

LAND PARTITIONING & BOUNDARY LINE ADJUSTMENT
 IN THE SW 1/4 OF SEC 19 T27S R5W WM AND IN BLOCK ONE OF WESTERN TERRACE SUB

SCALE 1"=40' APRIL 1997

OWNER-DEVELOPER
 THOMAS P & BARBARA E. PELETT
 1187 SE KANE, ROSEBURG, OR.

WATER
 CITY OF ROSEBURG
 SEWER
 ROSEBURG URBAN SAN.
 DISTRICT

ZONING R-1-7.5 C.H.
 SINGLE FAMILY RESIDENTIAL
 COMPREHENSIVE PLAN
 DESIGNATION Single Family

NUMBER OF PARCELS 3
 PLANNING FILE NO. 96-12

- FD 5/8" I.R. W CAP AA SURVEYING SERVICE
- FD 5/8" I.R. W/CAP BENTZ SURV. INC.
- SET 5/8" 30" I.R. W CAP LS 660
- FD MON AS NOTED

Δ 28°50'42"
 R 206.77
 L 104.09

NOTE

A GEOLOGIC HAZARD REPORT SHALL BE PREPARED BY A PROFESSIONAL ENGINEER WHO CERTIFIES HE IS QUALIFIED TO EVALUATE SOILS FOR DEVELOPMENT SUITABILITY PRIOR TO DEVELOPMENT OF EACH VACANT PARCEL

A STORM DRAINAGE PLAN FOR EACH VACANT PARCEL, INDICATING PROPOSED STORM DRAINAGE EASEMENTS, IF REQUIRED, SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL PRIOR TO DEVELOPMENT OF THAT PARCEL

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I BRUCE R. ROGERS, HAVE SURVEYED AND MONUMENTED THE LANDS DELINEATED ON THE ANNEXED PLAT

BRUCE R. ROGERS LS 660

DESCRIPTION

BEGINNING AT THE SE COR. OF LOT 6 BLOCK 1 WESTERN TERRACE SUB; THENCE N82°54'W ALONG THE SOUTH LINE OF LOT 6 128.00 FT. TO A PT. IN THE WEST LINE OF SAID BLOCK 1, THENCE ALONG SAID WEST LINE AS FOLLOWS; N7°08'35"E 183.16 FT., AND ALONG THE ARC OF A 523.22 FT. RADIUS CURVE LT. (THE LONG CHORD OF WHICH BEARS N4°34'01"E 47.08 FT) 47.10 FT; THENCE S84°48'13"E 0.57 FT TO A 3/4" BOLT, THE SW COR. OF THE BEVERLY BENTZ PROP. DESCRIBED IN BK 1094 PG 599, RECORDERS NO 90-4430, RECORDS OF DOUGLAS CO.; THENCE S84°48'13"E ALONG THE SOUTH LINE OF SAID PROP. 159.00 FEET TO THE SE COR. OF SAID PROP. THENCE N6°59'16"E 0.27 FT.; THENCE N6°54'55"E 100.15 FT.; THENCE S72°31'37"E 107.55 FT. TO A POINT IN THE WEST R/W LINE OF TAMARACK DRIVE; THENCE ALONG THE WEST LINE OF TAMARACK DRIVE AND MAGNOLIA DRIVE AS FOLLOWS; ALONG THE ARC OF A 206.77 FT RADIUS CURVE LT. (THE LONG CHORD OF WHICH BEARS S3°56'12"W 103.00 FT) 104.09 FT.; THENCE CONTINUING ALONG THE ARC OF SAID CURVE LT (THE LONG CHORD OF WHICH BEARS S16°20'56"E 42.24 FT) 42.31 FT., S22°12'40"E 17.31 FT., ALONG THE ARC OF A 48.87 FT RADIUS CURVE RT; (THE LONG CHORD OF WHICH BEARS S13°06'55"W 56.52 FT) 60.27 FT., AND S48°26'30"W 6.50 FT.; THENCE LEAVING SAID R/W LINE N49°37'50"W 34.51 FT.; THENCE N59°55'42"W 58.80 FT.; THENCE S34°27'13"W 158.35 FT. TO THE POINT OF BEGINNING, ALL LYING IN THE SW 1/4 OF SEC. 19 T27S R5W WM, DOUGLAS CO., OR. AND CONTAINING 1.391 ACS., MORE OR LESS.

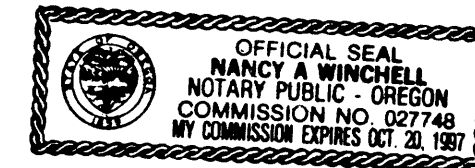
DECLARATION

WE, THOMAS P PELETT AND BARBARA E. PELETT, BEING DULY SWORN, DEPOSE AND SAY THAT WE ARE THE OWNERS OF THE PROPERTY REPRESENTED HEREIN AND THAT WE HAVE CAUSED IT TO BE PARTITIONED AS SHOWN.

Thomas P. Pelett
 THOMAS P. PELETT
Barbara E. Pelett
 BARBARA E. PELETT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF May, 1997.

MY COMMISSION EXPIRES 10/20/97



Nancy A. Winchell
 NOTARY

Bruce R. Rogers
 Exp. 12/31/97

APPROVALS

[Signature] 6-4-97
 COMMUNITY DEVELOPMENT DIRECTOR DATE
 CITY OF ROSEBURG
[Signature] 6-5-97
 PUBLIC WORKS DIRECTOR DATE
 CITY OF ROSEBURG
[Signature] June 23, 1997
 COUNTY SURVEYOR DEPUTY DATE

FILED THIS 24 DAY OF June, 1997. 2:42 pm TIME
 DOYLE SHAVER JR., County Clerk
 COUNTY CLERK

I, HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS, OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID
[Signature] 6-23-97
 DOUGLAS COUNTY TAX COLLECTOR, DEPUTY DATE

STATE OF OREGON 1 SS.
 COUNTY OF DOUGLAS 1
 I, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

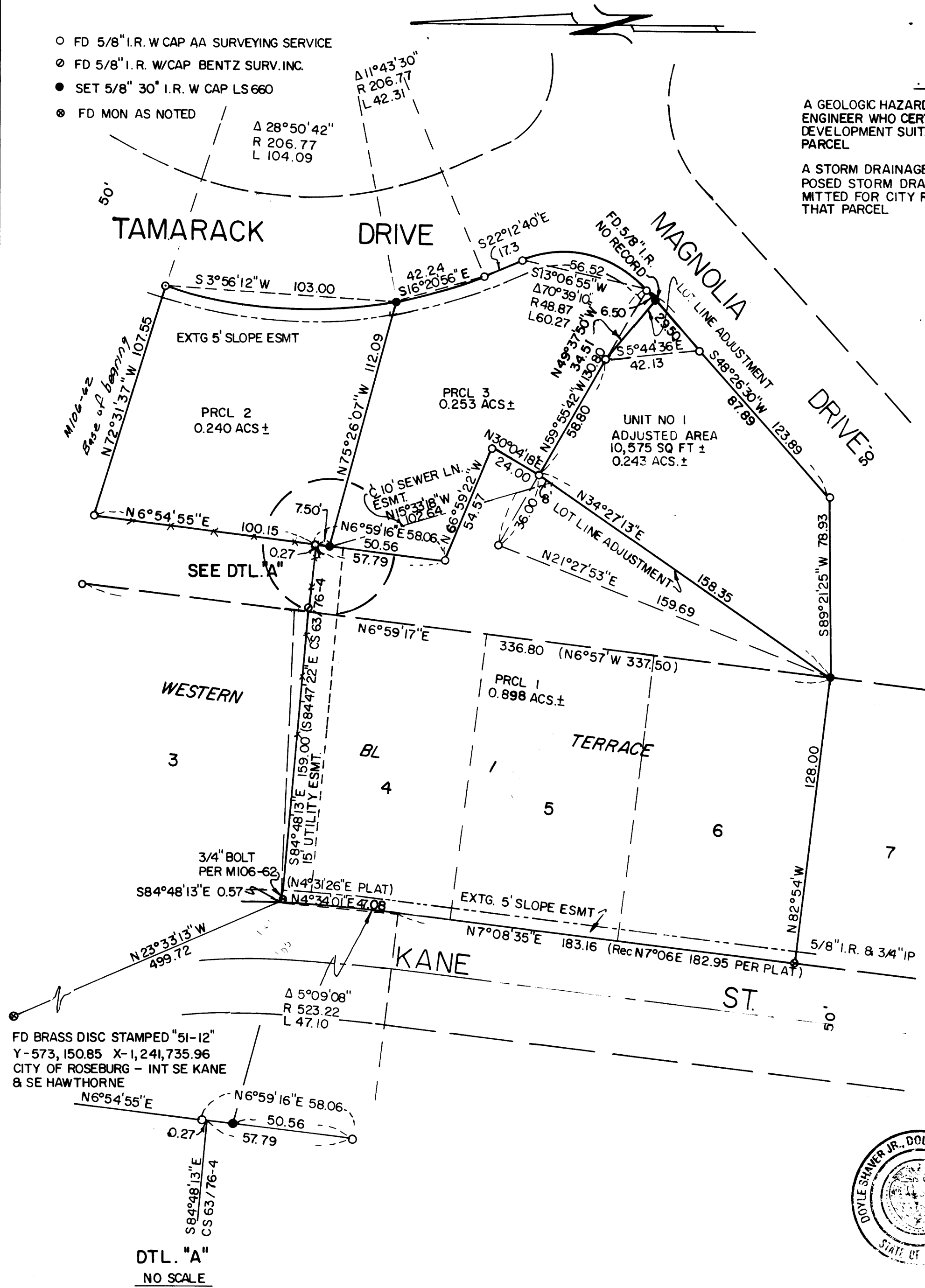
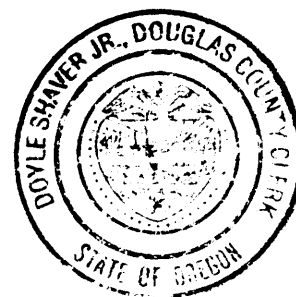
97 JUN 24 PM 12:42

DOYLE SHAVER JR.
 COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]*
 DEPUTY

17-12991 FEE 4P



FD BRASS DISC STAMPED "51-12"
 Y-573, 150.85 X-1,241,735.96
 CITY OF ROSEBURG - INT SE KANE
 & SE HAWTHORNE

DTL. "A"
 NO SCALE

1997 - 0072

2100 - 0072
 1997 - 0072