

# 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:

SURVEYOR:

RDJ INC.  
2631 KLINE ST.  
ROSEBURG, OR 97470

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

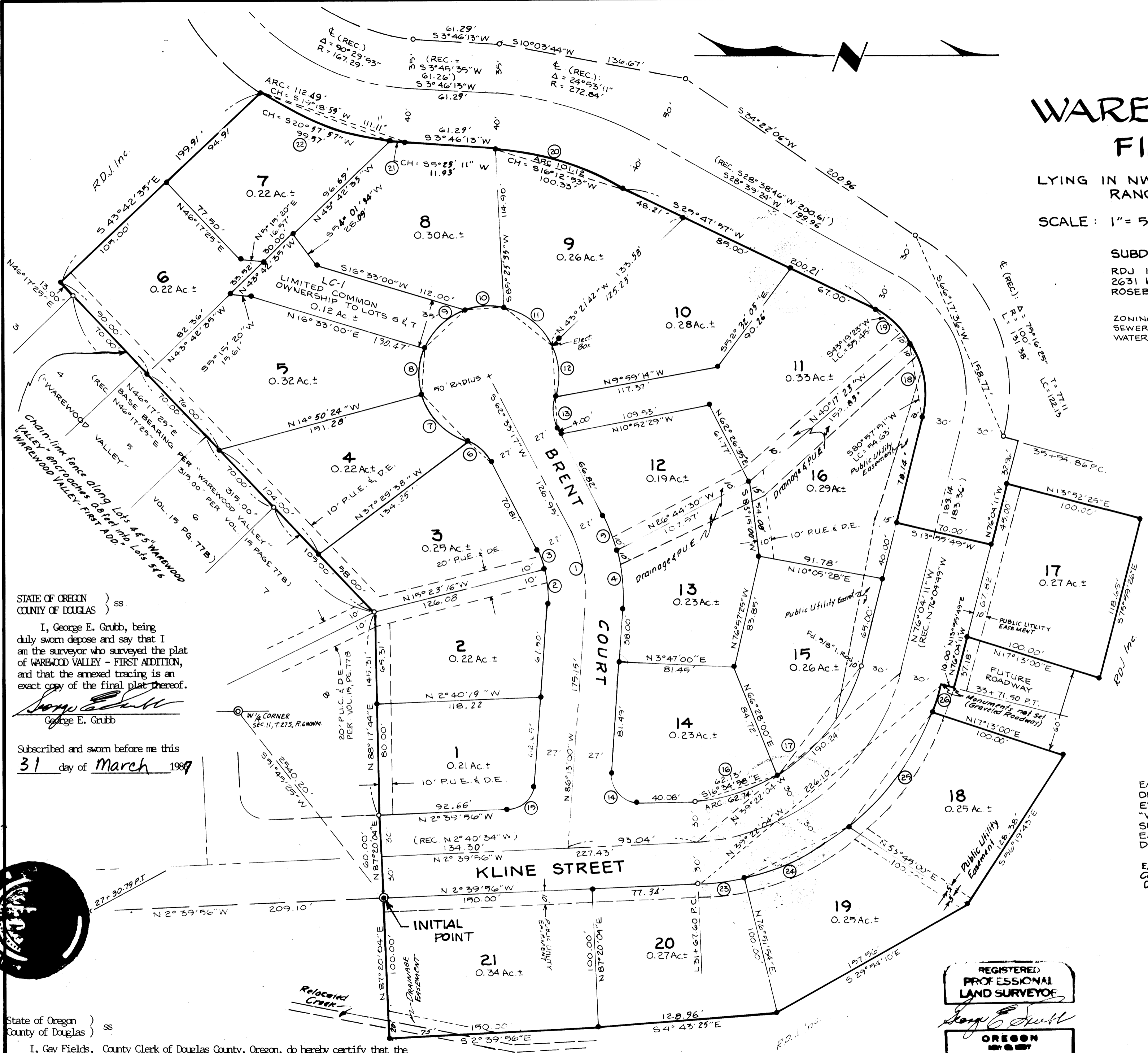
CHORD	ARC	RADIUS	DELTA	TANGENT
1 578°10'35"W 93.83	54.50	100.00	31°13'44"	27.95'
2 583°31'32"W 26.00	26.14	73.00	20°30'57"	13.21'
3 567°54'41"W 13.63	13.69	73.00	10°42'47"	6.84'
4 583°48'58"W 43.96	44.19	127.00	19°56'06"	22.32'
5 568°12'06"W 24.99	25.03	127.00	11°17'38"	12.56'
6 540°16'18"W 22.75	23.35	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'
25 593°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'

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 ROD WITH CAP MKD. BAUGHMAN TECH. SERV. INSIDE 2" x 36" I.P.
- - SET 3/8" x 30" IRON ROD WITH CAP MKD. BAUGHMAN TECH. SERV.
- ⊙ - FOUND BRASS CAP & B.T.'S OF RECORD



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

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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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*George E. Grubb*

OREGON  
1971  
GEORGE E. GRUBB  
397

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE