

Dr. 8-19 129A

A MAJOR LAND PARTITION LYING IN LOT 13, EDENBOWER ORCHARD TRACTS, NE 1/4 OF THE SW 1/4 SEC. 1, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON.

DO NOT REMOVE FROM OFFICE

PETITIONER:

H. F. JOHNSON
2285 STEWART PARKWAY
ROSELBURG, OR 97470

OWNER:

MELVIN GREGORY &
R.N. THOMAS & SONS
1074 SW FAIRHILL DRIVE
ROSELBURG, OR 97470

SURVEY BY:

DONALD A. BENTZ, INC.
POST OFFICE BOX 901
WINCHESTER, OR 97495
(503) 673-0166

WATER: CITY OF ROSELBURG

SEWER: ROSELBURG URBAN SANITARY DISTRICT

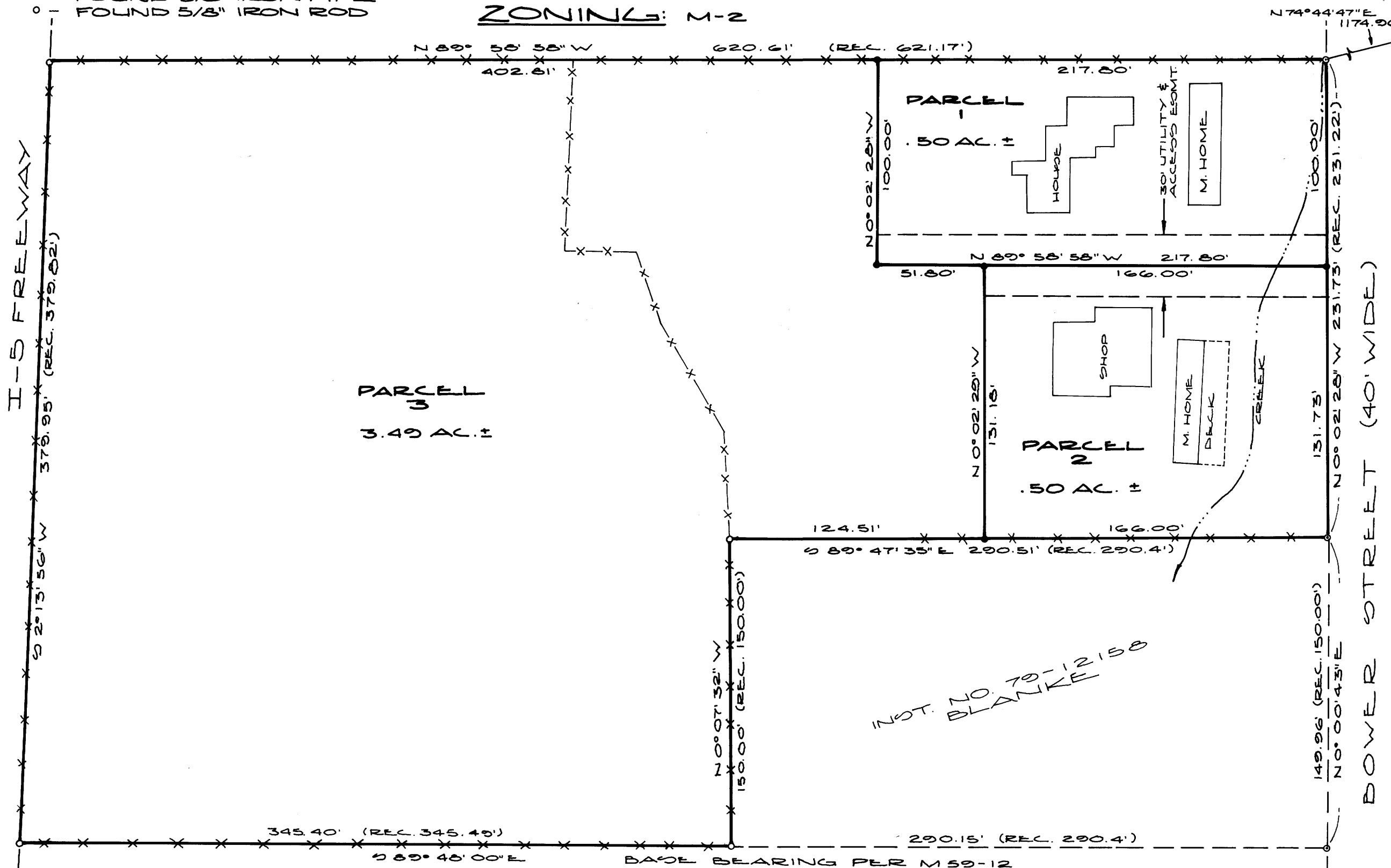
NARRATIVE:

ALL MONUMENTS ON THE ORIGINAL PARCEL WERE FOUND & USED PER M59-12, A SURVEY BY BRUCE ROGERS DATED JANUARY 1976. EQUIPMENT USED: WILD T-1 THEODOLITE & A RED-1 DISTANCE METER. FIELD CREW: GREG LANG & RICK BELDEN. COMPUTATIONS: DONALD A. BENTZ. DRAFTING: KELLI CALDERWOOD.

LEGEND:

- - SET 5/8" X 30" IRON ROD WITH CAP MARKED "BENTZ SURVEY, INC."
- - FOUND 5/8" IRON PIPE
- - FOUND 5/8" IRON ROD

ZONING: M-2



NW CORNER D.L.C. # 39
(ALSO SW CORNER D.L.C. # 62)
FD. 3/4" IRON ROD W/ IRON COLLAR
AROUND IT IN THE CENTER OF
HOOKER ROAD FROM WHICH:
5/8" X 30" IRON ROD BEARS
1 89° W 31.73'
5/8" X 30" IRON ROD BEARS
0 89° E 29.04'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1988
DONALD A. BENTZ
839

APPROVALS:

Keith L. Cubic 9/7/84
DOUGLAS COUNTY PLANNING COMM. DATE

Francis L. Ingram 9-12-84
DOUGLAS COUNTY SURVEYOR DATE

INST. NO. 79-12158
BLANKE

SCALE: 1" = 50'
JULY 1984

SHEET 1 OF 2

M97-364

M97-364

89E-26W

FILED
RECEIVED
SEP 12 1984

DESCRIPTIONS FOR MAJOR LAND PARTITION LYING IN LOT 13, EDENBOWER ORCHARD TRACTS, NE 1/4 OF THE SW 1/4 SECTION 1, T27S, R6W, W.M.:

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL 1

A parcel of land lying in Lot 13, Edenbower Orchard Tracts, Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pipe at the intersection of the north line of Lot 13, Edenbower Orchard Tracts, and the west line of Bower Street; thence North 89° 58' 58" West 217.80 feet along said north line to a 5/8 inch iron rod; thence leaving said north line, South 0° 02' 28" East 100.00 feet to a 5/8 inch iron rod; thence South 89° 58' 58" East 217.80 feet to a 5/8 inch iron rod on the west line of Bower Street; thence North 0° 02' 28" West 100.00 feet along said west line to the point of beginning, and containing 0.50 acres of land, more or less.

TOGETHER WITH a 15 foot utility and access easement South of and adjacent to the south line of the above described parcel.

SUBJECT TO a 15 foot utility and access easement over the southerly 15 feet of the above described parcel.

PARCEL 2

A parcel of land lying in Lot 13, Edenbower Orchard Tracts, Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the west line of Bower Street, which bears South 0° 02' 28" East 100.00 feet from the intersection of the north line of Lot 13, Edenbower Orchard Tracts, and the west line of Bower Street; thence leaving said west line, North 89° 58' 58" West 166.00 feet to a 5/8 inch iron rod; thence South 0° 02' 29" East 131.18 feet to a 5/8 inch iron rod on the north line of that parcel described in Instrument No. 79-12158 Records of Douglas County, Oregon; thence South 89° 47' 35" East 166.00 feet along said north line to a 5/8 inch iron pipe on the west line of Power Street; thence along said west line North 0° 02' 28" West 131.73 feet to the point of beginning, and containing 0.50 acres of land, more or less.

TOGETHER WITH a 15 foot utility and access easement North of and adjacent to the north line of the above described parcel.

SUBJECT TO a 15 foot utility and access easement over the northerly 15 feet of the above described parcel.

PARCEL 3

A parcel of land lying in Lot 13, Edenbower Orchard Tracts, Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the north line of Lot 13, Edenbower Orchard Tracts, Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point bears North 89° 58' 58" West 217.80 feet from the intersection of the north line of Lot 13, Edenbower Orchard Tracts and the west line of Bower Street; thence North 89° 58' 58" West 402.81 feet along said north line to a 5/8 inch iron rod on the easterly right-of-way of Interstate Highway No. 5; thence South 2° 13' 56" West 379.95 feet along said easterly right-of-way to a 5/8 inch iron rod at the intersection of the south line of said Lot 13; thence leaving said easterly right-of-way South 89° 48' 00" East 345.40 feet along said south line of Lot 13 to a 5/8 inch iron rod, said point being the southwest corner of that parcel described in Instrument No. 79-12158, Records of Douglas County, Oregon; thence North 0° 07' 32" West along the west line of said parcel 150.00 feet to a 5/8 inch iron rod at the northwest corner of said parcel; thence South 89° 47' 35" East 124.51 feet along the north line of said parcel to a 5/8 inch iron rod; thence leaving said north line North 0° 02' 29" West 131.18 feet to a 5/8 inch iron rod; thence North 89° 58' 58" West 51.80 feet to a 5/8 inch iron rod; thence North 0° 02' 28" West 100.00 feet to the point of beginning, and containing 3.49 acres of land, more or less.

TOGETHER WITH a 30 foot utility and access easement, 15 feet either side of the following described centerline:

Beginning at a point which bears South 0° 02' 28" East 100.00 feet from the intersection of the north line of Lot 13, Edenbower Orchard Tracts, Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and the west line of Bower Street; thence North 89° 58' 58" West 217.80 feet and there terminating.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1984 SEP 12 PM 1:39

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Mary Seal
DEPUTY

NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

84-12098

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1980
DONALD A. BENTZ
839

SHEET 2 OF 2

MAR 1984 197-36B

84-12098