

GARDEN TERRACE SUBDIVISION PHASE II

IN THE S. E. 1/4, SEC. 10 & S.W. 1/4, SEC. 11, T 27 S, R 6 W, W. M.
DOUGLAS COUNTY, OREGON
JANUARY, 1987

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
1	20.00	090°00'00"	31.42	20.00	N 45°55'08" W	28.28
2	20.00	090°00'00"	31.42	20.00	N 44°04'52" E	28.28
3	20.00	048°33'56"	16.95	9.02	S 66°38'10" E	16.45
4	48.00	038°13'33"	32.02	16.63	S 61°27'59" E	31.43
5	48.00	060°19'45"	50.54	27.90	N 69°15'22" E	48.24
6	48.00	045°21'45"	38.00	20.06	N 16°24'37" E	37.02
7	48.00	042°45'50"	35.83	18.79	N 27°39'11" W	35.00
8	48.00	090°26'58"	75.77	48.38	S 85°44'25" W	68.15
9	20.00	048°33'55"	16.95	9.02	S 64°47'54" W	16.45

STATE OF OREGON)
 SS
COUNTY OF DOUGLAS)

I, HERMAN A. PIESKE, being duly sworn, depose and say that I am the surveyor who surveyed the plat of GARDEN TERRACE SUBDIVISION PHASE II and that the annexed tracing is an exact copy of the final plat thereof.

Herman A. Pieske
Herman A. Pieske

Subscribed and sworn before me this
5 day of February, 1987.

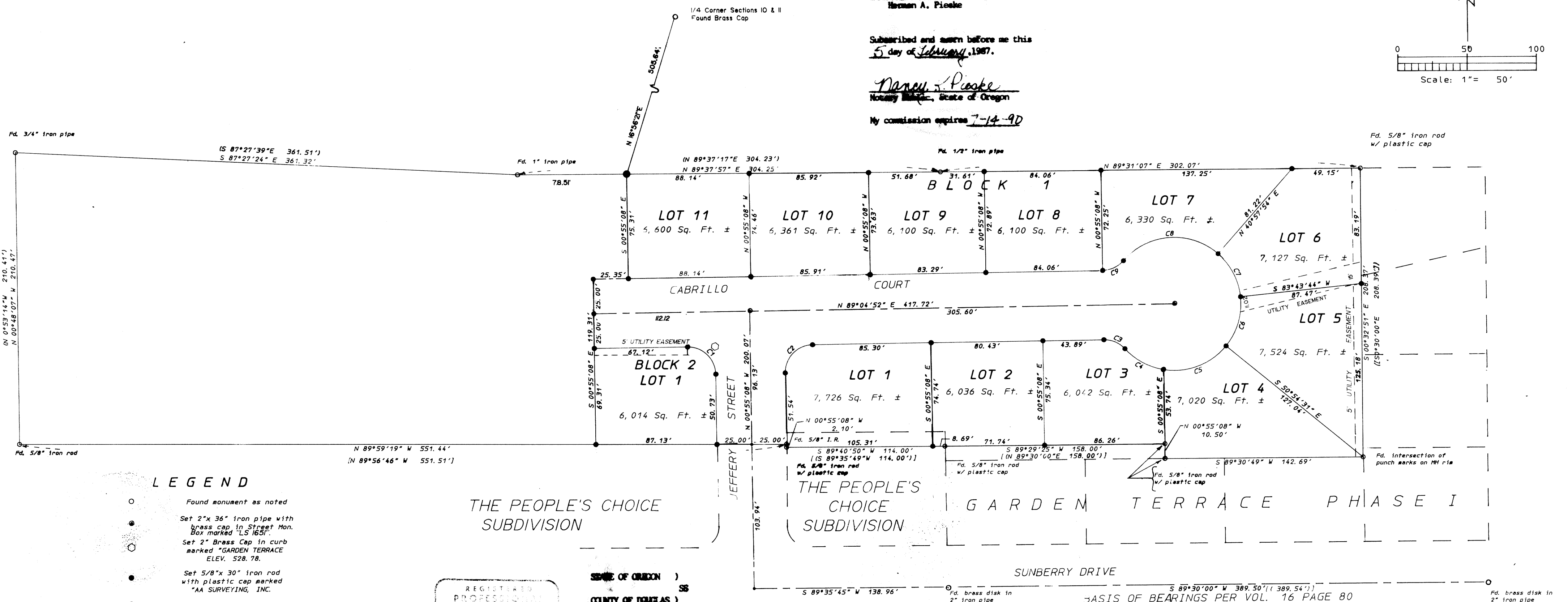
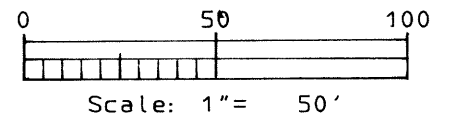
Nancy L. Pieske
Notary Public, State of Oregon

My commission expires 7-14-90

NARRATIVE

PURPOSE: To Subdivide the lands shown on the annexed plat into twelve lots.

Procedure: The Basis of Bearings was based on the centerline of Sunberry Drive, as recorded on the plat of "Garden Terrace Subdivision-Phase I". The perimeter of the survey was based on found monuments per M93-5, M100-10, and Garden Terrace Subdivision Phase I.



LEGEND

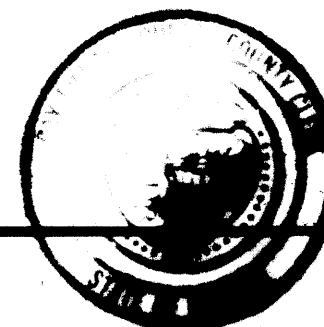
- Found monument as noted
- Set 2"x 36" iron pipe with brass cap in Street Mon. Box marked "LS 165"
- Set 2" Brass Cap in curb marked "GARDEN TERRACE ELEV. 528.78.
- Set 5/8"x 30" iron rod with plastic cap marked "AA SURVEYING, INC."
- Set 2"x 36" iron pipe with brass washer marked "LS 165" 6" below ground.
- () Record information per "Garden Terrace Subdivision-Phase I"
- () Record information per "The Peoples Choice Subdivision"
- () Record information per M100-10
- () Record information per M93-5

REGISTERED PROFESSIONAL LAND SURVEYOR
Herman A. Pieske
HERMAN A. PIESKE

STATE OF OREGON)
 SS
COUNTY OF DOUGLAS)

I, GAY FIELDS, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat 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 27 day of Feb., 1987.

Gay Fields
County Clerk
Mary E. Deal



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

GARDEN TERRACE SUBDIVISION PHASE II

IN THE S.E. 1/4, SEC. 10 & S.W. 1/4; SEC. 11, T 27 S, R 6 W, W.M.

JANUARY, 1987

DOUGLAS COUNTY, OREGON

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's decision dated October 22, 1984 and May 5, 1986 and to the applicant's correspondence dated June 16, 1983.

Deed Requirement: Each potential lot owner or any subsequent lot owner is required to install sidewalks to City Standards within 2 years of the final plat being filed. If this requirement is not met at the time of development of each lot, the City will exercise their authority to withhold an occupancy permit.

CERTIFICATE OF SURVEYOR

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

I, Herman A. Pieske, 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, a 2" x 36" iron pipe buried 6" below the ground, from which the 1/4 Corner common to Sections 10 and 11, T27S, R6W, W.M. bears N16°56'21"E 505.64 feet; thence S 0°55'08" E 75.31 feet; thence S 89°04'52" W 25.35 feet; thence S 0°55'08" E 119.31 feet to a point on the North line of The Peoples Choice Subdivision; thence along said North line S89°59'19" E 137.13 feet to a point on the East Right of Way line of Jeffery Street; thence leaving said North line of The Peoples Choice Subdivision and continuing along said Right of Way line S 0°55'08" E 2.10 feet to a point on the adjusted North line of Lot 1, Block 2 of The Peoples Choice Subdivision as recorded in M100-10, Douglas County Surveyor's Records; thence along said adjusted North line N 89°40'50" E 114.00 feet to a point on the adjusted North line of Lot 1, Garden Terrace Subdivision, Phase I; thence along said adjusted North line N 89°29'25" E 158.00 feet; thence S 0°55'08" E 10.50 feet to a point on the North line of Garden Terrace Subdivision, Phase I; thence along said North line N 89°30'49" E 142.69 feet; thence along the westerly line of said Garden Terrace Subdivision N 0°32'51" W 208.37 feet; thence leaving said westerly line S 89°31'07" W 302.07 feet; thence S 89°37'57" W 225.75 feet to the point of beginning, situated in the Southwest 1/4 and the Southeast 1/4 of Section 11, T27S, R6W, W.M., Douglas County, Oregon, containing 2.49 acres more or less.

Herman A. Pieske
Registered Professional Land Surveyor

Subscribed and sworn to before me, this 5 day of February, 1987

Nancy K. Pieske
Notary Public
My commission expires 7-14-90

Nancy K. Pieske
NANCY K. PIESKE
NOTARY PUBLIC - OREGON
My Commission Expires 7-14-90

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 10, 1978
HERMAN A. PIESKE
1651

APPROVALS

By order of the city Planning Commission

Approved FEBRUARY 12, 1987
David C. Roberts
Chairman

Approved FEBRUARY 12, 1987
Chris S. Bergquist
Community Development Director

Approved FEBRUARY 12, 1987
Chris S. Bergquist
Associate Engineer

APPROVALS

By order of the County Board of Commissioners

Approved Feb. 27, 1987
Sam Robertson
Chairman

Approved Feb. 27, 1987
Bell (Vian)
Commissioner

Approved 2-27, 1987
Reino J. Raddakopp
County Assessor

Approved FEB 26, 1987
Francis R. Ingram
County Surveyor

FILED:
February 27th 1987
Ray Fields
County Clerk

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

I, RAY FIELDS, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat 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 27 day of Feb., 1987.

Ray Fields
County Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GEORGE W. AND RHONDA G. GIBBY, AND MYRTLE B. MILLER, the owners of the land shown and described on the annexed plat and that they have caused the same to be platted by the name of "GARDEN TERRACE SUBDIVISION-PHASE II" and that they hereby dedicate to the use of the public forever the streets shown hereon.

George W. Gibby
George W. Gibby

Rhonda G. Gibby
Rhonda G. Gibby

Myrtle B. Miller Emery
Myrtle B. Miller

ACKNOWLEDGMENT

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

On the 5 day of February, 1987, before me appeared George W. and Rhonda G. Gibby and Myrtle B. Miller 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.

Nancy K. Pieske
Notary Public of Oregon

Nancy K. Pieske
NANCY K. PIESKE
NOTARY PUBLIC - OREGON
My Commission Expires 7-14-90

My commission expires 7-14-90

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

I, HERMAN A. PIESKE, being duly sworn, depose and say that I am the Surveyor who surveyed the plat of GARDEN TERRACE SUBDIVISION PHASE II, and that the annexed tracing is an exact copy of the final plat thereof.

Herman A. Pieske
Herman A. Pieske

Subscribed and sworn before me this 5 day of February, 1987.

Nancy K. Pieske
NANCY K. PIESKE
NOTARY PUBLIC - OREGON
My Commission Expires 7-14-90

Nancy K. Pieske
Notary Public, State of Oregon

My commission expires 7-14-90

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE