

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS

I, Donald A. Bentz, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "CHAR ESTATES SUBDIVISION" and that the foregoing tracing is an exact copy of the map thereof.

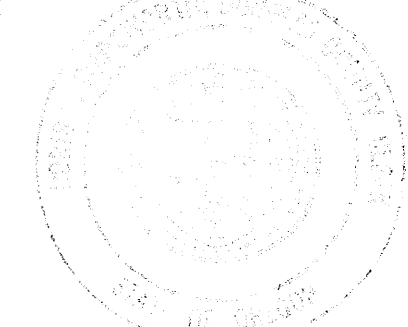
Donald A. Bentz #839  
Subscribed and sworn to before me this 30<sup>th</sup> day of  
October, 1985.

Doris L. Wadsworth  
County Clerk by Mary J. Seal, Deputy

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS

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 31<sup>st</sup> day of Oct 1985.

Doris L. Wadsworth by Mary J. Seal  
County Clerk



FILED Oct 31 1985

Doris L. Wadsworth by  
COUNTY CLERK Mary J. Seal  
Howard Burdette

**NARRATIVE:**

THE PERIMETER OF THIS PROPERTY HAS BEEN PREVIOUSLY SURVEYED AND MONUMENTED AS SHOWN IN VOL. 16, PG. 55 PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

THE SOUTHEAST CORNER OF LOT 1, BLOCK 2 WAS MISSING AND WE REPLACED IT BY PROJECTING IT 1.84 FEET FROM THE FOUND ROD SHOWN.

NOTE: THE BEARING ALONG THE EAST LINE OF LOT 1, BLOCK 2 MATCHES WELL WITH THE BEARING ALONG THE EAST LINE OF LOT 1, BLK. 1.

ALL OTHER MONUMENTS WERE PLACED ON THE PERIMETER AND ALSO ON CHAR ST. R/W AT THE DIMENSIONS SHOWN.

THE MONUMENTS SET FOR CHAR ST. R/W RETURN AND FOR THE FUTURE ARTERIAL COUNTY ROAD WERE SET AS RECOMMENDED BY THE DOUGLAS COUNTY ROAD DEPARTMENT.

FIELD CREW: JIM ARTMAN, LES KRIES

EQUIPMENT USED: WILD T1 AND RED 1 DISTANCE METER

DRAFTING: JERRY HUGGINS, DON STULL

**CORPORATE DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT BURDETTE HOMES, INC., AN OREGON CORPORATION, THE OWNER OF THE LAND SHOWN ON THE ANNEXED PLAT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "CHAR ESTATES SUBDIVISION" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER CHAR STREET AND ALL EASEMENTS SHOWN THEREON.

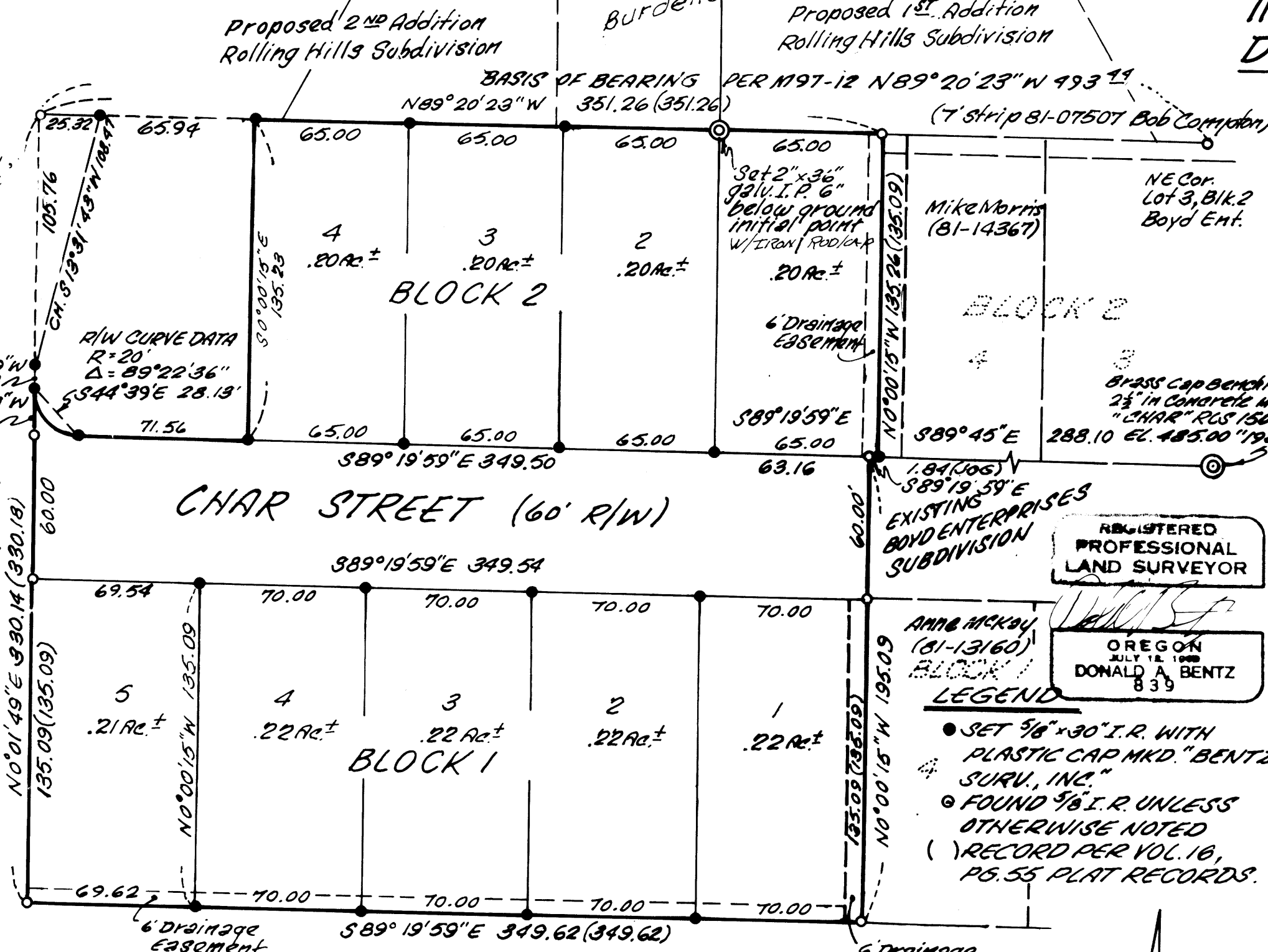
BY: Howard Burdette  
HOWARD BURDETTE, PRESIDENT

BY: Ruth L. Burdette  
RUTH L. BURDETTE, SECRETARY

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS

ZONING: R-1  
SEWER: GREEN SANITARY DIST.  
WATER: ROBERTS CREEK WATER DISTRICT



Greg L. Gorthy  
Inst. No. 85-3344

PROTECTIVE COVENANTS: VOL. 925, Pg. 726

**ACKNOWLEDGEMENT (CONT'D)**

ON THIS 11<sup>th</sup> DAY OF OCTOBER, 1985, BEFORE ME APPEARED HOWARD BURDETTE AND RUTH L. BURDETTE, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF BURDETTE HOMES, INC. AND THAT IT IS THE LAWFUL OWNER OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT, AND HAS AFFIXED THE CORPORATE SEAL OF SAID CORPORATION BY AUTHORITY OF ITS BOARD AND ACKNOWLEDGED SAID INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR ABOVE WRITTEN.

APPROVALS  
BY ORDER OF DOUGLAS COUNTY COMMISSIONERS

Chairman: Doug Robertson 10-25-85  
Commissioner: Bill Vian 10-25-85  
Commissioner: Keith L. Cubic 10/11/85  
Planning Dir: [Signature] [Date]

Judy Lynne Kelley  
NOTARY PUBLIC STATE OF OREGON  
MY COMMISSION EXPIRES 4-18-89

Francis L. Ingram 10-21-85  
COUNTY SURVEYOR DATE

County Assessor: [Signature] 10-24-85  
COUNTY ASSESSOR DATE

Sharon A. Thall MD 10-30-85  
COUNTY HEALTH OFFICIAL DATE

**CHAR ESTATES SUBDIVISION**  
IN NE 1/4 SECTION 10, T28S, R6W, W.M.,  
DOUGLAS COUNTY, OREGON

OWNER: BURDETTE HOMES, INC.  
325 S.E. TERRACE DRIVE  
ROSEBURG, OREGON 97470

DEVELOPER: HOWARD & RUTH L. BURDETTE  
325 S.E. TERRACE DRIVE  
ROSEBURG, OREGON 97470

SURVEYOR: DONALD A. BENTZ  
P.O. BOX 901, WINCHESTER, OR. 97495

**CERTIFICATE OF SURVEYOR**

I, DONALD A. BENTZ, 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 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID PARCEL BEING A PORTION OF LOT 18, PLAT "H" ROSEBURG HOME ORCHARD TRACT AS RECORDED IN VOLUME 3, PAGE 21 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE FULLY DESCRIBED AS:

BEGINNING AT A 2" x 36" GALVANIZED IRON PIPE ON THE NORTH LINE OF LOT 18, PLAT "H" ROSEBURG HOME ORCHARD TRACTS, SAID POINT BEARS NORTH 89° 20' 23" WEST 207.18 FEET FROM THE NORTHEAST CORNER OF LOT 3, BLOCK 2 BOYD ENTERPRISES' SUBDIVISION AS RECORDED IN VOLUME 16, PAGE 55, PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID LOT 18, NORTH 89° 20' 23" WEST 195.00 FEET TO A 3/8" IRON ROD/PLASTIC CAP; THENCE SOUTH 0° 00' 15" EAST 135.29 FEET TO A 3/8" IRON ROD/CAP ON THE NORTHERLY RIGHT-OF-WAY OF CHAR STREET; THENCE ALONG SAID RIGHT-OF-WAY NORTH 89° 19' 59" WEST 71.56 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 44° 39' WEST 28.13 FEET) 31.20 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP; THENCE SOUTH 0° 01' 49" WEST 214.87 FEET TO A 3/8" IRON ROD AT THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT #85-3344 DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID INSTRUMENT #85-3344 SOUTH 89° 19' 59" EAST 349.62 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST OF THE EXISTING BOYD ENTERPRISES' SUBDIVISION; THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING: NORTH 00° 00' 15" WEST 195.09 FEET TO A 5/8" IRON ROD, SOUTH 89° 19' 59" EAST 1.84 FEET TO A 3/8" IRON ROD/PLASTIC CAP, AND NORTH 00° 00' 15" WEST 135.26 FEET TO A 5/8" IRON ROD BEING THE NORTHWEST CORNER OF BOYD ENTERPRISES' SUBDIVISION; THENCE ALONG THE NORTH LINE OF LOT 18, ROSEBURG HOME ORCHARD TRACTS PLAT "H" NORTH 89° 20' 23" WEST 65.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.37 ACRES MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 12, 1988  
DONALD A. BENTZ  
839

SCALE: 1"=50'  
DATE: 9/1/85

VOL. 17 PAGE 1

VOL. 17 PAGE 1

COUNTY SURVEYOR FILE DATA

NOTARY PUBLIC OREGON  
Commission Expires 7-12-89