

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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

1989 SEP -8 AM 8:06

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

89-13885 BY *Helen Kelle*
FILED DEPUTY
SEP 7 1989

MINOR LAND PARTITION

IN LOT 19, "BROOKSIDE 1st ADDITION TO THE CITY OF
ROSEBURG" LYING IN THE NE 1/4 OF SEC. 19, T27S,
R5W, W.M., DOUGLAS COUNTY, OREGON.

SURVEYED FOR
B. C. GERMOND
2154 SE DOUGLAS AVE.
ROSEBURG, OR 97470

SURVEYED BY
DONALD A. BENTZ INC.
PO BOX 901
WINCHESTER, OR
97495

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

NARRATIVE

SURVEY TO PARTITION THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 228012 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE WEST LINE OF SUBJECT PROPERTY IS ESTABLISHED PER SURVEY M 100-60. THE EAST LINE OF SUBJECT PROPERTY IS ESTABLISHED BY RECORD DISTANCE (AS PER DEED SHOWN) ACROSS SAID PROPERTY; THENCE EXTENDING NORTHERLY FROM THE FOUND 3/4" IRON PIPE AT THE SOUTHEAST CORNER, THROUGH THE POINT ESTABLISHED AT RECORD DISTANCE, TO THE CENTERLINE OF DEER CREEK. FIELD CREW D. DELATTE, R. DE HART EQUIPMENT W.L.D T-2, LEITZ RED-1 EDM COMPUTATIONS R. WARE DRAFTING R. BRITTELL

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 228012 AS RECORDED IN THE DEED OF RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 19, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND LOT 19 OF THE "FIRST ADDITION OF BROOKSIDE TO THE CITY OF ROSEBURG" AS RECORDED IN VOLUME 2, PAGE 13 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE SAID LOT 19; THENCE ALONG THE WEST LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 228012 N 0° 18' 45" W 582.2 FEET TO THE CENTERLINE OF DEER CREEK; THENCE UPSTREAM ALONG SAID CENTERLINE S 84° 07' 35" E 131.07 FEET; THENCE LEAVING SAID CENTERLINE S 0° 41' 43" E 566.92 FEET TO A 5/8" IRON ROD IN THE NORTH LINE OF DOUGLAS AVENUE; THENCE ALONG SAID NORTH LINE S 89° 11' 13" W 134.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.74 ACRES OF LAND, MORE OR LESS.

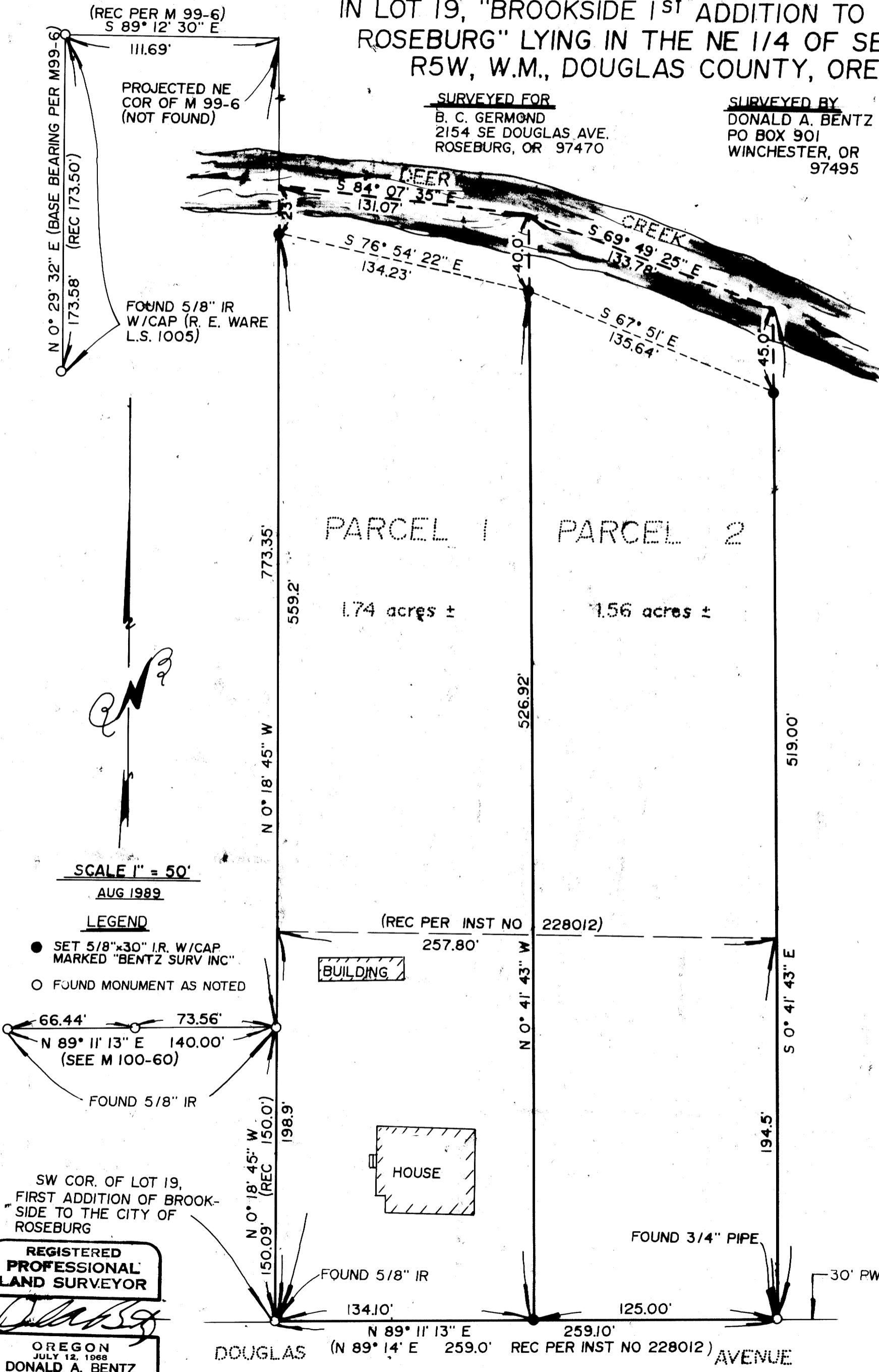
PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 228012 AS RECORDED IN THE DEED OF RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTION 19, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND LOT 19 OF THE "FIRST ADDITION OF BROOKSIDE TO THE CITY OF ROSEBURG" AS RECORDED IN VOLUME 2, PAGE 13 IN THE PLAT RECORDS OF DOUGLAS COUNTY OREGON SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTH LINE OF DOUGLAS AVENUE FROM WHICH POINT THE SOUTHWEST CORNER OF THE ABOVE SAID LOT 19 BEARS S 89° 11' 13" W 134.10 FEET; THENCE ALONG SAID NORTH LINE N 89° 11' 13" E 125.00 FEET TO A 3/4" IRON PIPE; THENCE ALONG THE EAST LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 228012 N 0° 41' 43" W 519.00 FEET TO THE CENTERLINE OF DEER CREEK; THENCE DOWNSTREAM ALONG SAID CENTERLINE N 69° 49' 25" W 133.78 FEET; THENCE LEAVING SAID CENTERLINE S 0° 41' 43" E 566.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.56 ACRES OF LAND, MORE OR LESS.

APPROVALS

Chris Bignard 9/5/89
PUBLIC WORKS DIRECTOR DATE
John F. Stuteham 9/5/89
COMMUNITY DEVELOPMENT DIRECTOR DATE
James J. Mearns 9-7-89
COUNTY SURVEYOR DEPUTY DATE



SCALE 1" = 50'

AUG 1989

LEGEND

- SET 5/8"x30" I.R. W/CAP MARKED "BENTZ SURV INC"
- FOUND MONUMENT AS NOTED

66.44' 73.56'
N 89° 11' 13" E 140.00'
(SEE M 100-60)

FOUND 5/8" IR

SW COR. OF LOT 19,
FIRST ADDITION OF BROOK-
SIDE TO THE CITY OF
ROSEBURG

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald A. Bentz
OREGON
JULY 12, 1968
DONALD A. BENTZ
839

36-10-19-148