

# Ponderosa Terrace

## Phase I

In Lots 117, 149, & 150, Tract 1, Plat 1,  
Roseburg Orchard Co., Sections 6 & 7,  
T27S, R5W, W.M.  
By BHW Eng. & Surveying, Inc.  
Scale: 1"=50'      October 1980

### Certificate of Surveyor

State of Oregon ) ss  
County of Douglas )  
I Romanso E. Ware, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands shown on the annexed plat of which the following is a true and correct description.  
A parcel of land lying in Sections 6, & 7, Township 27 South, Range 5 West, Willamette Meridian and being more particularly described as follows:  
Beginning at the Initial Point, a 2" iron pipe, set at the southwest corner of Lot 150, "Roseburg Orchard Company, Tract 1, Plat 1," as recorded in Volume 4, Page 60, in the Plat Records of Douglas County, Oregon, from which point the southwest corner of the above said Section 6 bears N0°19'30"E 747.22 feet and S 80°24'25"W 2077.06 feet; thence along the east line of said Lot 151 N0°19'30"E 531.97 feet to the centerline of Newton Creek, said centerline also being the southerly line of "Newton Creek Terrace" as recorded in the Plat Records of Douglas County, Oregon; thence along said southerly line as follows: N69°31'48"E 88.85 feet, S28°13'54"E 52.26 feet, N 84°32'E 185.45 feet, N32°47'17"E 58.80 feet, N55°30'41"E 96.25 feet, S89°33'43"E 79.78 feet, and S81°56'39"E 76.72 feet; thence leaving said southerly line and running along the east line of Lot 7, "Newton Creek Terrace" N1°21'20"E 123.41 feet to the southeasterly line of Newton Creek Road; thence along said southeasterly line as follows: along the arc of a 326.48 foot radius curve to the left (the long chord of which bears N65°02'33"E 108.63 feet) 109.14 feet, N 34°33'10"W 5.00 feet, and N55°26'50"E 125.54 feet; thence leaving said southeasterly line and running along the easterly line of Lot 117 of said Tract 1, Plat 1, Roseburg Orchards Company, S 34°35'12"E 365.44 feet; thence leaving said easterly line and running S55°24'48"W 145.00 feet; thence S34°35'12"E 89.50 feet; thence S69°33'55"W 157.01 feet; thence S86°43'12"W 200.63 feet; thence West 74.84 feet; thence S0°55'W 45.00 feet; thence S72°24'40"W 78.35 feet; thence S74°28'40"W 77.96 feet; thence S88°14'W 150.10 feet; thence S0°19'30"W 104.06 feet; thence S89°52'38"W 29.01 feet; thence S0°19'30"W 150.00 feet to the southerly line of the above said Lot 150; thence along said southerly line S89°52'38"W 150.00 feet to the point of beginning and containing 8.13 acres of land, more or less.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOV. 18, 1873 ROMANSO E. WARE 1005

Romanso E. Ware  
Registered Land Surveyor

Subscribed and sworn to me this 5th day of May 1978.

Filed 12-22, 1980

David L. Wedswarth  
County Clerk

### Dedication

Know all men by these presents: that I, Lauren Young, trustee, owner of the lands represented and described on the annexed plat, have caused the same to be surveyed and platted by the name of "Ponderosa Terrace" and I hereby dedicate to the use of the public forever the streets shown thereon.  
In testimony whereof, the said Lauren Young, trustee, set his hand this 5th day of May 1978.

Lauren Young Trustee  
Lauren Young

### Acknowledgement

State of Oregon ) ss  
County of Douglas )  
On the 5th day of May 1978, before me appeared Lauren Young, trustee, to me personally known, and being duly sworn, did say he is the lawful owner of the tract of land shown on the annexed plat and that he does hereby acknowledge that he signed the accompanying dedication as his 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.

Jesse L. Cheske deputy  
County Clerk

### Approvals

By order of the County Planning Commission  
Approved 31 Oct. 1980

Joey Morgan  
President

Edward J. Vind  
Secretary vice chair

Approved 12-11-1980

Henry Marsh  
County Assessor

By order of the County Court  
Approved DEC. 13 1980

Bill Vian  
Commissioner

Paul Mahinson  
Commissioner

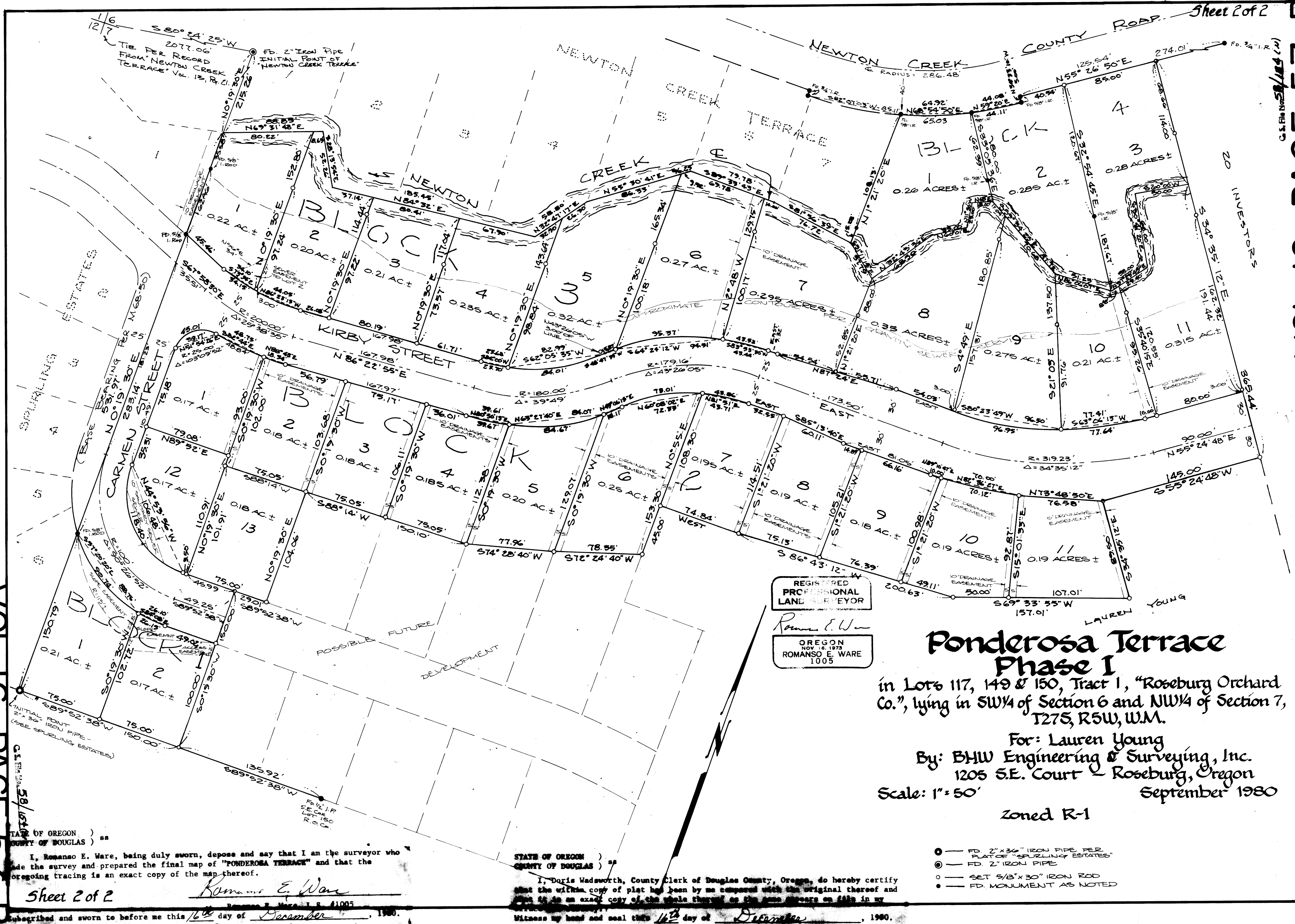
Approved DEC. 2 1980

Francis L. Ingram  
County Surveyor

Approved 12-12-1980

Elizabeth B. Harty  
County Health Officer

I, David L. Wedswarth, County Clerk, do hereby certify that the attached copy of the plat is a true and correct copy of the original plat and that it is an exact copy of the plat shown on the map shown on file in my office and custody.  
Witness my hand and seal this 12th day of December 1980.  
David L. Wedswarth  
County Clerk



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Romo E. Ware  
OREGON  
NOV. 18, 1973  
ROMANSO E. WARE  
1005

### Ponderosa Terrace Phase I

in Lots 117, 149 & 150, Tract 1, "Roseburg Orchard Co.", lying in SW¼ of Section 6 and NW¼ of Section 7, T27S, R5W, W.M.

For: Lauren Young  
By: BHW Engineering & Surveying, Inc.  
1205 S.E. Court - Roseburg, Oregon  
Scale: 1" = 50' September 1980

Zoned R-1

- — FD. 2" x 36" IRON PIPE PER PLAT OF "SPURLING ESTATES"
- — FD. 2" IRON PIPE
- — SET 5/8" x 30" IRON ROD
- — FD. MONUMENT AS NOTED

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss

I, Romo E. Ware, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "PONDEROSA TERRACE" and that the foregoing tracing is an exact copy of the map thereof.

Sheet 2 of 2

Romo E. Ware  
Romano E. Ware, L.S. #1005

Subscribed and sworn to before me this 16th day of December, 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.

Witness my hand and seal this 16th day of December, 1980.

Doris L. Wadsworth  
County Clerk