

Harris Hill Subdivision

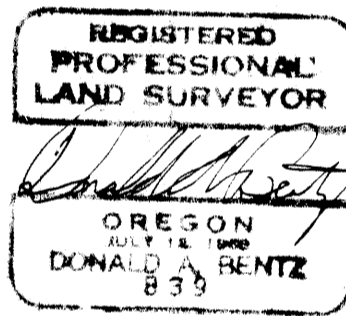
a portion of Lot 5, Block 4, "Shinn's Addition" and lying in Gov't. Lots 1 & 2 of NW 1/4 of Section 23 and in Wm. K. Stark D.L.C. No 54 in T27S, R6W, W.M.

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 Sections 22 and 23, Township 27 South, Range 6 West, Willamette Meridian, said parcel being a portion of Lot 5, Block 4, "SHINN'S ADDITION" as recorded in Volume 6, Page 6 in the Plat Records of Douglas County, Oregon, said parcel also being a portion of that property described in Instrument No. 78-23536 as recorded in the Deed Records of Douglas County, Oregon and being more particularly described as follows:

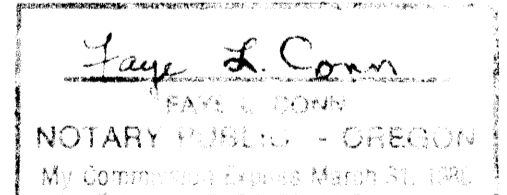
Beginning at a 2 1/2" x 3/8" galvanized iron pipe in the southerly right-of-way line of Lorraine Avenue, from which the Southeast Corner of Lot 1, Block 4, "SHINN'S ADDITION" bears S30°45'27"W 387.56 feet; thence along said southerly line S84°14'10"E 597.77 feet to a 5/8" iron rod, said point being the most northerly Northeast Corner of the above described property and on the Northwest Corner of that property described in Instrument No. 76-13626; thence along the West Line of that property described in Instrument No. 76-13626 S0°14'11"W 263.21 feet to a 5/8" iron rod, said point being the Southwest Corner of that property described in Instrument No. 76-13626 as recorded in the Deed Records of Douglas County, Oregon; thence along the southerly line of said property S89°56'13"E 20.00 feet to a 5/8" iron rod; thence leaving said southerly line and running South 74.98 feet to a 5/8" iron rod; thence West 110.00 feet to a 5/8" iron rod; thence S81°07'40"W 50.61 feet to a 5/8" iron rod; thence S88°49'10"W 86.47 feet to a 5/8" iron rod; thence N84°14'10"W 265.88 feet to a 5/8" iron rod; thence S6°28'25"E 48.59 feet to a 5/8" iron rod; thence West 140.11 feet to a 5/8" iron rod; thence N8°26'46"W 96.04 feet to a 5/8" iron rod; thence N10°49'18"W 81.45 feet to a 5/8" iron rod; thence West 90.04 feet to a 5/8" iron rod in the easterly line of that property described in Instrument No. 78-2210 as recorded in the Deed Records of Douglas County, Oregon, said point also being on the northwesterly line of Lot 5, Block 4, "SHINN'S ADDITION"; thence along said line N30°45'27"E 296.05 feet to the point of beginning and containing 5.76 acres of land, more or less.



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 final map of "HARRIS HILL SUBDIVISION" and that the foregoing tracing is exact copy of the map thereof.

Subscribed and sworn to before me this 7th day of October, 1985.
 Doris L. Wadsworth
 County Clerk

STATE OF OREGON)
 COUNTY OF DOUGLAS) SS
 I, Doris Wadsworth, 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 7th day of October, 1985.



Doris L. Wadsworth
 County Clerk

APPROVALS

By order of Douglas County Commissioners:

Chairman	<u>[Signature]</u>	date:	<u>11-19-85</u>
Commissioner	<u>[Signature]</u>		<u>11-19-85</u>
Commissioner			
County Health Officer	<u>[Signature]</u>		<u>11-19-85</u>
County Surveyor	<u>[Signature]</u>		<u>10-7-85</u>
County Assessor	<u>[Signature]</u>		<u>11-19-85</u>
City Planning Commission:			
Chairman	<u>[Signature]</u>		<u>9-12-85</u>
Secretary	<u>[Signature]</u>		<u>9-12-85</u>
Engineer	<u>[Signature]</u>		<u>9-12-85</u>

DEDICATION

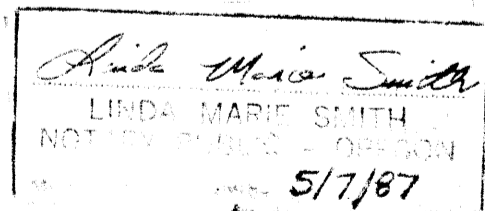
Know all men by these presents that Roseburg Paving Co., an Oregon corporation, has caused the lands shown on the annexed plat to be surveyed and platted by the name of "Harris Hill" and does hereby dedicate to the public use forever the streets and easements shown thereon.

Roseburg Paving Co.
 by [Signature] John Loosley, President by [Signature] Jean Loosley, Secretary

ACKNOWLEDGEMENT

State of Oregon)
 County of Douglas) SS
 On this 30 day of April, 1985, before me appeared John Loosley and Jean Loosley, who being duly sworn, did depose and say that they are the president and secretary, respectively, of Roseburg Paving Co., an Oregon corporation, and hereby acknowledged that they have signed the accompanying instrument and affixed the corporate seal by authority of the board of directors of said corporation.

Notary Public, State of Oregon
 my commission expires: _____
 filed 19 NOVEMBER, 1985
[Signature] CHIEF DEPUTY
 County Clerk



[Signature]
 Donald A. Bentz
 Registered Land Surveyor
 839

subscribed and sworn before me this 29 day of April, 1985
 my commission expires on the 7th day of May, 1987

[Signature]
 Notary Public, State of Oregon

COUNTY SURVEYORS FILE DATA
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VOL. 17 PAGE 2A

VOL. 17 PAGE 2A

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a portion of Lot 5, Block 4, "Shinn's Addition" and lying in Gov't. Lot 1 & 2 of NW 1/4 of Section 23 and in Wm. K. Stark D.L.C. No 54 in T27S, R6W, W.M.

SUBDIVIDER:
Roseburg Paving Co.

SURVEYOR:
Donald A. Bentz, L.S.
1205 S.E. Court
Roseburg, Oregon

Zoned: R-1-6
Scale: 1"=50'
August 1984

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 final map on "HARRIS HILL SUBDIVISION" and that the foregoing tracing is an exact copy of the map thereof.

Donald A. Bentz
Donald A. Bentz #839

Subscribed and sworn to before me this 27 day of October, 1985.

Donna J. Wadsworth
County Clerk

STATE OF OREGON }
COUNTY OF DOUGLAS } ss

I, Donna Wadsworth, 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.

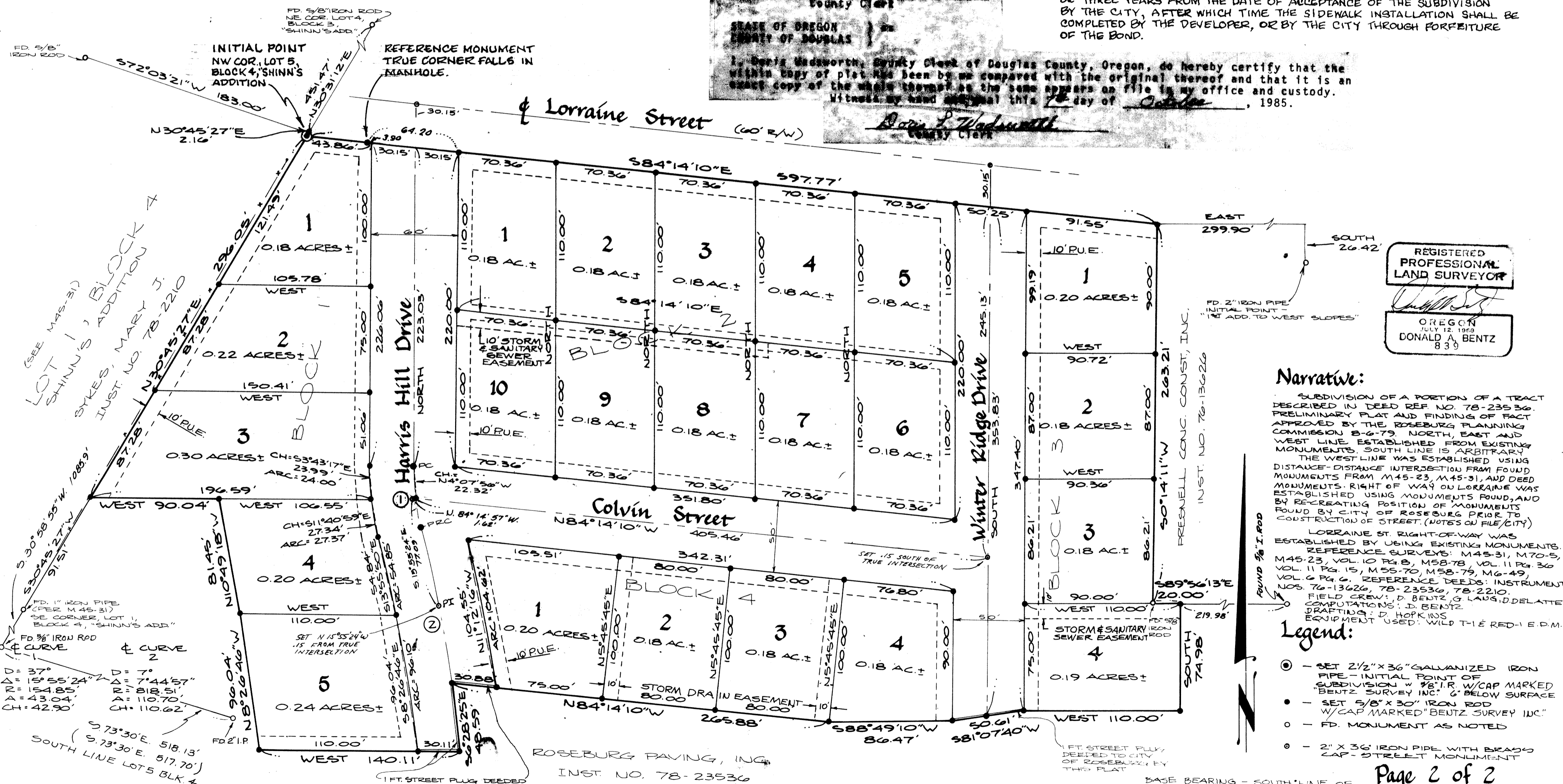
Witness my hand and official seal this 27 day of October, 1985.

Donna J. Wadsworth
County Clerk

Condition of Approval:

PER PLANNING COMMISSION APPROVAL OF PRELIMINARY PLAT DATED OCTOBER 4, 1984, SIDEWALK CONSTRUCTION TO CITY STANDARDS IS REQUIRED ON ALL STREET FRONTS, WITH DEFERRAL OF INSTALLATION BY THE DEVELOPER ALLOWED SUBJECT TO THE FOLLOWING CONDITIONS:

- THE HOMEOWNER IS REQUIRED TO INSTALL THE SIDEWALK ON EACH LOT DEVELOPED.
- A COVENANT SHALL BE RECORDED TO ALERT PROSPECTIVE PURCHASERS TO THE REQUIREMENT.
- ALL SIDEWALK INSTALLATION SHALL BE PERFORMED BY AN OREGON LICENSED CONCRETE FINISHER.
- A BOND SHALL BE PUT UP BY THE DEVELOPER TO COVER THE COST OF THE TOTAL SIDEWALK CONSTRUCTION ASSOCIATED WITH THE SUBDIVISION, SUCH AMOUNT TO BE DETERMINED BY THE CITY ENGINEER.
- THE MAXIMUM LENGTH OF DEFERRAL OF SIDEWALK CONSTRUCTION SHALL BE THREE YEARS FROM THE DATE OF ACCEPTANCE OF THE SUBDIVISION BY THE CITY, AFTER WHICH TIME THE SIDEWALK INSTALLATION SHALL BE COMPLETED BY THE DEVELOPER, OR BY THE CITY THROUGH FORFEITURE OF THE BOND.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1980
DONALD A. BENTZ
839

Narrative:

SUBDIVISION OF A PORTION OF A TRACT DESCRIBED IN DEED REF NO. 78-23536. PRELIMINARY PLAT AND FINDING OF FACT APPROVED BY THE ROSEBURG PLANNING COMMISSION 8-6-79. NORTH, EAST AND WEST LINES ESTABLISHED FROM EXISTING MONUMENTS. SOUTH LINE IS ARBITRARY. THE WEST LINE WAS ESTABLISHED USING DISTANCE-DISTANCE INTERSECTION FROM FOUND MONUMENTS FROM M45-23, M45-31, AND DEED MONUMENTS. RIGHT OF WAY ON LORRAINE WAS ESTABLISHED USING MONUMENTS FOUND, AND BY RE-CREATING POSITION OF MONUMENTS FOUND BY CITY OF ROSEBURG PRIOR TO CONSTRUCTION OF STREET. (NOTES ON FILE/CITY)

LORRAINE ST. RIGHT-OF-WAY WAS ESTABLISHED BY USING EXISTING MONUMENTS. REFERENCE SURVEYS: M45-31, M70-5, M45-23, VOL. 10 PG. 8, M58-78, VOL. 11 PG. 36, VOL. 11 PG. 15, M55-70, M58-79, M6-49, VOL. 6 PG. 6. REFERENCE DEEDS: INSTRUMENT NOS. 76-13626, 78-23536, 78-2210. FIELD CREW: D. BENTZ, G. LAUS, D. DELATTE. COMPUTATIONS: D. BENTZ. DRAFTING: D. HOPKINS. EQUIPMENT USED: WILD T-1 E RED-1 E.D.M.

Legend:

- - SET 2 1/2" X 36" GALVANIZED IRON PIPE - INITIAL POINT OF SUBDIVISION W/ 1/2" I.R. W/CAP MARKED "BENTZ SURVEY INC." 6" BELOW SURFACE
- - SET 5/8" X 30" IRON ROD W/CAP MARKED "BENTZ SURVEY INC."
- - FD. MONUMENT AS NOTED
- - 2" X 36" IRON PIPE WITH BRASS CAP - STREET MONUMENT

VOL. 17 PAGE 2B

VOL. 17 PAGE 2B

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