

SUNRISE VALLEY ESTATES

ADDITION TO THE CITY OF ROSEBURG, OREGON
SITUATED IN SEC. 19 T.27S.R.5W.W.M.

SEPTEMBER 1978

FILED

Nov. 9, 1978

Doris L. Wadsworth
County Clerk

SURVEYOR'S CERTIFICATE

I, GLENN S. BAUGHMAN, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments that land shown on the annexed plat of which the following is a true and correct description: Beginning at the INITIAL POINT, being a 2" X 42" galvanized iron pipe, buried 6" below the ground, from which the Southwest corner of the Stevens D. L. C. No. 40, Township 27 South, Range 5 West W.M. bears N 83°15'44" W 547.98 feet; thence S 50°20' E 175.00 feet to a 5/8" iron rod; thence S 44°10' E 110.00 feet to a 5/8" iron rod; thence S 65°20' E 110.00 feet to a 5/8" iron rod; thence N 89°15' E 120.00 feet to a 5/8" iron rod; thence S 79°15' E 62.00 feet to a 5/8" iron rod; thence S 65°05' E 50.00 feet to a 5/8" iron rod; thence N 34°00' E 70.00 feet to a 5/8" iron rod; thence N 40°40' E 80.00 feet to a 5/8" iron rod; thence N 48°15' E 70.00 feet to a 5/8" iron rod; thence N 8°40' E 40.00 feet to a 5/8" iron rod; thence N 1°45' W 173.00 feet to a 5/8" iron rod; thence N 26°20' E 124.00 feet to a 5/8" iron rod; thence N 35°00' E 72.00 feet to a 5/8" iron rod; thence N 19°00' E 55.00 feet to a 5/8" iron rod; thence S 86°03'19" E 72.08 feet to a 5/8" iron rod; thence N 3°56'41" E 69.70 feet to a 5/8" iron rod; thence S 86°03'19" E 40.00 feet to a 5/8" iron rod; thence N 3°56'41" E 176.96 feet to a 5/8" iron rod; thence N 86°10'26" W 40.00 feet to a 5/8" iron rod; thence N 3°56'41" E 59.53 feet to a 1" iron pipe being the Southeast corner of that certain tract of land described in Recorder's No. 76-16440, Deed Records of Douglas County, Oregon; thence N 85°19'49" W along the South line of said tract of land described in Recorder's No. 76-16440 674.73 feet to a 1" iron bed post; thence leaving said South line S 21°20' W 570.00 feet to a 5/8" iron rod; thence S 3°20' W 157.00 feet to the POINT OF BEGINNING, situated in Section 19, Township 27 South, Range 5 West W.M., containing 13.81 acres, more or less.

Glenn S. Baughman
GLENN S. BAUGHMAN
Registered Professional Land Surveyor

Subscribed and sworn to before me
this 2nd day of October, 1978.

Donald J. Louper
Notary Public for Oregon
My commission expires
January 15, 1981

STATE OF OREGON)
COUNTY OF DOUGLAS) ss

I, Doris Wadsworth, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of the plat has been compared by me 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 9th day of Nov. 1978.

Doris L. Wadsworth
County Clerk

APPROVALS

BY ORDER OF THE CITY PLANNING COMMISSION

Approved Oct. 26 1978

Lois L. Allen
President

Approved October 26 1978

Pete J. Hensler
Secretary

Approved October 26 1978

Adney E. Bowker
City Engineer

BY ORDER OF COUNTY BOARD OF COMMISSIONERS

Approved _____ 197__

Chairman

Approved _____ 197__

Bill Vian
Commissioner

Approved November 9, 1978

John J. Fruth
Commissioner

Approved November 9 1978

Al Brown
County Assessor

Approved Nov 8 1978

James H. Gray
County Health Officer

Approved NOVEMBER 6, 1978

Gary L. Langley, DEPUTY
County Surveyor

STATE OF OREGON)
COUNTY OF DOUGLAS) ss

I, Glenn S. Baughman, being duly sworn, depose and say that I am the surveyor who surveyed the plat of "Sunrise Valley Estates" and that the annexed tracing is an exact copy thereof.

Glenn S. Baughman
Glenn S. Baughman

Subscribed and sworn before me this
9th day of Nov 1978.
Doris L. Wadsworth County Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RONALD E. MOSER AND DONNA L. MOSER AND C. P. WESTWOOD AND SHARON WESTWOOD are the owners of the land shown and described on the annexed plat and that they have caused the same to be surveyed and platted by the name of "SUNRISE VALLEY ESTATES" and that they hereby dedicate to the use of the public forever the streets and easements shown hereon.

Ronald E. Moser
RONALD E. MOSER

C. P. Westwood
C. P. WESTWOOD

Donna L. Moser
DONNA L. MOSER

Sharon Westwood
SHARON WESTWOOD

ACKNOWLEDGMENT

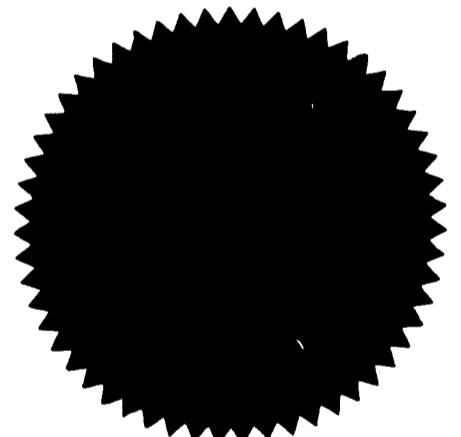
STATE OF OREGON) ss
COUNTY OF)

On the 25th day of Sept., 1978, before me appeared RONALD E. MOSER and DONNA L. MOSER and C. P. WESTWOOD and SHARON WESTWOOD, to me known to the persons described in and who executed the foregoing dedication, who being duly sworn, did say that they executed the same for the purposes set forth therein.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

Peggy A. Koehn
Notary Public State of Oregon

My Commission Expires Nov. 16 1980.



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