

# 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

My commission expires 7-14-90

Nancy K. Pieske  
NANCY K. PIESKE  
NOTARY PUBLIC - OREGON  
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

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