

# MAJOR LAND PARTITION FOR RICHARD & LINDA WELLS

PART OF LOT 36, ROSEBURG HOME ORCHARD TRACTS, PLAT "H",  
LYING IN SE 1/4 OF THE SE 1/4 OF SEC 3, T28S, R6W, W.M.,  
DOUGLAS COUNTY, OREGON.

SEWER - GREEN SANITARY SEWER DISTRICT WATER - ROBERTS CREEK WATER DISTRICT ZONE - RS

SURVEYED BY

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

NARRATIVE

FOUND MONUMENTS OF RECORD PER M 62-76,  
SET NEW MONUMENT PER OWNER.  
FIELD CREW - M. HOLT, M. ROLD  
COMPUTATIONS - D. DELATTE  
DRAFTING - R. BRITTELL

FILED

*fl*

SEP 8 1989 TF

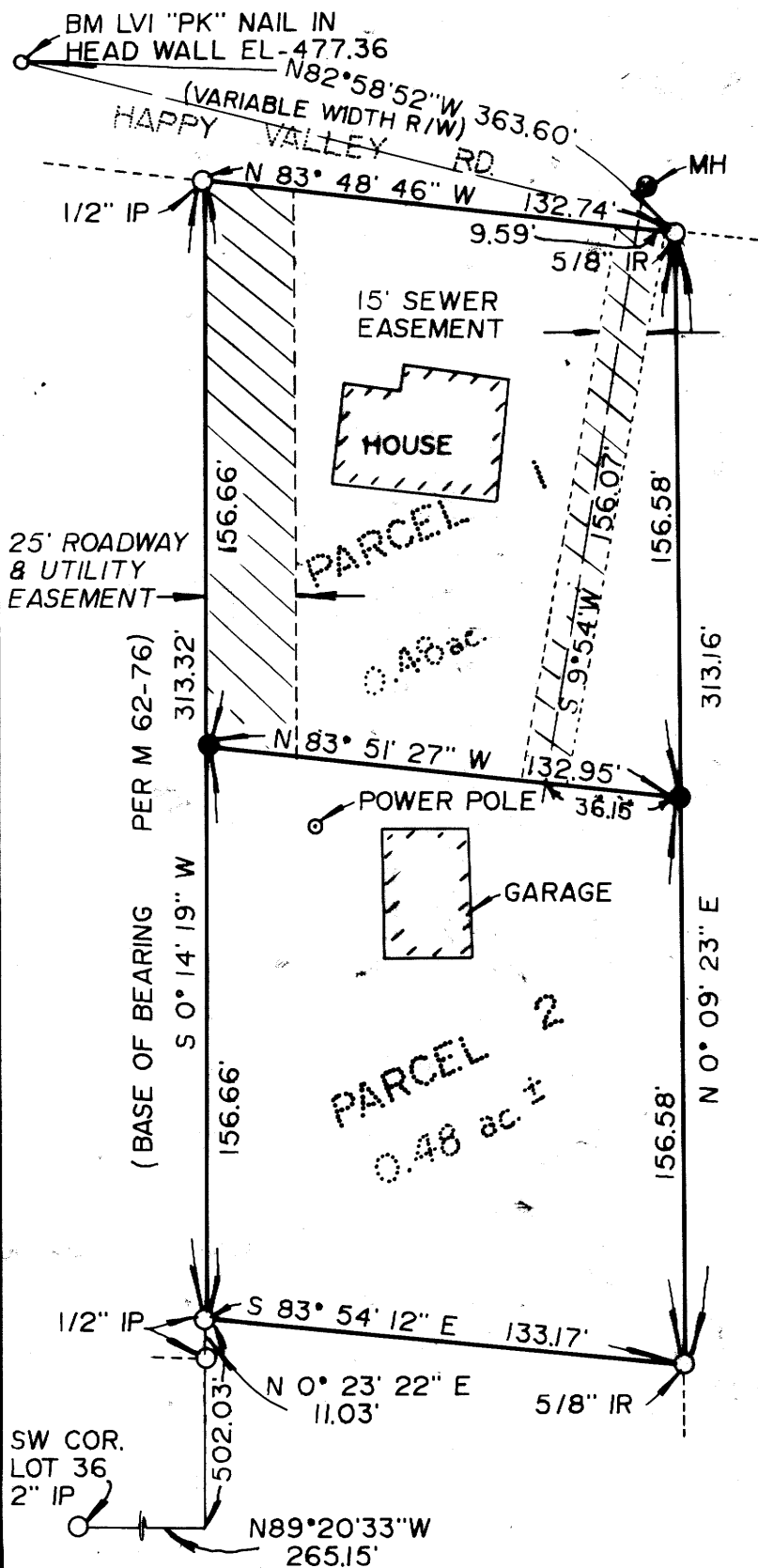
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
I, GAY FIELDS, COUNTY CLERK AND MEMBER  
OF COURSE, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED

1989 SEP -8 AM 11:24

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICE OF RECORDS OF DOUGLAS COUNTY

*Don L. Wells*



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 1988  
DONALD A. BENTZ  
839

SCALE 1" = 50'  
AUG. 1989

LEGEND

- — SET 5/8" x 30" IR W/  
PLASTIC CAP MKD. "BENTZ  
SURV. INC."
- — FOUND MONUMENT AS NOTED.

PARCEL #1

Beginning at a 5/8" iron rod with cap, said point bears South 89° 20' 33" East 265.15 feet and North 0° 14' 19" East 658.69 feet from the Southwest Corner of Lot 36, "ROSEBURG HOME ORCHARD TRACTS, PLAT H", lying in Section 3, Township 28 South, Range 6 West, Willamette Meridian; thence North 0° 14' 19" East 156.66 feet to a 1/2" iron rod on the southerly right-of-way of Happy Valley Road; thence South 83° 48' 46" East 132.74 feet along said southerly right-of-way to a 5/8" iron rod; thence leaving said southerly right-of-way South 0° 09' 23" West 156.58 feet to a 5/8" iron rod with cap; thence North 83° 51' 27" West 132.95 feet to the point of beginning and containing .48 acres, more or less.

SUBJECT TO a 25.00 foot road and utility easement, over the westerly 25.00 feet of the above described parcel.

ALSO SUBJECT TO a 15.00 foot sewer line easement, 7.50 feet either side of the following described centerline. Beginning at a point on the northerly line of the above described parcel said point bears North 83° 48' 46" West 9.59 feet from the Northeast Corner thereof; thence South 9° 54' West 156.07 feet to the South Line of the above described parcel and there terminating.

PARCEL #2

Beginning at a 5/8" iron rod with cap said point bears South 89° 20' 33" East 265.15 feet and North 0° 14' 19" East 658.69 feet from the Southwest Corner of Lot 36, "ROSEBURG HOME ORCHARD TRACTS, PLAT H", lying in Section 3, Township 28 South, Range 6 West, Willamette Meridian; thence South 83° 51' 27" East 132.95 feet to a 5/8" iron rod with cap; thence South 0° 09' 23" West 156.58 feet to a 5/8" iron rod; thence North 83° 54' 12" West 133.17 feet to a 1/2" iron rod; thence North 0° 14' 19" East 156.66 feet to and containing .48 acres, more or less.

ALSO TOGETHER WITH a 15.00 foot sewer line easement, 7.50 feet either side of the following described centerline. Beginning at a point on the North Line of the above described parcel, said point bears North 83° 51' 27" West 36.15 feet from the Northeast Corner thereof; thence North 9° 54' East 156.07 feet to a point on the South Line of Happy Valley Road and there terminating.

TOGETHER WITH a 25.00 foot road and utility easement, over the westerly 25.00 feet of the above described parcel #1.

APPROVALS

*Keith L. Cubic* 8/29/89  
PLANNING COMMISSION

*Don L. Wells*  
COUNTY SURVEYOR

M108-63