

GARDEN TERRACE SUBDIVISION - PHASE 1

LOCATED IN THE SW 1/4 OF SEC. 11, T. 27 S., R. 6 W. W.M.
CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON
MAY, 1984
SCALE 1" = 50'

CERTIFICATE OF SURVEYOR

State of Oregon)
County of Douglas) ss

I, Glenn S. Baughman, being first duly sworn, depose and say that I correctly surveyed and marked with proper monuments the lands shown on the annexed plat of which the following is a true and correct description:

Beginning at the INITIAL POINT, being marked by a 2" x 36" galvanized iron pipe buried 6 inches below the ground, from which the standard street monument in the center of Sunberry Drive 389.54 feet West of Troost Street, located in Section 11, T. 27 S., R. 6 W., W. M., bears S. 0°55'08" E. 61.00 feet; thence N. 89°30'00" E., 300.45 feet to a 5/8 inch iron rod; thence N. 0°30' W., 208.39 feet to a 5/8 inch iron rod on the Southerly property line of that property contained in Instrument No. 83-1557; thence along said property line, N. 89°30' E., 89.50 feet to a 1/2 inch iron rod on the Westerly right-of-way line of Troost Street; thence along said right-of-way line, S. 0°30' E., 269.39 feet to a 5/8 inch iron rod on the Northerly right-of-way line of Sunberry Drive; thence along the right-of-way line of said Sunberry Drive, S. 89°30' W., 389.50 feet to a 5/8 inch iron rod on the East property line of THE PEOPLES CHOICE SUBDIVISION; thence along said East line of THE PEOPLES CHOICE SUBDIVISION, N. 0°55'08" W., 61.00 feet to the point of beginning. Situated in the Southwest one-quarter of Section 11, T. 27 S., R. 6 W., W. M. and contains 0.97 acres, more or less.

APPROVALS

NARRATIVE

By Order of the City of Roseburg subject to Conditions as recorded in Instrument No. 85-934 Book 904 PAGES 218-222

Richard Williams 1-29-85
Planning Commission Chairman Date

[Signature] 1-24-85
Planning Commission Secretary Date

Adney E. Bowler 1-24-85
City Engineer Date

By Order of the Board of County Commissioners
Doug Robertson 3-25-85
Chairman Date

Bill Vian 3-25-85
Commissioner Date

Bruce Long 3-25-85
Commissioner Date

Approved Larry E. Moore DEPUTY 3-8-85
County Surveyor Date

Approved George Mash 3-27-85
County Assessor Date

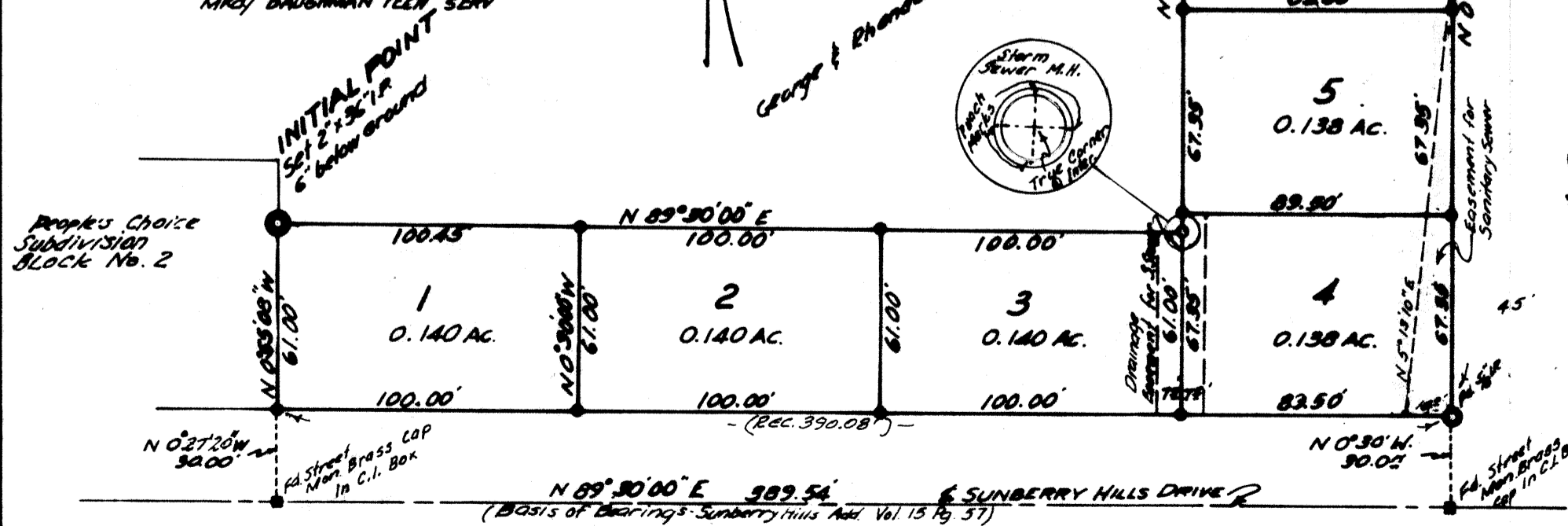
Approved Thos. A. Kelly, MD 3-27-85
County Health Officer Date

FILED
April 3, 1985.

Doris L. Wadsworth
COUNTY CLERK by Maryl Deal, Deputy

LEGEND

- - Rd. Mon. as Noted
- - Rd. Street Mon.
- - Set 1/2" x 30" IR. w/ SURV. CAP. MICKI BAUGHMAN TECH. SERV.
- - Set 1/2" x 24" IR. w/ SURV. CAP. MICKI BAUGHMAN TECH. SERV.



This survey was performed to subdivide and plat seven lots out of Parcel No. 3 of the Minor Land Partition as it is recorded in M93-5, Douglas County Surveyor's Records. The basis of bearings and legal tie was based on the plat of "SUNBERRY HILLS ADDITION", as recorded in Volume 15, Page 57, Douglas County Plat Records. The perimeter of the survey was based on existing monuments as shown on M93-5. Some of the monuments were destroyed on the West boundary in the course of construction cleanup and we replaced these from street monuments and platted calls. The field work was carried on by K. DeGroot and L. Baughman, using a TM 20-C Lietz Theodolite and Beetle 1000 EDM. Office work and calculations were performed by G. Baughman.

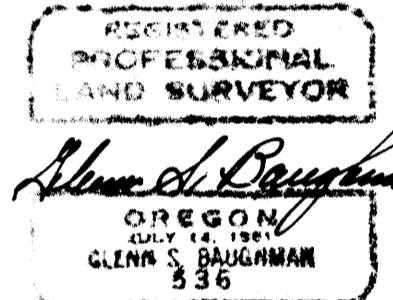
NOTE: The City of Roseburg accepts no responsibility or liability for the potential consequences of unknown fill materials which are known to have been placed on the subject property. Structures, slabs, and other improvements should be designed with foundations able to compensate for potential differential settlement and unpredictable soil conditions. Reference is made to the findings of the Planning Commission decision dated Oct. 22, 1984 and January 2, 1985, and to the Applicants Correspondence dated June 16, 1983.

STATE OF OREGON) ss
COUNTY OF DOUGLAS)
I, Glenn S. Baughman, being duly sworn depose and say that I am the surveyor who surveyed the plat of "Garden Terrace Phase I" and that the annexed tracing is an exact copy of the final plat thereof.
Glenn S. Baughman
Subscribed and sworn before me this 8 day of March 1985

Linda Marie Smith
LINDA MARIE SMITH
NOTARY PUBLIC - OREGON
My Commission Expires 5/1/86

STATE OF OREGON) ss
COUNTY OF DOUGLAS)
I, Doris L. Wadsworth, County Clerk of Douglas County, Ore. do hereby certify that the within copy of the plat of "Garden Terrace Phase I" 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 3rd day of April 1985.

Glenn S. Baughman
Registered Professional Land Surveyor



Subscribed and sworn to before me, this 19th day of September 1984.

Jean Drella
Notary Public of Oregon
My Commission Expires 4-12-85

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT GEORGE W. AND RHONDA G. GIBBY the owners of the land shown and described on the annexed plat and that they have caused the same to be surveyed and to be platted by the name of "GARDEN TERRACE SUBDIVISION - PHASE 1"

George W. Gibby
GEORGE W. GIBBY

Rhonda G. Gibby
RHONDA G. GIBBY

Myrtle B. Miller
MYRTLE B. MILLER

ACKNOWLEDGMENT:

STATE OF OREGON) ss
COUNTY OF DOUGLAS)

On the 4th day of October, 1984, before me appeared GEORGE W. and RHONDA G. GIBBY to me known to be the persons described in and who executed the foregoing dedication, who being duly sworn, did say that they executed the same for the purpose set forth herein.

Betsy Lynn Allen
Notary Public, State of Oregon
My Commission expires 9/4/ 1988