

# SURVEY AND PLAT

DEPICTING LOT LINE ADJUSTMENT ON  
 LOTS 1 & 2, "SCOTT HOMES" IN NE 1/4,  
 SEC 23, T27S, R6W, W.M.,  
 DOUGLAS COUNTY, OREGON

MAP PREPARED FOR  
 HARVARD MEDICAL PARK  
 1813 W. HARVARD AVE.  
 ROSEBURG, OR 97470  
 (503)672-8341

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

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 19\_\_\_\_\_  
 \_\_\_\_\_  
 COUNTY CLERK

FILE  
 TF  
 TF

### SURVEYOR'S CERTIFICATE

I, DONALD A. BENTZ, BEING DULY SWORN,  
 HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY  
 SURVEYED AND MARKED WITH PROPER MONU-  
 MENTS, THE LAND SHOWN HEREON, THE BOUND-  
 ARIES OF WHICH ARE DESCRIBED AS PARCEL 1  
 AND PARCEL 2 SHOWN HEREON:

*Donald A. Bentz*  
 DONALD A. BENTZ LS 839

### PARCEL 1

A PORTION OF LOT 1, "SCOTT HOMES" IN SECTION  
 23, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAM-  
 ETTE MERIDIAN, DOUGLAS COUNTY, OREGON DE-  
 SCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF AN  
 EXISTING BUILDING, SAID CORNER ON THE EAST  
 LINE OF SAID LOT 1 AND SAID CORNER BEARS  
 NORTH 1° 24' 17" WEST 5.57 FEET MORE OR LESS  
 FROM THE SOUTHEAST CORNER OF SAID LOT 1;  
 THENCE ALONG THE SOUTH WALL OF SAID BUILD-  
 ING SOUTH 88° 35' 43" WEST 32.00 FEET, NORTH  
 1° 24' 17" WEST 120 FEET AND SOUTH 88° 35' 43"  
 WEST 42.00 FEET TO THE SOUTHWEST CORNER  
 OF SAID BUILDING; THENCE LEAVING SAID BUILD-  
 ING SOUTH 88° 35' 43" WEST 68.08 FEET MORE  
 OR LESS TO THE WEST LINE OF SAID LOT 1;  
 THENCE NORTH 1° 12' 40" WEST 86.50 FEET MORE  
 OR LESS ALONG SAID WEST LINE TO THE NORTH-  
 WEST CORNER OF SAID LOT 1; THENCE SOUTH 84°  
 36' 17" EAST 142.80 FEET TO THE NORTHEAST  
 CORNER OF LOT 1; THENCE ALONG THE EAST LINE  
 OF LOT 1 SOUTH 1° 24' 17" EAST 70.78 FEET TO  
 THE POINT OF BEGINNING AND CONTAINING 11,786  
 SQUARE FEET MORE OR LESS.

NORTHEAST CORNER OF SAID LOT 2; THENCE CON-  
 TINUING NORTH 1° 24' 17" WEST 5.57 FEET TO  
 THE POINT OF BEGINNING AND CONTAINING 14,945  
 SQUARE FEET MORE OR LESS.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Donald A. Bentz*  
 OREGON  
 JULY 12, 1958  
 DONALD A. BENTZ  
 839

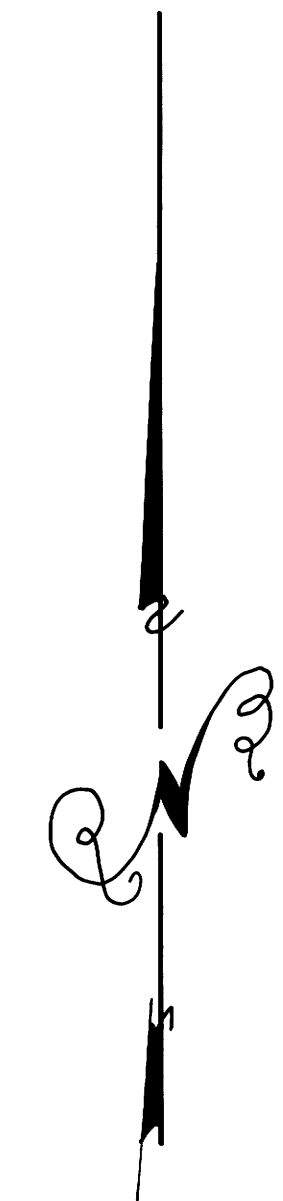
### PARCEL 2

LOT 2 AND A PORTION OF LOT 1, "SCOTT HOMES"  
 IN SECTION 23, TOWNSHIP 27 SOUTH, RANGE 6  
 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY,  
 OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF AN  
 EXISTING BUILDING, SAID CORNER ON THE EAST  
 LINE OF SAID LOT 1 AND SAID CORNER BEARS  
 NORTH 1° 24' 17" WEST 5.57 FEET MORE OR LESS  
 FROM THE SOUTHEAST CORNER OF SAID LOT 1;  
 THENCE ALONG THE SOUTH WALL OF SAID BUILD-  
 ING SOUTH 88° 35' 43" WEST 32.00 FEET, NORTH  
 1° 24' 17" WEST 120 FEET SOUTH 88° 35' 43"  
 WEST 42.00 FEET TO THE SOUTHWEST CORNER  
 OF SAID BUILDING; THENCE LEAVING SAID BUILD-  
 ING SOUTH 88° 35' 43" WEST 68.08 FEET MORE  
 OR LESS TO THE WEST LINE OF SAID LOT 1;  
 THENCE SOUTH 1° 12' 40" EAST 3.35 FEET ALONG  
 SAID WEST LINE TO THE NORTHWEST CORNER OF  
 SAID LOT 2; THENCE SOUTH 1° 02' 05" EAST 100.11  
 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST  
 CORNER OF SAID LOT 2; THENCE NORTH 89° 59'  
 56" EAST 142.79 FEET TO A 3/4" IRON ROD;  
 THENCE NORTH 1° 24' 17" WEST 100.18 FEET TO

### APPROVALS

*John F. Stutesman* 02/15/90  
 COMMUNITY DEVELOPMENT DIRECTOR DATE



SCALE 1" = 20'

JAN 1990

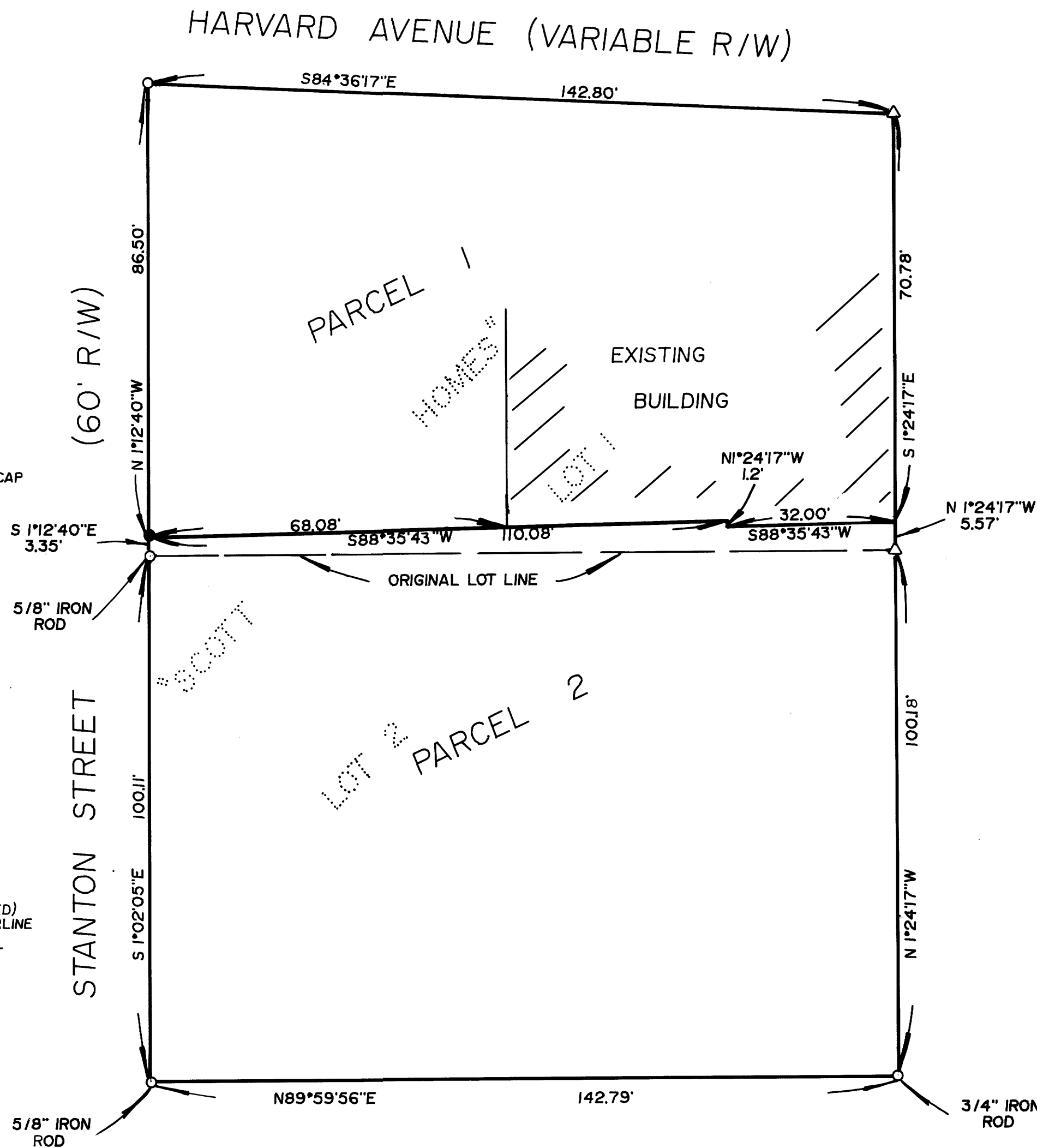
### LEGEND

- SET 5/8" x 30" IRON ROD W/CAP MARKED "BENTZ SUR. INC".
- FOUND 5/8" IR UNLESS NOTED OTHERWISE
- △ COMPUTED POINT

### NARRATIVE

SURVEY TO ESTABLISH COMMON  
 LOT LINE ALONG BUILDING WALL.

BEARING BASED ON ALTA SURVEY (NOT FILED)  
 OF HARVARD MEDICAL PARK AND THE CENTERLINE  
 OF KEADY AVENUE (MONUMENTED) S1°20'43"E  
 APPROXIMATELY 310 FEET EAST OF THE EAST  
 LINE OF PROPERTY SHOWN.



M109-65