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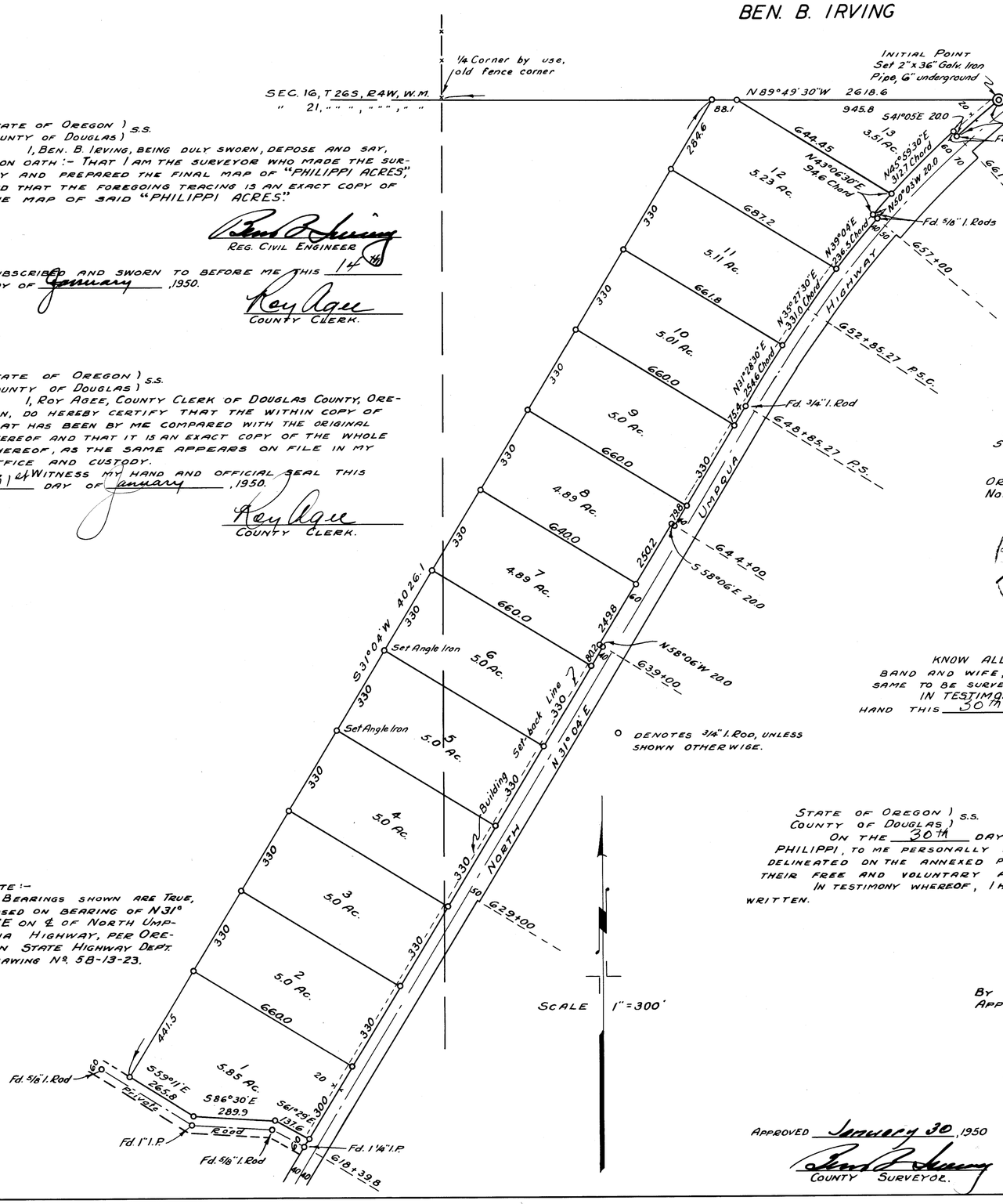
PHILIPPI ACRES

IN SECTION 21, T26S., R4W., W.M.

BEN. B. IRVING REG. CIVIL ENGINEER

ROSEBURG, OREGON



O DENOTES 3/4" I. ROD, UNLESS SHOWN OTHERWISE.

NOTE:-
BEARINGS SHOWN ARE TRUE, BASED ON BEARING OF N31° 04'E ON ℄ OF NORTH UMPQUA HIGHWAY, PER OREGON STATE HIGHWAY DEPT. DRAWING Nº 58-13-23.

STATE OF OREGON) S.S.
COUNTY OF DOUGLAS)

I, BEN. B. IRVING, BEING DULY SWORN, DEPOSE AND SAY, UPON OATH:- THAT I AM THE SURVEYOR WHO MADE THE SURVEY AND PREPARED THE FINAL MAP OF "PHILIPPI ACRES", AND THAT THE FOREGOING TRACING IS AN EXACT COPY OF THE MAP OF SAID "PHILIPPI ACRES."

Ben B. Irving
REG. CIVIL ENGINEER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF January, 1950.

Roy Agee
COUNTY CLERK.

STATE OF OREGON) S.S.
COUNTY OF DOUGLAS)

I, ROY AGEE, COUNTY CLERK OF DOUGLAS COUNTY, OREGON, DO HEREBY CERTIFY THAT THE WITHIN COPY OF PLAT HAS BEEN BY ME COMPARED WITH THE ORIGINAL THEREOF AND THAT IT IS AN EXACT COPY OF THE WHOLE THEREOF, AS THE SAME APPEARS ON FILE IN MY OFFICE AND CUSTODY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF January, 1950.

Roy Agee
COUNTY CLERK.

CERTIFICATE OF SURVEYOR

STATE OF OREGON) S.S.
COUNTY OF DOUGLAS)

I, BEN. B. IRVING, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS DELINEATED ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:- BEGINNING AT A 2"x36" GALV. IRON PIPE, DRIVEN 6" UNDERGROUND, AT THE INTERSECTION OF THE LINE BETWEEN SECTIONS 16, & 21, T26S, R4W, W.M., AND THE WESTERLY RIGHT OF WAY LINE OF THE NORTH UMPQUA HIGHWAY, FROM WHICH THE CORNER TO SECTIONS 15, 16, 21, & 22, T26S, R4W, BEARS S89°49'30"E 624.1 FT.; THENCE N89°49'30"W 945.8 FT., ALONG SAID SECTION LINE, TO A 3/4" I. ROD, AND 88.1 FT. TO A 3/4" I. ROD; THENCE S31°04'W 4026.1 FT. TO A 3/4" I. ROD, IN THE NORTHERLY LINE OF A 60 FT. WIDE PRIVATE ROADWAY; THENCE, FOLLOWING SAID LINE, S59°11'E 265.8 FT. TO A 3/4" I. ROD, AND S86°30'E 289.9 FT. TO A 3/4" I. ROD, AND S61°29'E 137.6 FT. TO A 3/4" I. ROD IN THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE, FOLLOWING SAID WESTERLY RIGHT OF WAY LINE OF HIGHWAY, N31°04'E 2030.2 FT. TO A 3/4" I. ROD, AND N58°06'W 20.0 FT. TO A 3/4" I. ROD, AND N31°04'E 500.0 FT. TO A 3/4" I. ROD, AND S58°06'E 200 FT. TO A 3/4" I. ROD, AND N31°04'E 485.2 FT. TO A 3/4" I. ROD, OPPOSITE ℄ STA. 648+85.27 P.S. OF SAID HIGHWAY; THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, OPPOSITE FROM AND PARALLEL TO A ℄ 400 FT. SPIRAL CURVE AND A 1°45' CURVE TO THE RIGHT, THE CHORDS OF WHICH ARE AS FOLLOWS; N31°28'30"E 254.6 FT. TO A 3/4" I. ROD, N35°27'30"E 331.0 FT. TO A 3/4" I. ROD, AND N39°04'E 236.5 FT. TO A 5/8" I. ROD, OPPOSITE ℄ STA. 657+00; THENCE, AT RIGHT ANGLES TO SAID 1°45' CURVE, N50°03'W 20.0 FT. TO A 5/8" I. ROD; THENCE OPPOSITE FROM AND PARALLEL TO SAID ℄ CURVE, THE CHORDS OF WHICH ARE AS FOLLOWS; N43°06'30"E 94.6 FT. TO A 3/4" I. ROD, AND N45°59'30"E 312.7 FT. TO A 5/8" I. ROD; THENCE, AT RIGHT ANGLES TO SAID ℄ CURVE, S41°05'E 200 FT. TO A 5/8" I. ROD; THENCE, OPPOSITE FROM AND PARALLEL TO SAID ℄ CURVE, A CHORD OF N50°35'E 201.5 FT. TO THE POINT OF BEGINNING, CONTAINING 64.49 ACRES, MORE OR LESS, IN SECTION 21, T26S., R4W., W.M., DOUGLAS COUNTY, OREGON.

Ben B. Irving
BEN. B. IRVING
REG. PROFESSIONAL ENGINEER

OREGON Nº 240
Nov. 8, 1919

REGISTERED PROFESSIONAL ENGINEER OREGON NOV. 8 1919 BEN B. IRVING

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF January, 1950.

Roy Agee
ROY AGEE
COUNTY CLERK.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:- THAT WE, VILAS J. PHILIPPI AND GENEVIEVE PHILIPPI, HUSBAND AND WIFE, OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THE ANNEXED PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "PHILIPPI ACRES", SUBJECT TO SET-BACK LINE AS SHOWN.

IN TESTIMONY WHEREOF, THE SAID VILAS J. PHILIPPI AND GENEVIEVE PHILIPPI HAVE HEREUNTO SET THEIR HAND THIS 30th DAY OF January, 1950.

Vilas J. Philippi
VILAS J. PHILIPPI.

Genevieve Philippi
GENEVIEVE PHILIPPI.

ACKNOWLEDGEMENT

STATE OF OREGON) S.S.
COUNTY OF DOUGLAS)

ON THE 30th DAY OF January, 1950, BEFORE ME APPEARED VILAS J. PHILIPPI AND GENEVIEVE PHILIPPI, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE LAWFUL OWNERS OF THE TRACT OF LAND DELINEATED ON THE ANNEXED PLAT, AND THAT THEY DO HEREBY ACKNOWLEDGE THAT THEY SIGNED THE ACCOMPANYING DEDICATION AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR ABOVE WRITTEN.

Roy Agee
COUNTY CLERK.

BY ORDER OF THE COUNTY COURT
APPROVED Jan. 31, 1950

D. N. Brownbark
COUNTY JUDGE.

L. V. Bickley
COMMISSIONER

APPROVED January 30, 1950

Ben B. Irving
COUNTY SURVEYOR.

APPROVED January 31, 1950

Ned Dixon
COUNTY ASSESSOR

FILED January 31, 1950

Roy Agee
COUNTY CLERK.

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