



NOTE: TIED 5/8" IRON ROD WITH STATE PLANE CONTROL ROSEBURG CBL 1440, USING GPS. COORDINATES AND ELEVATION FOR 1440 ARE Y= 588,428.14, X=1,239,725.38 AND ELEVATION 535.73'. COORDINATES AND ELEVATION COMPUTED FOR 5/8" IRON ROD ARE Y=583,924.0833, X=1,238,589.5421 AND ELEVATION 490.42'. EQUIPMENT: TRIMBLE SOFTWARE: TRIMBLE DATUM: NAD27

DEDICATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CITY OF ROSEBURG IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED INTO PARCELS AS SHOWN ON THIS MAP AND DEDICATED TO THE PUBLIC FOREVER THAT PORTION SHOWN AS SUCH.
1/15/92
CITY MANAGER
CITY OF ROSEBURG
DATE

JAN 24 1992

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 15 DAY OF JAN 1992 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE CITY MANAGER OF THE CITY OF ROSEBURG BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.
TONYA A. THEISS

TONYA A. THEISS
NOTARY PUBLIC - OREGON
My Commission Expires 11/13/97

FILED THIS 22 DAY OF JANUARY 1992

COUNTY CLERK

NARRATIVE:
SURVEY TO CREATE THREE PARCELS USING FOUND MONUMENTS.

STATE OF OREGON
COUNTY OF DOUGLAS
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
1992 JAN 27 11:45
DOUGLAS COUNTY CLERK

PARCEL #2
24,453 SQ FT
.561 ACRES

PARCEL #3
TOTAL PARCEL SIZE = 42,387 SQ FT
TOTAL PARCEL SIZE = .973 ACRES
DEVELOPABLE = .692 ACRES

PARCEL #1
TOTAL PARCEL SIZE = 40,127 SQ FT
TOTAL PARCEL SIZE = .921 ACRES
DEVELOPABLE = .908 ACRES

BLOCK 3
MULHOLLAND MEADOWS

BLOCK 1
EDEN HEIGHTS

PLANNING FILE # 91-7

COMP. PLAN: INDUSTRIAL
ZONE: M2
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

- LEGEND:
- FD. 5/8" I.R. UNLESS OTHERWISE NOTED
 - FD. 1/2" I.R.
 - ⊙ FD. 2" IPIPE
 - ⊙ FD. 3/4" IPIPE
 - SET 5/8"x30" I.R. W/CAP MARKED "i.e. ENGINEERING"

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THIS PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.
BEGINNING AT A 2" IRON PIPE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1 EDEN HEIGHTS IN THE SOUTHWEST-QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID POINT ALSO BEING THE NORTH-EAST CORNER OF BLOCK 3 MULHOLLAND MEADOWS; THENCE N89°08'38"W 174.64' FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF MULHOLLAND DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING N1°23'56"E 63.49' FEET TO A 5/8" IRON ROD, N7°58'43"E 70.95' FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 271.56' FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS N18°42'35"E 25.22' FEET) 25.23' FEET TO A 5/8" IRON ROD, ALONG THE ARC OF THE SAME 271.56' FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS N36°05'30"E 138.01' FEET) 139.54' FEET TO A 5/8" IRON ROD AND N50°48'26"E 31.02 FEET TO A 5/8" IRON ROD; THENCE ALONG

THE ARC OF A 50.00' FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS S86°14'04"E 61.96' FEET) 66.82' FEET TO A 5/8" IRON ROD 4.00' FEET SOUTHWESTERLY OF THE PRESENT RIGHT-OF-WAY OF STEWART PARKWAY; THENCE ALONG A LINE PARALLEL TO AND 4.00' FEET SOUTHWESTERLY OF THE PRESENT STEWART PARKWAY RIGHT-OF-WAY THE FOLLOWING ALONG THE ARC OF A 425.97' RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S51°52'28"E 47.74' FEET) 47.77' FEET TO A 5/8" IRON ROD, S55°44'03"E 45.17' FEET TO A 5/8" IRON ROD, S55°26'25"E 314.79' FEET TO A 5/8" IRON ROD AND ALONG THE ARC OF A 337.97' FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS S47°43'50"E 90.68' FEET) 90.95' FEET TO A 5/8" IRON ROD; THENCE N88°01'03"W 22.71' FEET TO A 2" IPIPE AT THE NORTHEAST CORNER OF EDEN HEIGHTS SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION N88°01'03"W 201.75' FEET TO A 3/4" IPIPE, N87°53'44"W 101.06' FEET TO A 3/4" IPIPE, N88°00'02"W 66.02' FEET TO A 1/2" IPIPE AND N88°05'16"W 33.29' FEET TO THE POINT OF BEGINNING AND CONTAINING 2.45 ACRES MORE OR LESS.

APPROVALS:

John K. Stutz 1-15-92
COMMUNITY DEVELOPMENT DIRECTOR DATE
1-15-92
PUBLIC WORKS DIRECTOR DATE
Douglas County Surveyor DEPUTY 1-24-92
DATE

MINOR LAND PARTITION
IN THE SW 1/4 OF SEC. 12,
T27S, R6W,
W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR: THE CITY OF ROSEBURG 900 SE DOUGLAS ROSEBURG, OR. 97470	SURVEYED BY: i.e. ENGINEERING 1205 SE COURT ROSEBURG, OR. 97470 (503) 673-0166
SCALE: 1" = 30'	DATE: NOV. 1991
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