

# BROYHILL PLAZA - PHASE ONE

LYING IN WEST 1/2, SECTION 11, T27S, R6W, W.M.

## CERTIFICATE OF SURVEYOR

I, ROMANSO E. WARE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 80-4334 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" x 3/8" GALVANIZED IRON PIPE IN THE NORTHERLY RIGHT-OF-WAY LINE OF GARDEN VALLEY BOULEVARD FROM WHICH POINT THE WEST 1/4 CORNER OF THE ABOVE SAID SECTION 11 BEARS N77°44'W 1134.78 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND RUNNING N7°10'E 316.09 FEET TO A 5/8" IRON ROD; THENCE N89°58'W 30.00 FEET TO A 5/8" IRON ROD; THENCE N7°10'E 328.48 FEET TO A 5/8" IRON ROD IN THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 77-8813 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID SOUTHERLY LINE S82°13'22"E 503.92 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY LINE AND RUNNING S37°35'W 128.78 FEET TO A 5/8" IRON ROD; THENCE S7°10'W 178.00 FEET TO A 5/8" IRON ROD; THENCE N84°00'W 9.25 FEET TO A 5/8" IRON ROD; THENCE S7°10'W 334.94 FEET TO A 5/8" IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF GARDEN VALLEY BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N84°24'54"W 135.17 FEET TO A 3/4" IRON PIPE AND N84°28'14"W 264.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.17 ACRES OF LAND, MORE OR LESS.

Romanso E. Ware  
ROMANSO E. WARE  
REGISTERED LAND SURVEYOR  
1005

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Romanso E. Ware

OREGON  
NOV 6 1973  
ROMANSO E. WARE  
1005

SUBSCRIBED AND SWORN BEFORE ME THIS 19 DAY OF September, 1980.  
MY COMMISSION EXPIRES ON THE 2 DAY OF March, 1982.

Doris L. Wadsworth  
NOTARY PUBLIC, STATE OF OREGON

STATE OF OREGON )  
COUNTY OF DOUGLAS )ss

I, Romanso E. Ware, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "BROYHILL PLAZA - PHASE I" and that the foregoing tracing is an exact copy of the map thereof.

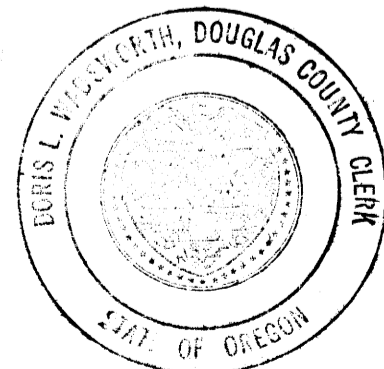
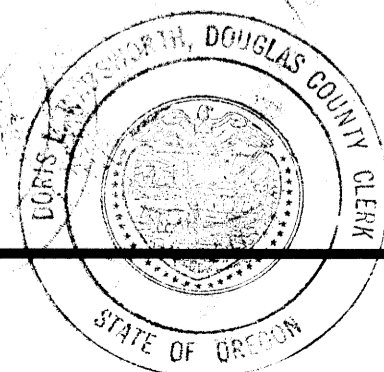
Romanso E. Ware  
Romanso E. Ware, L.S. #1005  
Subscribed and sworn to before me this 7 day of November, 1980  
Doris L. Wadsworth  
County Clerk

STATE OF OREGON )  
COUNTY OF DOUGLAS )ss

I, Doris Wadsworth, 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 seal this 7<sup>th</sup> day of Nov, 1980.  
Doris L. Wadsworth  
County Clerk

FILED Nov. 7, 1980  
Doris L. Wadsworth  
COUNTY CLERK



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE L.H. BROYHILL & ASSOCIATES (L.H. BROYHILL, GENERAL PARTNER), DARLEY E. AND WANDA M. WARE, HUSBAND AND WIFE, AND DUDLEY C. WALTON AS ATTORNEY IN FACT FOR CECIL A. AND ALICE M. HUGH, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN ON THE ANNEXED PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "BROYHILL PLAZA-PHASE I" AND WE DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND PUBLIC UTILITY EASEMENTS SHOWN THEREON.

L.H. BROYHILL & ASSOCIATES  
BY L.H. Broyhill  
L.H. BROYHILL, GENERAL PARTNER  
Darley E. Ware  
DARLEY E. WARE  
Wanda M. Ware  
WANDA M. WARE

Cecil A. Hugh  
CECIL A. HUGH  
BY Dudley C. Walton  
DUDLEY C. WALTON,  
ATTORNEY-IN-FACT  
Alice M. Hugh  
ALICE M. HUGH  
BY Dudley C. Walton  
DUDLEY C. WALTON,  
ATTORNEY-IN-FACT

## ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS )ss.

ON THE 19<sup>th</sup> DAY OF September, 1980, BEFORE ME APPEARED L.H. BROYHILL, REPRESENTING L.H. BROYHILL & ASSOCIATES, DARLEY E. AND WANDA M. WARE, HUSBAND AND WIFE, AND DUDLEY C. WALTON AS ATTORNEY-IN-FACT FOR CECIL A. AND ALICE M. HUGH, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN, AND BEING DULY SWORN, DID SAY THAT THEY ARE THE LAWFUL OWNERS OF THE TRACT OF LAND SHOWN 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.

Muriel N. Thomsson  
NOTARY PUBLIC, STATE OF OREGON

MY COMMISSION EXPIRES ON THE 18<sup>th</sup> DAY OF July, 1982.

## APPROVALS

BY ORDER OF PLANNING COMMISSION OF THE CITY OF ROSEBURG:

PRESIDENT Joni L. Allen 10-30-80  
SECRETARY [Signature] 10-30-80  
PUBLIC WORKS DEPT. [Signature] 10-30-80

BY ORDER OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS:

CHAIRMAN Bill Vian 11-5-80  
COMMISSIONER ABSENT  
COMMISSIONER [Signature] 11/5/80  
COUNTY ASSESSOR [Signature] 11-5-80  
COUNTY SURVEYOR [Signature] 11-4-80  
COUNTY HEALTH DIRECTOR [Signature] 11-7-80

BHW ENGINEERING & SURVEYING, INC.  
1205 S.E. COURT  
ROSEBURG, OREGON 97470

County of Douglas  
 I, Romanso E. Ware, being duly sworn, depose and say that I am the surveyor who made the survey and prepared this plat of BROYHILL PLAZA - PHASE I and that the foregoing tracing is an exact copy of the map therefor.

# BROYHILL PLAZA - PHASE ONE

LYING IN WEST 1/2, SECTION 11, T27S, R6W, W.M.  
 ZONED C-3

Romanso E. Ware  
 Romanso E. Ware, L.S. #1005  
 Subscribed and sworn to before me this 7 day of November, 1980

Doris L. Wadsworth  
 County Clerk

SCALE: 1" = 50'  
 SEPTEMBER 1980

DEVELOPER: L.H. BROYHILL  
 SURVEYOR: BHW ENGINEERING & SURVEYING, INC.  
 1205 S.E. COURT - ROSEBURG, ORE.

**LEGEND:**

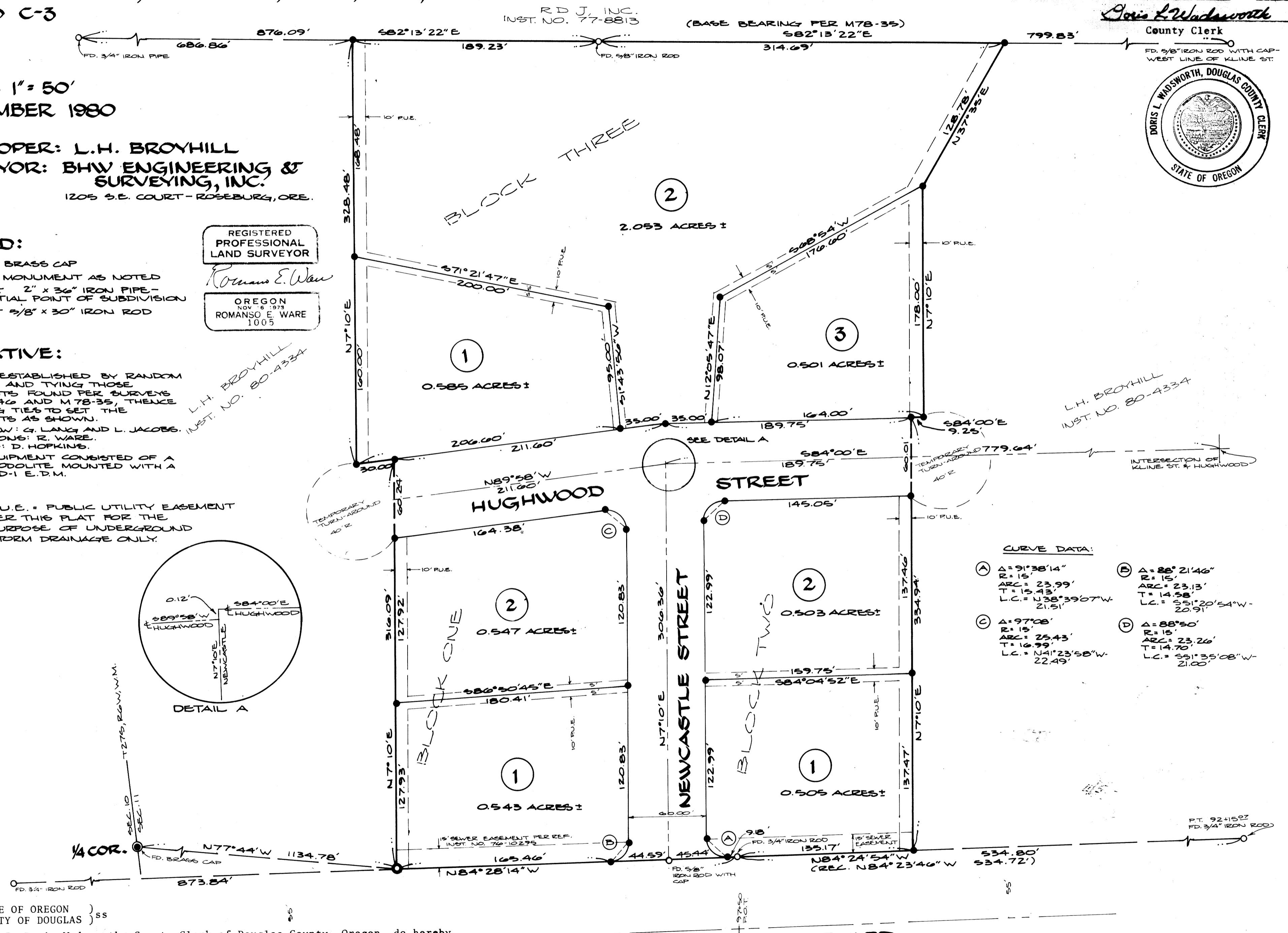
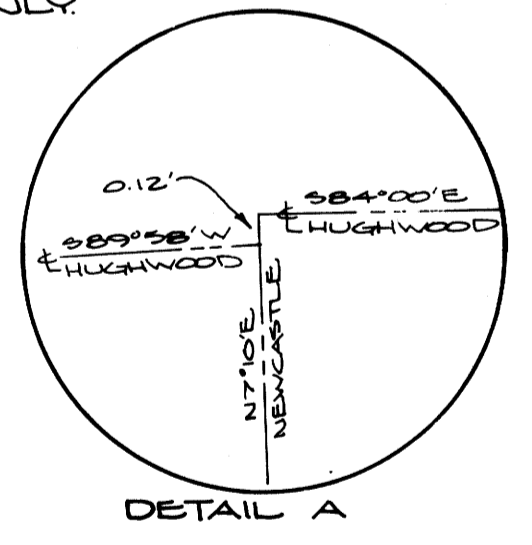
- ⊙ - FD. BRASS CAP
- - FD. MONUMENT AS NOTED
- - SET 2" x 3/4" IRON PIPE - INITIAL POINT OF SUBDIVISION
- - SET 5/8" x 30" IRON ROD

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Romanso E. Ware  
 OREGON NOV 8 1973  
 ROMANSO E. WARE 1005

**NARRATIVE:**

CONTROL ESTABLISHED BY RANDOM TRAVERSE AND TYING TO THOSE MONUMENTS FOUND PER SURVEYS C.S. 55/346 AND M 78-35, THENCE COMPUTING TIES TO SET THE MONUMENTS AS SHOWN.  
 FIELD CREW: G. LANG AND L. JACOBS.  
 COMPUTATIONS: R. WARE.  
 DRAFTING: D. HOPKINS.  
 FIELD EQUIPMENT CONSISTED OF A WILD THEODOLITE MOUNTED WITH A LEITZ RED-1 E.D.M.

NOTE: P.U.E. = PUBLIC UTILITY EASEMENT PER THIS PLAT FOR THE PURPOSE OF UNDERGROUND STORM DRAINAGE ONLY.



**CURVE DATA:**

Ⓐ Δ = 91°38'14" R = 15' ARC = 23.99' T = 15.43' L.C. = N38°39'07"W 21.51'	Ⓑ Δ = 88°21'46" R = 15' ARC = 23.13' T = 14.58' L.C. = S51°20'54"W 20.91'
Ⓒ Δ = 97°08' R = 15' ARC = 25.43' T = 16.99' L.C. = N41°23'58"W 22.49'	Ⓓ Δ = 88°50' R = 15' ARC = 23.26' T = 14.70' L.C. = S51°35'08"W 21.00'

STATE OF OREGON }  
 COUNTY OF DOUGLAS } ss

I, Doris Wadsworth, 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 seal this 7th day of Nov., 1980.

Doris L. Wadsworth  
 County Clerk

GARDEN VALLEY BOULEVARD

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