

CERTIFICATE OF SURVEYORS

SKYLINE TERRACE, 1ST 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 13th 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, 1ST 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 28th 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 24th day of JUNE, 1980
Chairman County Surveyor
Paul Mahernani this 30 day of July, 1980 George Marsh this 24 day of July, 1980
Commissioner County Assessor
Duane Long this 29 day of July, 1980 Elizabeth B. Gray this 28th 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, 1st Addition" and that the foregoing is an exact copy of the map of Skyline Terrace, 1st Addition.

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

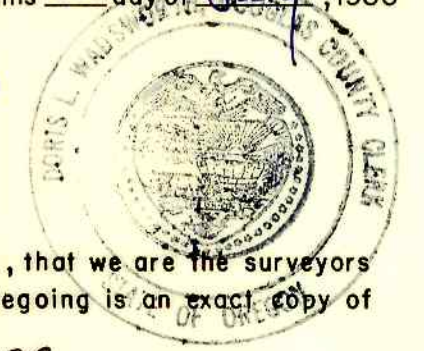
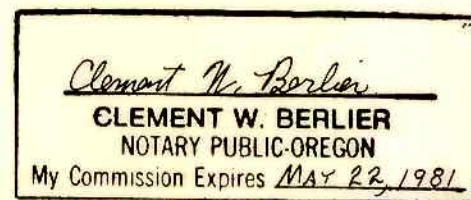
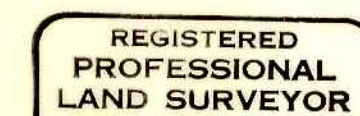
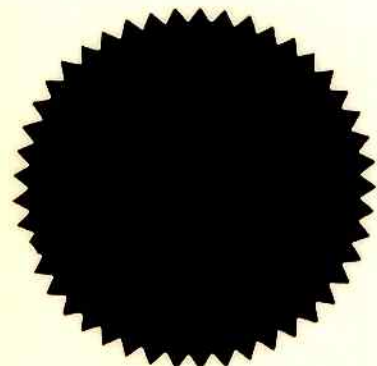
Subscribed and sworn to before me this 23rd day of JUNE, 1980

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 31st day of July, 1980 Doris L. Wadsworth
County Clerk



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