

MINOR LAND PARTITION

LYING IN LOT 62, R.H.O.T., PLAT "H",
VOL. 3, PG.21,
IN NE 1/4 SEC 3, T28S. R6W W.M.,
DOUGLAS COUNTY, OREGON.

TAX LOT NO. 200 TAX ACCT. NO. 65300 ZONE R.S.
WATER ROBERT'S CREEK SEWER GREEN SANITARY SEWER DISTRICT

FILED
12/12/89
DONALD A. BENTZ INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
DOUGLAS COUNTY, OREGON

OWNER / PARTITIONER

JOHN ROBERT KOOKEN
P.O. BOX 682
ROSEBURG, OREGON
97470

SURVEYED BY

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

NARRATIVE

SURVEY TO PARTITION LOT 62, ROSEBURG HOME ORCHARD TRACTS - PLAT "H" INTO 3 PARCELS AS SHOWN. SURVEYS OF RECORD ARE SAID R.H.O.T. PLAT PER VOL.3, PG 21, C.S. 41/328, AND RM 3-19. SURVEY CREW T. BIXBY, R. DE HART. EQUIPMENT WILD T-2 MOUNTED W/LEITZ RED-I EDM. COMPUTATIONS R. WARE. DRAFTING R. BRITTELL

SCALE 1" = 100'
MARCH 1989

LEGEND

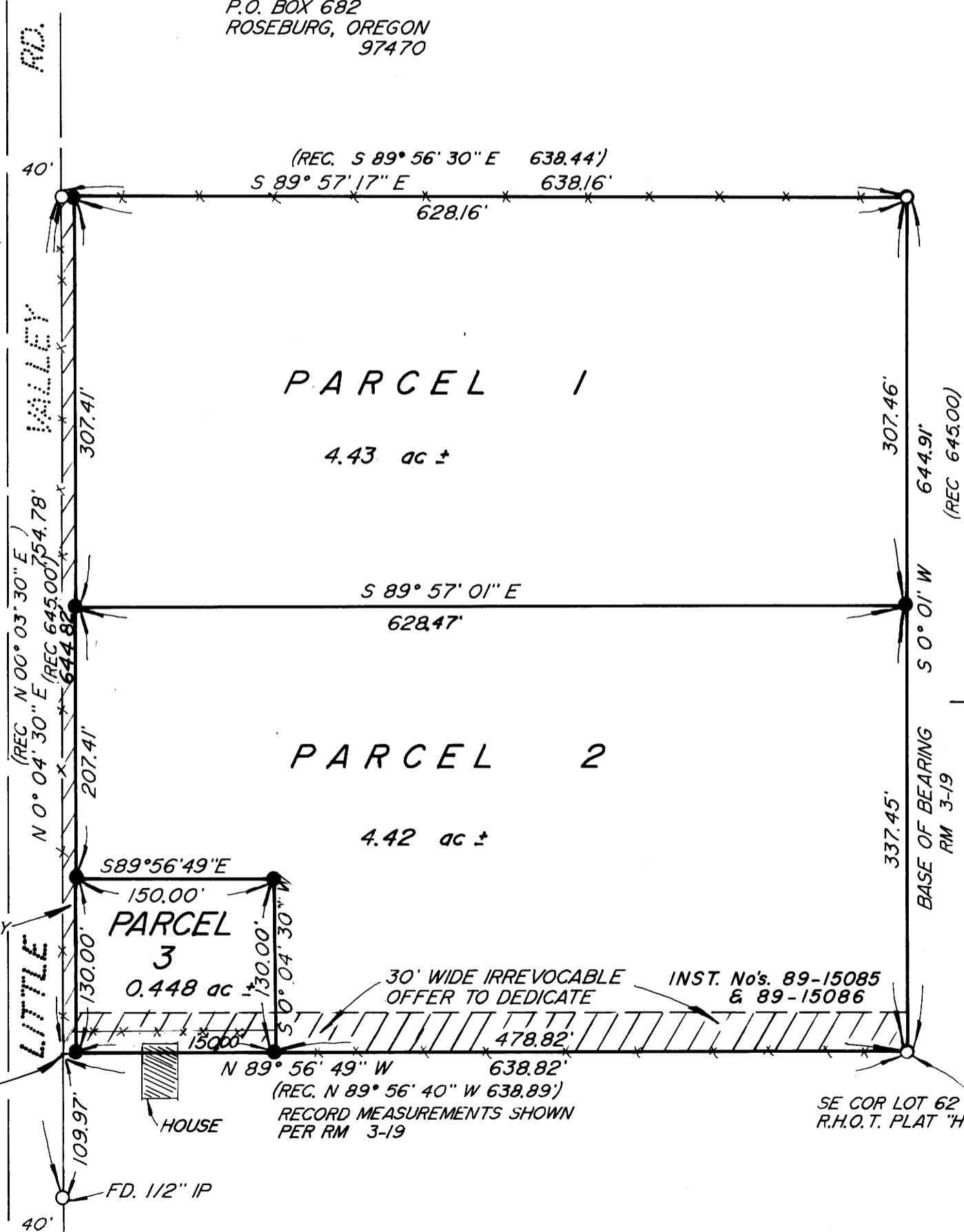
○ - FOUND 5/8" IR UNLESS NOTED OTHERWISE

● - SET 5/8"x30" IR W/PLASTIC CAP MARKED "BENTZ SURV INC"

*** FENCE LINE

10' STRIP DEDICATED TO COUNTY
INST. No's.
89-15087 &
89-15088

ESTABLISHED PER PROPORTIONATE DISTANCE BETWEEN FD 1/2" PIPE & FD 5/8" IR ON RIGHT-OF-WAY LINE



APPROVALS

Keith L. Cubic
PLANNING DIRECTOR

10/9/89
DATE

Francis L. Ingram
COUNTY SURVEYOR

10-12-89
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
Donald A. Bentz
DONALD A. BENTZ
839

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION

OWNER/PARTITIONER

JOHN ROBERT KOOKEN
P.O. BOX 682
ROSEBURG, OR. 97470

FILED

OCT 13 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL #1

Beginning at a 5/8" iron rod said point bears North 0° 01' East 337.45 feet from the Southeast Corner of Lot 62 of Roseburg Home Orchards Tracts, Plat "H" in Section 3, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 89° 57' 01" West 628.47 feet to a 5/8" iron rod; thence North 0° 04' 30" East 307.41 feet to a 5/8" iron rod; thence South 89° 57' 17" East 628.16 feet to a 5/8" iron rod; thence South 0° 01' West 307.46 feet to the point of beginning and containing 4.43 acres, more or less.

PARCEL #2

Beginning at a 5/8" iron rod at the Southeast Corner of Lot 62 of Roseburg Home Orchards Tracts, Plat "H" in Section 3, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 89° 56' 49" West 478.82 feet to a 5/8" iron rod; thence North 0° 04' 30" East 130.00 feet to a 5/8" iron rod; thence North 89° 56' 49" West 150.00 feet to a 5/8" iron rod; thence North 0° 04' 30" East 207.41 feet to a 5/8" iron rod; thence South 89° 57' 01" East 628.47 feet to a 5/8" iron rod; thence South 0° 01' West 337.45 feet to the point of beginning and containing 4.42 acres, more or less.

SUBJECT TO an irrevocable offer to dedicate a 30.00 foot wide strip along the southerly line of the above described parcel.

PARCEL #3

Beginning at a 5/8" iron rod said point bears North 89° 56' 49" West 478.82 feet from the Southeast Corner of Lot 62 of Roseburg Home Orchards Tracts, Plat "H" in Section 3, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence North 89° 56' 49" West 150.00 feet to a 5/8" iron rod; thence North 0° 04' 30" East 130.00 feet to a 5/8" iron rod; thence South 89° 56' 49" East 150.00 feet to a 5/8" iron rod; thence South 0° 04' 30" West 130.00 feet to the point of beginning and containing .44 acres, more or less.

SUBJECT TO an irrevocable offer to dedicate a 30.00 foot wide strip along the southerly line of the above described parcel.

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 OCT 13 AM 8:14

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

BY Heleen Rife
DEPUTY

FEE 10.00

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1909
DONALD A. BENTZ
839

26-11-09-5B