

# SKYLINE TERRACE, 1st ADDITION

A Subdivision in the City of Roseburg in the SW1/4 Sec. 19, T 27 S, R 5 W, W. M.

For: Pete Serafin Realty, Inc.

May, 1980

By: Shaner Engineering, Inc.

State of Oregon  
County of Douglas

We, Howard W. Johnstone and Bruce A. Shaner, being duly sworn, depose and say upon oath, that we are the surveyors who made the survey and prepared the final map of "Skyline Terrace, 1st Addition and that the foregoing is an exact copy of the map of Skyline Terrace, 1st Addition.

*Howard W. Johnstone*

*B.A. Shaner*

Howard W. Johnstone

Bruce A. Shaner

Registered Professional Land Surveyor

Registered Professional Land Surveyor

Subscribed and sworn to before me this 23<sup>RD</sup> day of JUNE, 1980

*Clement W. Berlier* My Commission expires MAY 22, 19 81.  
Notary Public, State of Oregon

### Centerline Curve Data

NO.	Δ	Radius	Tangent	Length	Bearing	Distance
1.	25°49'30.6"	143.24	32.83	64.56	N76°30'31.8"E	64.01
2.	3°56'04.0"	384.30	13.20	26.38	N65°33'48.5"E	26.38
3.	9°16'37.0"	409.26	33.20	66.26	N62°53'32.1"E	66.19
4.	59°40'19.3"	107.96	61.92	112.43	N28°25'04.0"E	107.42
5.	15°00'48.2"	143.24	18.87	37.53	N6°05'18.4"E	37.42
6.	29°54'10.9"	143.24	38.25	74.75	N1°21'23.0"W	73.91
7.	28°02'10.9"	206.47	51.55	101.03	N2°17'23.0"W	100.02
8.	64°27'15.2"	143.24	90.29	161.13	N55°09'42.3"E	152.77
9.	16°24'45.4"	143.24	20.65	41.03	N14°43'42.0"E	40.89
10.	22°13'32.3"	143.24	28.13	55.56	N17°38'05.5"E	55.21
11.	72°47'11.8"	139.74	103.00	177.52	N65°08'27.5"E	165.82
12.	59°39'25.1"	190.98	109.50	198.85	N62°46'37.6"W	189.98
13.	35°22'07.0"	175.40	55.92	108.27	N15°16'11.5"W	106.56

### Long Chord

NO.	Δ	Radius	Tangent	Length	Bearing	Distance
1.	25°49'30.6"	143.24	32.83	64.56	N76°30'31.8"E	64.01
2.	3°56'04.0"	384.30	13.20	26.38	N65°33'48.5"E	26.38
3.	9°16'37.0"	409.26	33.20	66.26	N62°53'32.1"E	66.19
4.	59°40'19.3"	107.96	61.92	112.43	N28°25'04.0"E	107.42
5.	15°00'48.2"	143.24	18.87	37.53	N6°05'18.4"E	37.42
6.	29°54'10.9"	143.24	38.25	74.75	N1°21'23.0"W	73.91
7.	28°02'10.9"	206.47	51.55	101.03	N2°17'23.0"W	100.02
8.	64°27'15.2"	143.24	90.29	161.13	N55°09'42.3"E	152.77
9.	16°24'45.4"	143.24	20.65	41.03	N14°43'42.0"E	40.89
10.	22°13'32.3"	143.24	28.13	55.56	N17°38'05.5"E	55.21
11.	72°47'11.8"	139.74	103.00	177.52	N65°08'27.5"E	165.82
12.	59°39'25.1"	190.98	109.50	198.85	N62°46'37.6"W	189.98
13.	35°22'07.0"	175.40	55.92	108.27	N15°16'11.5"W	106.56

### Right of Way Curve Data

Letter	Radius	Bearing	Distance
A	15.00	N22°59'46.3"E	27.05
B	15.00	N45°55'04.5"E	20.65
C	15.00	S44°04'55"E	21.75
D	15.00	N35°16'41.6"E	16.27
E	50.00	S63°23'19.6"E	65.13
F	50.00	S0°23'17"W	65.04
G	50.00	S18°37'35.3"W	66.09
H	50.00	S58°28'20.8"W	30.07

### Long Chord

Letter	Radius	Bearing	Distance
A	15.00	N22°59'46.3"E	27.05
B	15.00	N45°55'04.5"E	20.65
C	15.00	S44°04'55"E	21.75
D	15.00	N35°16'41.6"E	16.27
E	50.00	S63°23'19.6"E	65.13
F	50.00	S0°23'17"W	65.04
G	50.00	S18°37'35.3"W	66.09
H	50.00	S58°28'20.8"W	30.07

Request for vacation has been filed by subdivider. If vacation does not occur, revision of this plat is required affecting Lot 5, Block 3.

Note:  
Restrictions and Covenants pertaining to this Subdivision are to be found in Instrument No. 80-09167, Book of Records, Douglas County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR

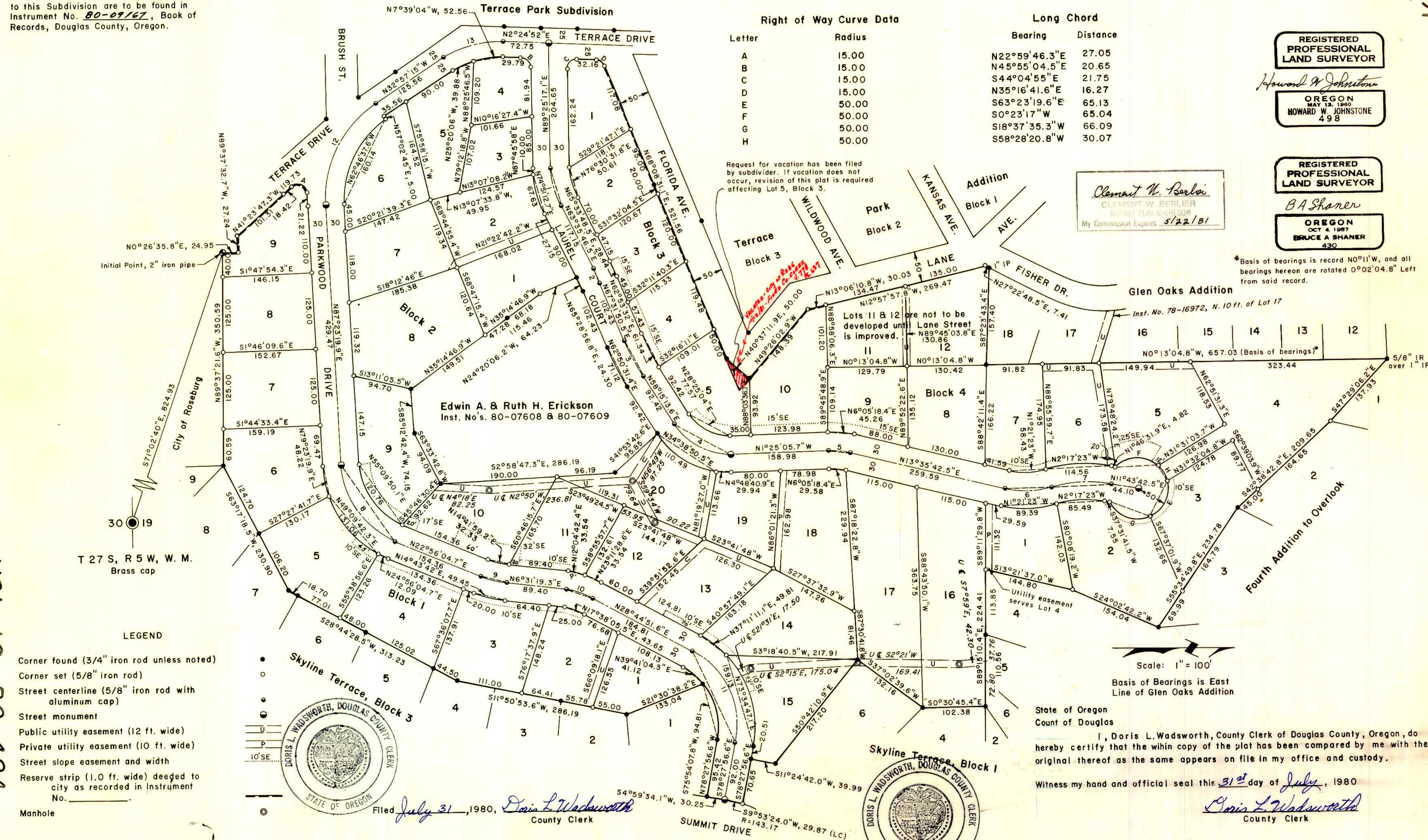
*Howard W. Johnstone*  
OREGON  
MAY 13, 1980  
HOWARD W. JOHNSTONE  
498

REGISTERED PROFESSIONAL LAND SURVEYOR

*B.A. Shaner*  
OREGON  
OCT 4, 1987  
BRUCE A. SHANER  
430

*Clement W. Berlier*  
CLEMMENT W. BERLIER  
NOTARY PUBLIC-OREGON  
My Commission Expires 5/22/81

\*Basis of bearings is record N0°11'W, and all bearings hereon are rotated 0°02'04.8" Left from said record.



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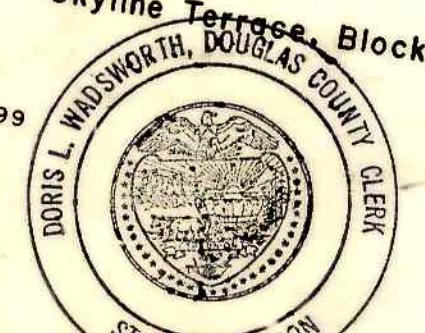
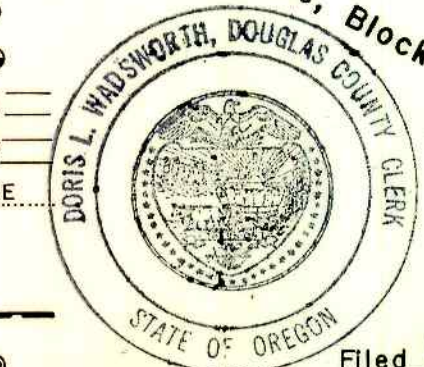
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- LEGEND
- Corner found (3/4" iron rod unless noted)
  - Corner set (5/8" iron rod)
  - Street centerline (5/8" iron rod with aluminum cap)
  - Street monument
  - Public utility easement (12 ft. wide)
  - Private utility easement (10 ft. wide)
  - Street slope easement and width
  - Reserve strip (1.0 ft. wide) deeded to city as recorded in Instrument No. \_\_\_\_\_
  - Manhole

I, Doris L. 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 as the same appears on file in my office and custody.

Witness my hand and official seal this 31<sup>st</sup> day of July, 1980

*Doris L. Wadsworth*  
County Clerk



Filed July 31, 1980, *Doris L. Wadsworth*  
County Clerk

CERTIFICATE OF SURVEYORS

SKYLINE TERRACE, 1<sup>ST</sup> ADDITION

DEDICATION

State of Oregon SS  
County of Douglas

We, Bruce A. Shaner & Howard W. Johnstone, being first duly sworn, depose and say that we 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 the Initial Point, a 2 inch iron pipe, from which the Quarter Section Corner common to Sections 19 & 30, T27S, R5W, W.M. bears S71°02'40"E a distance of 824.93 feet;

Thence along Terrace Drive right of way boundary the following bearings and distances;

N0°26'35.8"E, 24.95 feet; N89°37'32.7"W, 27.24 feet; N41°23'47.3"W, 119.73 feet; N36°56'53.1"W, 195.60 feet; N32°57'15"W, 125.56 feet to the beginning of a 150.40 foot radius curve to the right; thence along said 150.40 foot radius curve a distance of 92.84 feet, the long chord of which bears N15°16'11.5"W a distance of 91.37 feet; thence N2°24'52"E a distance of 152.04 feet to the beginning of a 15.00 foot radius curve to the right;

Thence leaving said Terrace Drive right of way boundary and going along Florida Avenue right of way boundary the following bearings and distances;

Thence along said 15.00 foot radius curve to the right a distance of 17.20 feet, the long chord of which bears N35°16'41.6"E, 16.27 feet; thence N68°08'31.1"E, 521.56 feet to a point on the Lane Avenue right of way boundary;

Thence leaving said Florida Avenue right of way boundary and following the Lane Avenue right of way boundary the following bearings and distances;

N40°37'11.9"E, 50.00 feet; N49°26'02.9"W, 148.39 feet; N13°06'10.8"W, 30.03 feet; N12°57'57.8"W, 269.47 feet;

Thence leaving said Lane Avenue right of way boundary and bearing N27°22'48.5"E, 7.41 feet along Fisher Drive to the Southwest Corner of Lot 18 of Glen Oaks Addition; thence leaving Fisher Drive and bearing S87°23'43.4"E, 157.40 feet, along the South boundary of said Lot 18, to the southeast corner of Lot 18 of the Glen Oaks Addition;

Thence N0°13'04.8"W along the east boundary of said Glen Oaks Addition 657.03 feet to the northeast corner of Lot 12 of said Glen Oaks Addition; thence S47°29'06.2"E along the south boundary of Lot 1 of the 4th Addition to Overlook 137.93 feet to the southeast corner thereof; thence S42°38'42.8"E along the south boundary of Lot 2 of said 4th Addition to Overlook 209.65 feet to the south corner thereof; thence S55°34'49.8"E along the south boundary of Lot 3 of the 4th Addition to Overlook 234.78 feet to the southeast corner thereof; thence S24°02'42.2"W along the west boundary of Lot 4 of said 4th Addition to Overlook 154.04 feet to a 5/8 inch iron rod; thence leaving said west boundary of Lot 4 of the 4th Addition to Overlook and bearing S13°21'37.0"W, 144.80 feet to a 5/8 inch iron rod on the south boundary of said Lot 4; thence S89°15'10.4"E along the south boundary of Lots 4 & 5 & 6 of said 4th Addition to Overlook 224.41 feet to the southeast corner of said Lot 6; thence S0°30'45.4"E along the west boundary of Lot 4, Block 1 of Skyline Terrace, 102.38 feet to the southwest corner of said Lot 4; thence along the boundary of Lot 6 of Block 1, said Skyline Terrace the following bearings and distance;

S37°02'39.6"W, 132.16 feet; S50°42'10.9"E, 217.20 feet; S11°24'42.0"W, 39.99 feet; S78°27'56.6"E, 70.65 feet to a point on the west right of way boundary of Summit Drive;

Thence leaving the boundary of said Lot 6 and going along a 143.17 foot radius curve to the left and along the west right of way boundary of said Summit Drive a distance of 29.90 feet, the long chord of which bears S9°53'24"W, 29.87 feet;

Thence continuing along said west right of way boundary of Summit Drive S4°59'34.1"W, 30.25 feet;

Thence leaving said Summit Drive right of way and following the west boundary of Block 3 of said Skyline Terrace the following bearings and distances;

N78°27'56.6"W, 95.42 feet to the beginning of a 109.74 foot radius curve to the left; thence along said 109.74 foot radius curve to the left 98.05 feet, the long chord of which bears S75°54'07.8"W, 94.81 feet; thence S21°30'38.2"E, 133.04 feet; S11°50'53.6"W, 286.19 feet; S28°44'28.5"W, 313.23 feet; S63°17'18.5"W, 230.90 feet to the northwest corner of Lot 8, said Block 3 of Skyline Terrace;

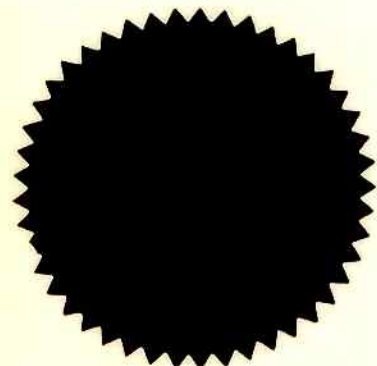
Thence leaving said Skyline Terrace boundary and bearing N89°37'21.6"W, 350.59 feet to the point of beginning, containing 26.9 acres, more or less, and all being situated in the SW 1/4 of Section 19, T27S, R5W, W.M., City of Roseburg, in Douglas County, Oregon.

Except from above description is a 2.0 acre property belonging to Edwin A. & Ruth H. Erickson as described in Instrument No. 80-07608 Book of Records of Douglas County, Oregon, leaving a net acreage in the Subdivision of 24.9 acres, more or less.

Howard W. Johnstone                      BA Shaner  
Howard W. Johnstone                      Bruce A. Shaner  
Registered Professional Land Surveyor      Registered Professional Land Surveyor

Subscribed and sworn to before me this 13<sup>th</sup> day of MAY, 1980

Clement W. Berlier My Commission expires MAY 22, 1981.  
Notary Public, State of Oregon



Know all men by these presents, that Pete Serafin Realty Inc., an Oregon Corporation, owner of the lands represented and described on the annexed plat, has caused the same to be surveyed and platted by the name of SKYLINE TERRACE, 1<sup>ST</sup> ADDITION and hereby dedicates to the use of the public forever, the streets shown thereon, including slope easements for maintenance of said streets, and easements for utilities.

Peter B. Serafin  
Peter B. Serafin, Pres.

Ina V. Serafin  
Ina V. Serafin, Sec.

ACKNOWLEDGEMENT

State of Oregon SS  
County of Douglas

On this 28<sup>th</sup> day of May, 1980, before me appeared Peter B. Serafin and Ina V. Serafin, 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 signed the accompanying dedication as their free and voluntary act and deed. In testimony thereof, I have hereunto set my hand and affixed my official seal.

Guy G. Cooper My Commission expires 10-1, 1981.  
Notary Public, State of Oregon

APPROVALS BY ORDER OF THE CITY OF ROSEBURG PLANNING COMMISSION

Lois L. Allen this 19 day of June, 1980  
Chairman  
Peter D. ... this 19 day of June, 1980  
Secretary  
Adney E. Bowker this 19 day of June, 1980  
City Engineer

APPROVALS OF THE BOARD OF COUNTY COMMISSIONERS

Bell Vian this 29 day of July, 1980      Francis L. Ingram this 24<sup>th</sup> day of JUNE, 1980  
Chairman    County Surveyor  
Paul Mahanani this 30 day of July, 1980      George Marsh this 24 day of July, 1980  
Commissioner    County Assessor  
Dorice Long this 29 day of July, 1980      Elizabeth B. Gray this 28<sup>th</sup> day of July, 1980  
Commissioner    County Health Officer  
Filed July 31, 1980, Doris L. Wadsworth  
County Clerk

State of Oregon  
County of Douglas

We, Howard W. Johnstone and Bruce A. Shaner, being duly sworn, depose and say upon oath, that we are the surveyors who made the survey and prepared the final map of "Skyline Terrace, 1<sup>st</sup> Addition" and that the foregoing is an exact copy of the map of Skyline Terrace, 1<sup>st</sup> Addition.

Howard W. Johnstone                      BA Shaner  
Howard W. Johnstone                      Bruce A. Shaner  
Registered Professional Land Surveyor      Registered Professional Land Surveyor

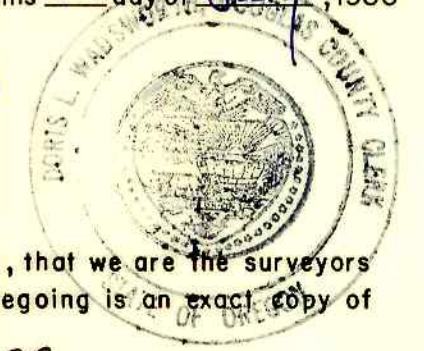
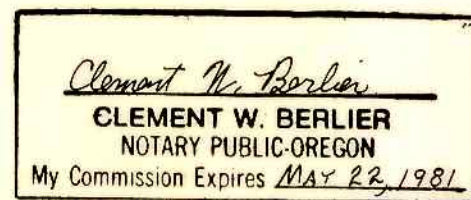
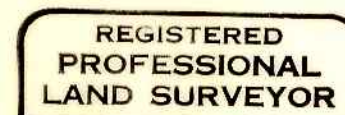
Subscribed and sworn to before me this 23<sup>rd</sup> day of JUNE, 1980

Clement W. Berlier My Commission expires MAY 22, 1981.  
Notary Public, State of Oregon

State of Oregon  
County of Douglas

I, Doris L. 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 as the same appears on file in my office and custody.

Witness my hand and official seal this 31<sup>st</sup> day of July, 1980 Doris L. Wadsworth  
County Clerk



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