the southwesterly corner thereof, said point also on the easterly right-of-way of Airport Road; thence along said easterly right-of-way the following courses, along the arc of a 190.00 foot radius curve to the left (the chord of which bears South 35° 06' 10" East 147.76 feet) 151.16 feet to a 5/8" iron rod, South 57° 59' 08" East 75.08 feet to a 5/8" iron rod, along the arc of a 250.00 foot radius curve to the right (the chord of which bears South 29° 19' 20" East 239.83 feet) 250.13 feet to a 5/8" iron rod and South 0° 39' 33" East 64.44 feet to a 5/8" iron rod; thence along the arc of a 44.50 foot radius curve to the left (the chord of which bears South 45° 22' 24" East 62.61 feet) 69.45 feet to a 5/8" iron rod on the northerly right-of-way line of Garden Valley Boulevard; thence North 89° 55' 04" East 135.97 feet to a 5/8" iron rod on the northerly right-of-way line of Garden Valley Boulevard which said point bears South 89° 55' 04" West 20.00 feet from the Southeast Corner of Lot 4, Block 2 of "A.F. Bahkres Subdivision, of Lot 1, Fruitvale,"; thence along the arc of a 23.00 foot radius curve to the left (the chord of which bears North 60° 15' 26" East 22.75 feet) 23.80 feet to the point of beginning and containing 3.57 acres more or less. SUBJECT TO: Drainage easement Instrument #87-163.

PARCEL #2

Beginning at a point on the West Line of a parcel of land described in Instrument #86-09681, Douglas County Deed Records, said point also bears North 1° 12' 02" West 507.88 feet and South 89° 59' 34" East 44.06 feet from the Southeast Corner of Lot 4, Block 2 of a "A.F. Bahkres Subdivision, of Lot 1, Fruitvale," in Section 13, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 1° 47' 27" West 443.54 feet along said West Line of Instrument #86-09681 to a 5/8" iron rod; thence South 89° 59' 01" West 510.46 feet to a point on the easterly right-of-way of Airport Road; thence South 1° 45' 27" East 50.12 feet along said easterly right-of-way line of Airport Road; thence leaving said easterly right-of-way South 89° 56' 41" East 200.00 feet along the northerly line of that parcel described in Instrument #84-8083, to a 5/8" iron rod at the Northeast Corner of said parcel described in Instrument #84-8083; thence South 1° 45' 27" East 225.00 feet to a 5/8" iron rod at the Southeast Corner of said parcel; thence North 89° 59' 51" West 81.07 feet to a 3/4" iron rod rod at the Northeast Corner of that parcel described in Instrument #75-12557, Douglas County Deed Records, Douglas County, Oregon; thence South 0° 59' 24" East 138.75 feet along the East Line of said Instrument #75-12557; thence leaving said East Line North 88° 48' East 349.79 feet to the Northwest Corner of an easement described in Instrument #87-163 (for a storm drainage); thence South 1° 12' 02" East 36.58 feet along the West Line of said easement described in Instrument #87-163 to the Northwest corner of a parcel to be dedicated to the City of Roseburg; thence along the North Line of a parcel to be dedicated South 89° 59' 34" East 44.06 feet to the point of beginning and containing 3.45 acres more or less. SUBJECT TO: Drainage easement Instrument #87-163.



DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
RECEIVED
SEP 5 1989
FEE 12.00

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF DOUGLAS COUNTY, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1989 SEP -6 AM 10:15

Bk. 10 - Pg. 146B