

WAREWOOD VALLEY FIRST ADDITION

LYING IN NW 1/4, SECTION 11, TOWNSHIP 27 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN

SCALE: 1" = 50'

JAN. 1987

SUBDIVIDER AND OWNER:

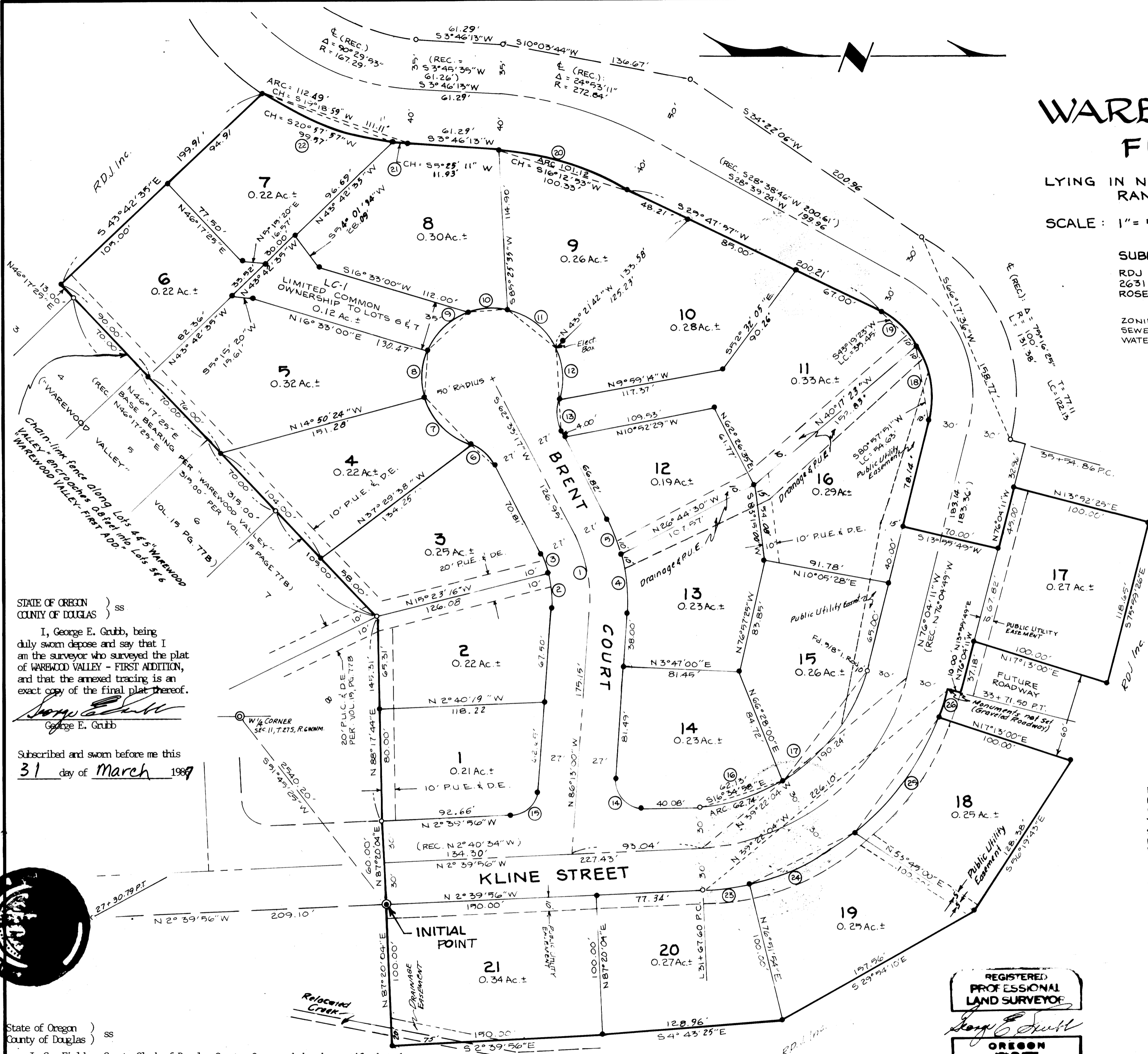
RDJ INC.
2631 KLINE ST.
ROSEBURG, OR 97470

SURVEYOR:

GEORGE E. GRUBB
3047 DORNER RD.
ROSEBURG, OR 97470
Secretary - Baughman Tech. Serv.

ZONING: R-1

SEWER: ROSEBURG URBAN SANITARY AUTHORITY
WATER: CITY OF ROSEBURG



CURVE DATA

| CHORD | ARC | RADIUS | DELTA | TANGENT |
|-----------------------|--------|--------|-----------|---------|
| 1 578°10'35"W 93.83 | 54.50 | 100.00 | 31°13'44" | 27.95' |
| 2 583°31'32"W 26.00 | 26.14 | 73.00 | 20°30'57" | 13.21' |
| 3 567°54'41"W 13.63 | 13.69 | 73.00 | 10°42'47" | 6.84' |
| 4 583°48'58"W 43.96 | 44.19 | 127.00 | 19°56'06" | 22.32' |
| 5 568°12'06"W 24.99 | 25.03 | 127.00 | 11°17'38" | 12.56' |
| 6 540°16'18"W 22.75 | 23.35 | 30.00 | 44°35'41" | 12.29' |
| 7 545°02'50"W 45.51 | 47.25 | 90.00 | 54°08'34" | 25.55' |
| 8 587°40'12"E 34.53 | 35.26 | 90.00 | 40°24'20" | 18.40' |
| 9 543°41'19"E 40.32 | 41.90 | 90.00 | 47°33'17" | 22.03' |
| 10 503°30'38"E 28.24 | 28.65 | 90.00 | 32°48'08" | 14.72' |
| 11 538°02'41"W 42.50 | 43.90 | 90.00 | 90°18'20" | 23.48' |
| 12 585°08'37"W 37.40 | 38.33 | 90.00 | 43°59'30" | 20.16' |
| 13 584°00'19"E 22.75 | 23.33 | 30.00 | 44°33'41" | 12.29' |
| 14 545°33'32"E 29.83 | 33.57 | 20.00 | 96°26'56" | 22.39' |
| 15 544°26'28"E 26.65 | 29.16 | 20.00 | 83°35'04" | 17.87' |
| 16 516°34'58"E 62.13 | 62.74 | 129.99 | 27°44'23" | 32.00' |
| 17 553°17'01"E 100.04 | 103.07 | 129.99 | 45°34'20" | 54.44' |
| 18 580°57'51"W 54.63 | 56.12 | 70.00 | 45°55'56" | 29.66' |
| 19 543°19'23"W 35.45 | 35.84 | 70.00 | 29°20'08" | 18.32' |
| 20 516°12'93"W 100.33 | 101.12 | 232.84 | 24°03'01" | 51.37' |
| 21 505°25'11"W 11.93 | 11.94 | 207.29 | 03°15'43" | 5.97' |
| 22 520°57'37"W 92.57 | 100.53 | 207.29 | 27°47'56" | 51.28' |
| 23 507°44'45"W 33.90 | 33.54 | 189.10 | 10°09'37" | 16.82' |
| 24 525°44'24"W 84.99 | 85.27 | 189.16 | 25°49'40" | 43.37' |
| 25 553°08'53"E 100.00 | 101.20 | 189.16 | 30°39'14" | 51.84' |
| 26 572°41'42"W 22.27 | 22.28 | 189.16 | 06°44'58" | 11.19' |

STATE OF OREGON)
COUNTY OF DOUGLAS) ss

I, George E. Grubb, being duly sworn depose and say that I am the surveyor who surveyed the plat of WAREWOOD VALLEY - FIRST ADDITION, and that the annexed tracing is an exact copy of the final plat thereof.

George E. Grubb
George E. Grubb

Subscribed and sworn before me this
31 day of March 1987

VOL. 17

PAGE 12A



State of Oregon)
County of Douglas) ss

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.

Gay Fields
Witness my hand and official seal this 31 day of March 1987

EACH LOT SHALL BE SUBJECT TO A 5 FOOT WIDE STORM DRAINAGE EASEMENT AROUND THE PERIMETER, EXCEPTING THE LOT LINES ADJACENT TO THE ORIGINAL "WAREWOOD VALLEY" SUBDIVISION, WHICH SHALL BE SUBJECT TO A 10 FOOT WIDE STORM DRAINAGE EASEMENT EXCLUDING ALL AREAS ADJACENT TO DEDICATED RIGHTS-OF-WAY.

EACH LOT SHALL BE SUBJECT TO THOSE PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT NUMBER 8-1-1-1 DEED RECORDS OF DOUGLAS COUNTY, OREGON.

LEGEND:

- - FOUND 3/8" IRON ROD
- ⊙ - SET 3/8" IRON W/CAP MKD. BAUGHMAN TECH SERV INSIDE 2"x36" LP
- - SET 3/8" x 30" IRON ROD WITH CAP MKD. BAUGHMAN TECH. SERV.
- ⊙ - FOUND BRASS CAP & B.T.'S OF RECORD

REGISTERED
PROFESSIONAL
LAND SURVEYOR

George E. Grubb
OREGON
1971
GEORGE E. GRUBB
397

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

WAREWOOD VALLEY FIRST ADDITION

LYING IN NW 1/4, SECTION 11, TOWNSHIP 27 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE RDJ, INC. (JOHN ATKINSON, PRESIDENT), AND (DONNA M. ATKINSON, SECRETARY), OWNER OF THE LAND SHOWN ON THE ANNEXED PLAT, AND EVERGREEN FEDERAL SAVINGS, MORTGAGEE, JEFFREY D. HYDE, SR. VICE PRESIDENT, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "WAREWOOD VALLEY - FIRST ADDITION" AND WE DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND PUBLIC UTILITY EASEMENTS SHOWN THEREON.

RDJ, INC.

BY John Atkinson
JOHN ATKINSON, PRESIDENT
Donna M. Atkinson
DONNA M. ATKINSON, SECRETARY

EVERGREEN FEDERAL SAVINGS

BY Jeffrey D. Hyde
JEFFREY D. HYDE, SR. VICE PRESIDENT

CERTIFICATE OF SURVEYOR

I, GEORGE E. GRUBB, BEING FIRST DULY SWORN, DESPOSE 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:

BEGINNING AT THE INITIAL POINT WHICH BEARS N51°45'25"E, 2540.20 FEET FROM THE WEST QUARTER CORNER OF SECTION 11, T. 27 S., R. 6 W., W.M., THENCE N87°20'04"E, 100.00 FEET, THENCE N2°39'56"W, 150.00 FEET, THENCE N4°43'25"W, 128.96 FEET, THENCE N29°54'10"W, 157.56 FEET, THENCE N56°19'43"W, 128.38 FEET, THENCE S17°15'00"W, 100.00 FEET, THENCE ALONG THE ARC OF A 189.16 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS N72°41'42"W, 22.27 FEET), THENCE N13°55'49"E, 10.00 FEET, THENCE N76°04'11"W, 37.18 FEET, THENCE N17°13'00"E, 100.00 FEET, THENCE N75°59'26"W, 118.65 FEET, THENCE S13°52'25"W, 100.00 FEET, THENCE S76°04'11"E, 45.00 FEET, THENCE S13°55'49"W, 70.00 FEET, THENCE N76°04'11"W, 73.14 FEET, THENCE ALONG THE ARC OF A 70 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S80°57'31"W, 54.63 FEET), THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S43°19'23"W, 35.45 FEET), THENCE S25°47'57"W, 200.21 FEET, THENCE ALONG THE ARC OF A 232.84 FOOT RADIUS CURVE LEFT, (THE LONG CHORD OF WHICH BEARS S16°12'53"W, 100.33 FEET), THENCE S3°46'13"W, 61.29 FEET, THENCE ALONG THE ARC OF A 207.29 FOOT RADIUS CURVE RIGHT, THE LONG CHORD OF WHICH BEARS S19°18'59"W, 111.11 FEET), THENCE S43°42'35"E, 199.91 FEET, THENCE N46°17'25"E, 328.00 FEET ALONG THE NORTHERLY LINE OF WAREWOOD VALLEY AS RECORDED IN VOL. 15, PAGE 77B, PLAT RECORDS OF DOUGLAS COUNTY, THENCE CONTINUING ALONG SAID NORTHERLY LINE N88°17'44"E, 145.31 FEET, THENCE N87°20'04"E, 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.82 ACRES.

State of Oregon) ss
County of Douglas)

I, George E. Grubb, being duly sworn depose and say that I am the surveyor who surveyed the plat of WAREWOOD VALLEY - FIRST ADDITION, and that the annexed tracing is an exact copy of the final plat thereof.

George E. Grubb
George E. Grubb

Subscribed and sworn before me this 31 day of March, 1987.

ACKNOWLEDGEMENT

STATE OF OREGON) S.S.
COUNTY OF DOUGLAS)

ON THE 24 DAY OF November, 1986, BEFORE ME APPEARED JOHN ATKINSON AND DONNA M. ATKINSON, REPRESENTING RDJ, INC., AND JEFFREY D. HYDE, REPRESENTING EVERGREEN FEDERAL SAVINGS TO ME PERSONALLY KNOWN, AND BEING DULY SWORN, DID SAY THAT THEY ARE THE LAWFUL OWNERS OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY DO HEREBY ACKNOWLEDGE THAT THEY SIGNED THE ACCOMPANYING DEDICATION AS THEIR 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.

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 of file in my office and custody.

Witness my hand and official seal this 31 day of March, 1987.

Gay Fields
County Clerk



APPROVALS

BY ORDER OF THE DOUGLAS COUNTY PLANNING DEPARTMENT:

DATE: 2/27/87
DIRECTOR Keith L. Cubie

BY ORDER OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS:

CHAIRMAN _____
COMMISSIONER Bill Vraney 3-27-87
COMMISSIONER Doris L. Wedgsworth 3-30-87
COUNTY ASSESSOR Marie J. Reddekoop 3-27-87
COUNTY SURVEYOR Francis L. Ingerson 3-20-87

ACKNOWLEDGEMENT

STATE OF OREGON) ss
COUNTY OF DOUGLAS)

ON THIS 24 DAY OF November, 1986, BEFORE ME APPEARED DONNA M. ATKINSON, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT SHE IS THE SECRETARY OF RDJ INC. THE WITHIN NAMED CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION & THAT THE SAID INSTRUMENT WAS SIGNED & SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS & Donna M. Atkinson ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT & DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Janell & Walker
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 3-2-90

Janell & Walker
3-2-90

FILED 31 March, 1987

Gay Fields
COUNTY CLERK