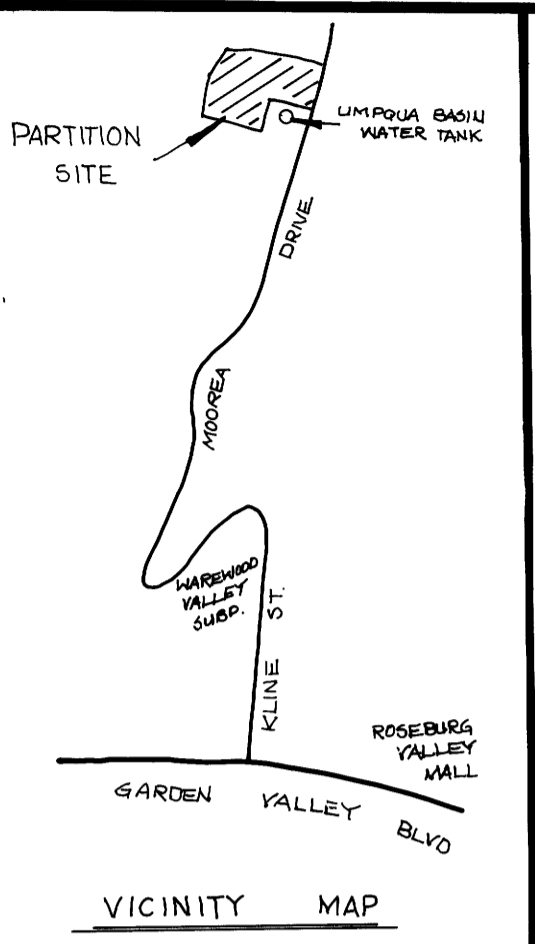


Pl 11 - Pg 23

FILE M109-29



MINOR LAND PARTITION

LYING IN SE 1/4 SEC 2, T27S, R6W,
W.M., DOUGLAS COUNTY, OREGON.

WATER - UMPQUA BASIN WATER ASSOC. SEWER - SEPTIC/DRAINFIELD ZONE - R-5

SURVEYED FOR

BILL HAYNES
358 NE WINCHESTER
ROSEBURG, OR. 97470
(503) 672-0473

SURVEYED BY

DONALD A. BENTZ INC.
1205 SE COURT
ROSEBURG, OR. 97470
(503) 673-0166

FILED *dh*

DEC 27 1989 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
TF

PARCEL 1

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 5 OF RIDGEVIEW ESTATES AS RECORDED IN VOLUME 17, PAGE 20 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EAST-ERLY LINE OF SAID RIDGEVIEW ESTATES S23°54'30"W 210.75 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY LINE N68°22'45"W 529.36 FEET TO A 5/8" IRON ROD; THENCE S48°20'23"W 208.27 FEET TO A 5/8" IRON ROD; THENCE N66°05'30"W 258.64 FEET TO A 5/8" IRON ROD IN THE WESTERLY LINE OF SAID RIDGEVIEW ESTATES; THENCE ALONG SAID WESTERLY LINE N10°14'51"E 153.68 FEET TO A 5/8" IRON ROD AND N36°20'41"E 207.81 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THE ABOVE SAID LOT 5; THENCE ALONG THE SOUTH-

ERLY LINE OF SAID LOT 5 S70°40'E 868.04 FEET TO THE POINT OF BEGINNING, ALL LYING IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN.

PARCEL 2

BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 3, RIDGEVIEW ESTATES AS RECORDED IN VOLUME 17, PAGE 20 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID LOT 3 N66°05'30"W 285.00 FEET TO A 5/8" IRON ROD AND S20°24'W 193.30 FEET TO A 5/8" IRON ROD; THENCE N67°55'57"W 549.65 FEET TO A 5/8" IRON ROD IN THE WESTERLY LINE OF SAID RIDGEVIEW ESTATES; THENCE ALONG SAID WESTERLY LINE N10°14'51"E 216.72 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WESTERLY LINE S66°05'30"E 258.64 FEET TO A 5/8" IRON ROD; THENCE N48°20'23"E 208.27 FEET TO A 5/8" IRON ROD; THENCE S68°22'45"E 529.36 FEET TO A 5/8" IRON ROD IN THE EASTERLY LINE OF SAID RIDGEVIEW ESTATES; THENCE ALONG SAID EASTERLY LINE S23°54'30"W 210.75 FEET TO THE POINT OF BEGINNING, ALL LYING IN SECTION 2, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN.

INCLUDED WITH THE ABOVE DESCRIBED PARCELS IS THAT ROADWAY EASEMENT OF RECORD OVER MOOREA DRIVE AND KLINE STREET EXTENTION.

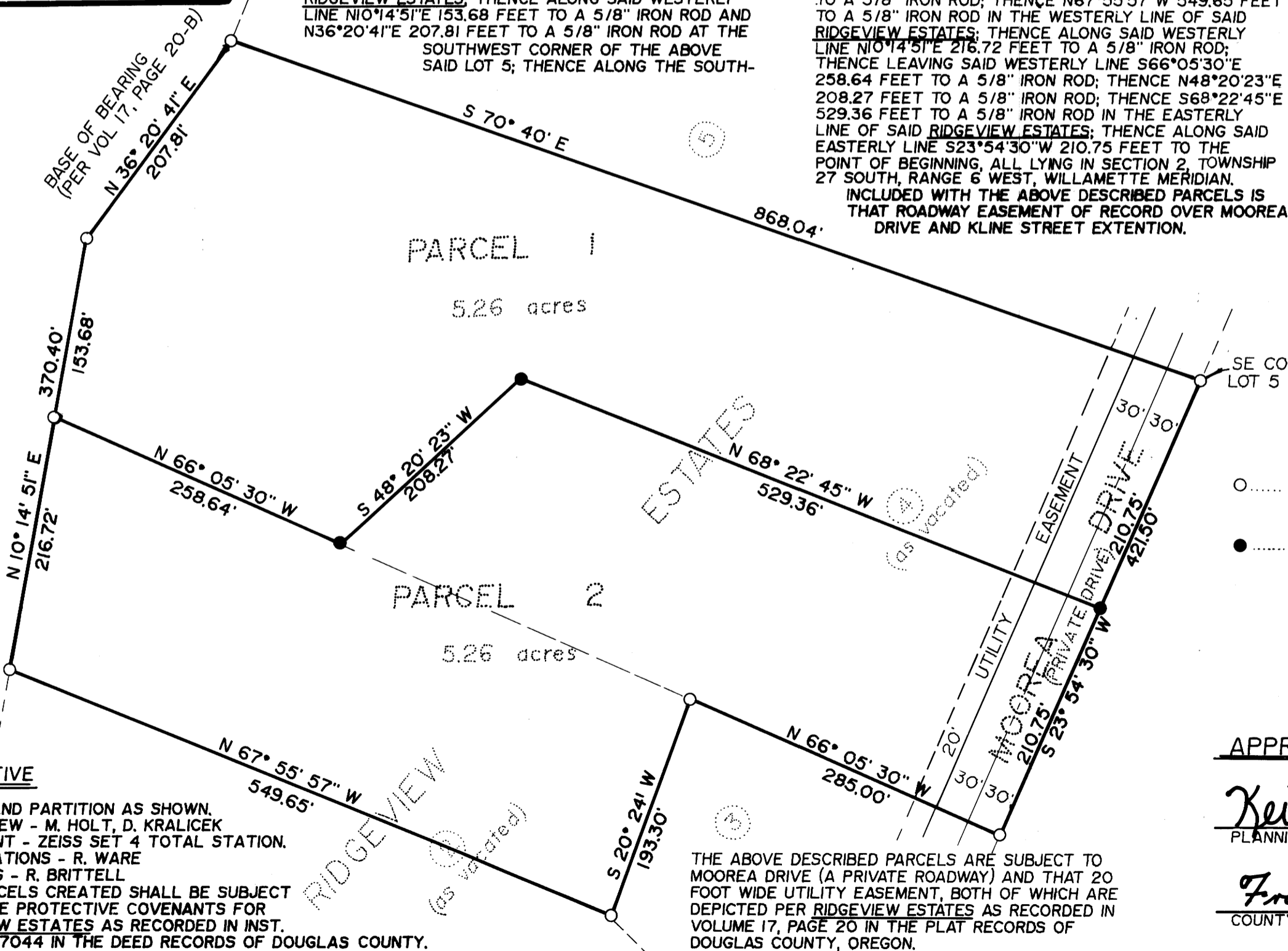
STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1989 DEC 27 PM 4:29

GAY FIELDS
COUNTY CLERK
IN THE OFFICE RECORDS OF DOUGLAS COUNTY

Bea L. Weddell
DEPUTY

69-19671



SCALE 1" = 100'

DEC 1989

LEGEND

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1969
DONALD A. BENTZ
839

APPROVALS

Keith L. Cubic 12/22/89
PLANNING DIRECTOR DATE

Francis L. Ingram 12-27-89
COUNTY SURVEYOR DATE

NARRATIVE

MINOR LAND PARTITION AS SHOWN.
FIELD CREW - M. HOLT, D. KRALICEK
EQUIPMENT - ZEISS SET 4 TOTAL STATION.
COMPUTATIONS - R. WARE
DRAFTING - R. BRITTELL
THE PARCELS CREATED SHALL BE SUBJECT
TO THOSE PROTECTIVE COVENANTS FOR
RIDGEVIEW ESTATES AS RECORDED IN INST.
NO. 88-07044 IN THE DEED RECORDS OF DOUGLAS COUNTY.

THE ABOVE DESCRIBED PARCELS ARE SUBJECT TO MOOREA DRIVE (A PRIVATE ROADWAY) AND THAT 20 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.