

# REPLAT OF BLOCK A AND THE NORTH 1/2 OF VACATED CURTIS LANE, CURTIS TRACTS

LOCATED IN THE NW1/4 NE1/4 & NE1/4 NW1/4 OF SEC. 13, T27S, R6W, W.M. DOUGLAS COUNTY, OR.

### APPROVALS

- |   |                    |      |          |
|---|--------------------|------|----------|
| 1) CHAIRMAN, PLANNING COMMISSION                  | <i>[Signature]</i> | DATE | 9/18/87  |
| 2) COMMUNITY DEVELOPMENT DIRECTOR                 | <i>[Signature]</i> |      | 9/13/87  |
| 3) ENGINEERING ASSOCIATE, COMM. DEVELOPMENT DEPT. | <i>[Signature]</i> |      | 11/5/87  |
| 4) COUNTY SURVEYOR                                | <i>[Signature]</i> |      | 10-9-87  |
| 5) COUNTY ASSESSOR                                | <i>[Signature]</i> |      | 12-9-87  |
| 6) COUNTY COMMISSIONER                            | <i>[Signature]</i> |      |          |
| CHAIRMAN  | <i>[Signature]</i> |      | 12-15-87 |
| COMMISSIONER                                      | <i>[Signature]</i> |      | 12-10-87 |
| COMMISSIONER                                      | <i>[Signature]</i> |      | 12-15-87 |

### 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 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING A PORTION OF LOTS 1, 2 & 3, BLOCK A, CURTIS TRACTS AND THE NORTH 1/2 OF VACATED CURTIS LANE (ALLEY) AND BEING DESCRIBED AS:

BEGINNING AT A 2" IRON PIPE OVER A 5/8" IRON ROD WITH CAP AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF GARDEN VALLEY BOULEVARD AND THE WESTERLY RIGHT OF WAY OF HICKS STREET SAID POINT BEARS NORTH 0° 31' 59" WEST 189.66 FEET FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK A, CURTIS TRACTS IN THE CITY OF ROSEBURG; THENCE SOUTH 0° 31' 59" EAST 288.54 FEET ALONG SAID WESTERLY LINE OF HICKS STREET TO A 5/8" IRON ROD WITH CAP IN THE CENTERLINE OF VACATED CURTIS LANE; THENCE SOUTH 89° 55' 26" WEST 199.67 FEET ALONG SAID CENTERLINE TO A 5/8" IRON ROD WITH CAP ON THE EASTERLY RIGHT OF WAY OF ELLAN STREET; THENCE NORTH 0° 10' 16" WEST 288.15 FEET ALONG SAID EASTERLY RIGHT TO A 5/8" IRON ROD WITH CAP AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF GARDEN VALLEY BOULEVARD; THENCE NORTH 89° 48' 48" EAST 197.85 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING AND CONTAINING 1.31 ACRES MORE OR LESS.

SURVEYOR:  
DONALD A. BENTZ  
1205 S.E. COURT ST.  
ROSEBURG, OR.  
97470

JUNE, 1987



- LEGEND:
- SET 5/8"x30" IRON ROD W/ CAP MKD. "BENTZ SURV. INC."
  - FD. 5/8" IRON ROD (UNLESS NOTED OTHERWISE)

OWNER:  
FREWAY COMMERCIAL OREGON LTD.  
531 W. ELIZABETH  
ROSEBURG, OR  
97470

SCALE: 1"=50'

VIRGINIA A. LAUGEN  
NOTARY PUBLIC - OREGON  
My Commission Expires  
SUBSCRIBED AND SWORN BEFORE ME  
THIS 22 DAY OF OCTOBER, 1987.  
MY COMMISSION EXPIRES ON THE 12<sup>TH</sup>  
DAY OF JULY, 1992.

*[Signature]*  
DONALD A. BENTZ  
REGISTERED LAND SURVEYOR  
NO. 839

### ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS ) S.S.  
ON THIS 17<sup>TH</sup> DAY OF December, 1987, BEFORE ME APPEARED DONALD R. WYANT SR. OR HIS LEGAL REPRESENTATIVE, KNOWN BY ME, WHO BEING DULY SWORN DID DEPOSE AND SAY THAT HE IS THE OWNER OF A PORTION OF THE LANDS DEPICTED HEREON AND HE STATED THAT THE SIGNING OF THE FOREGOING DEDICATION WAS HIS FREE AND VOLUNTARY ACT AND DEED.

*[Signature]*  
NOTARY PUBLIC, STATE OF OREGON  
MY COMMISSION EXPIRES: 5-30-89

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FREWAY COMMERCIAL OREGON, A LIMITED PARTNERSHIP, HAS CAUSED THE LANDS SHOWN ON THE ANNEXED PLAT TO BE SURVEYED AND DOES HEREBY DEDICATE SAME FOREVER.

FREWAY COMMERCIAL OREGON, LTD.  
BY *[Signature]* BY *[Signature]*  
DONALD R. WYANT SR.

### ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS ) S.S.  
ON THIS 12<sup>TH</sup> DAY OF JULY, 1987 BEFORE ME APPEARED ANN REMICK ALLIGOOD WHO BEING DULY SWORN, DID DEPOSE AND SAY THAT THEY ARE THE GENERAL PARTNER AND HEREBY ACKNOWLEDGE THAT THEY HAVE SIGNED THE ACCOMPANYING INSTRUMENT AND AFFIXED THE CORPORATE SEAL BY AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

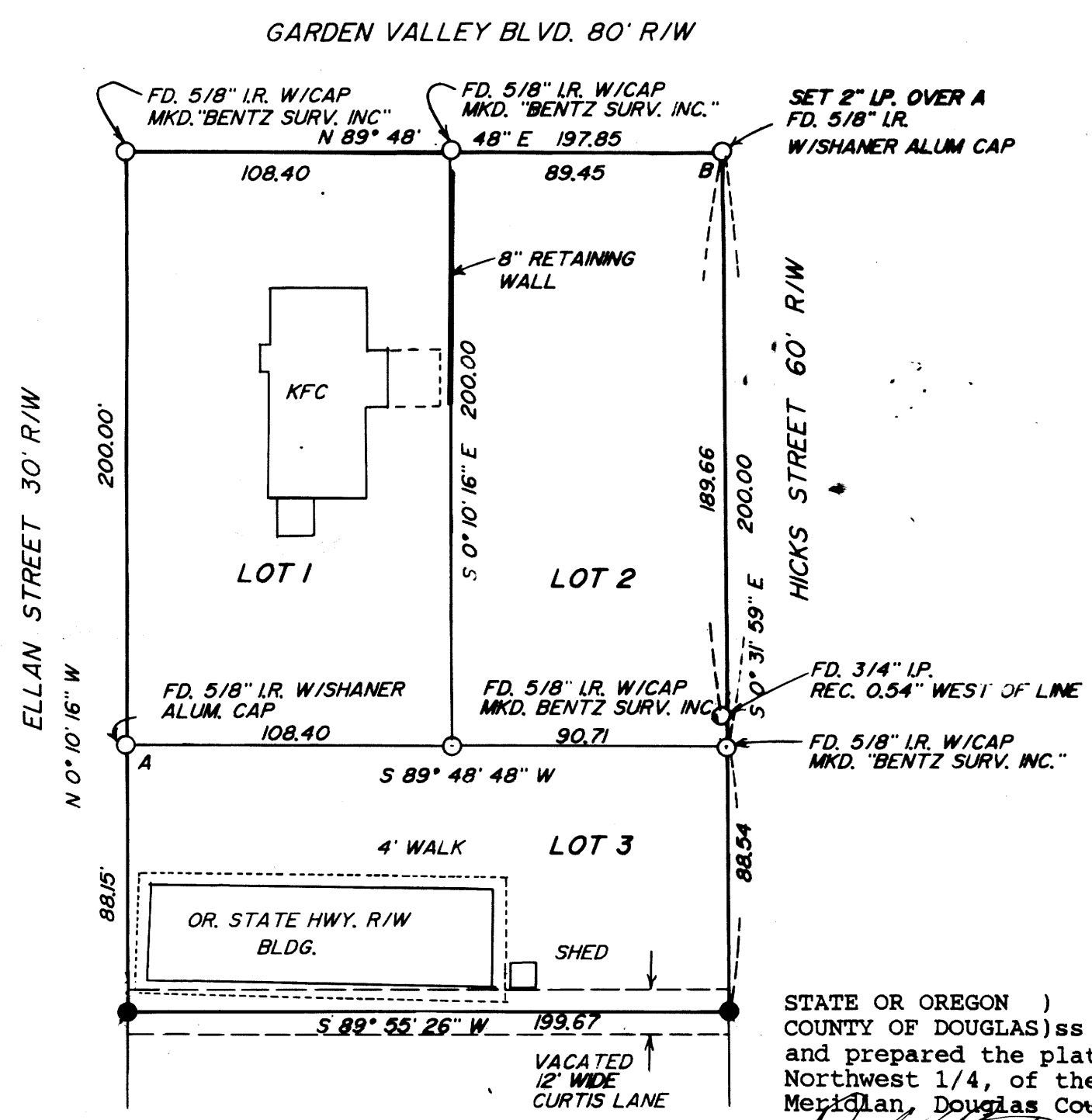
*[Signature]*  
NOTARY PUBLIC, STATE OF OREGON  
MY COMMISSION EXPIRES: 7-12-89

NARRATIVE: SURVEY PLAT AS REQUIRED BY CITY OF ROSEBURG TO DELETE LOT LINES. MONUMENTS FOUND AND SET PER BENTZ SURVEY M 102-30 AND SHANER SURVEY M 72-19.  
G. LANG-D. DELATT - FIELD CREW  
WILD T-RED EDM - EQUIPMENT  
D. BENTZ - CALCULATIONS  
M. JOHNSON - DRAFTING

BASE BEARING - BETWEEN POINTS DESIGNATED AS A88 PER PLAT M02-30  
N 44° 30' 42" E 288.36 (288.30)

*[Signature]*

FILED 18 Dec, 1987  
*[Signature]*  
COUNTY CLERK



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 plat of Replat of Block A and the North 1/2 of vacated Curtis Lane, Curtis Tracts, all situated in the Northwest 1/4, of the Northwest 1/4 and the Northeast 1/4 of Section 13, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and that the foregoing tracting is an exact copy of the map thereof.  
Subscribed and sworn to before me this 18<sup>th</sup> day of DEC 1987.  
Donald A. Bentz #839  
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 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 18<sup>th</sup> day of DEC 1987.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE