

Harris Hill Subdivision

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 } ss
COUNTY OF DOUGLAS }
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

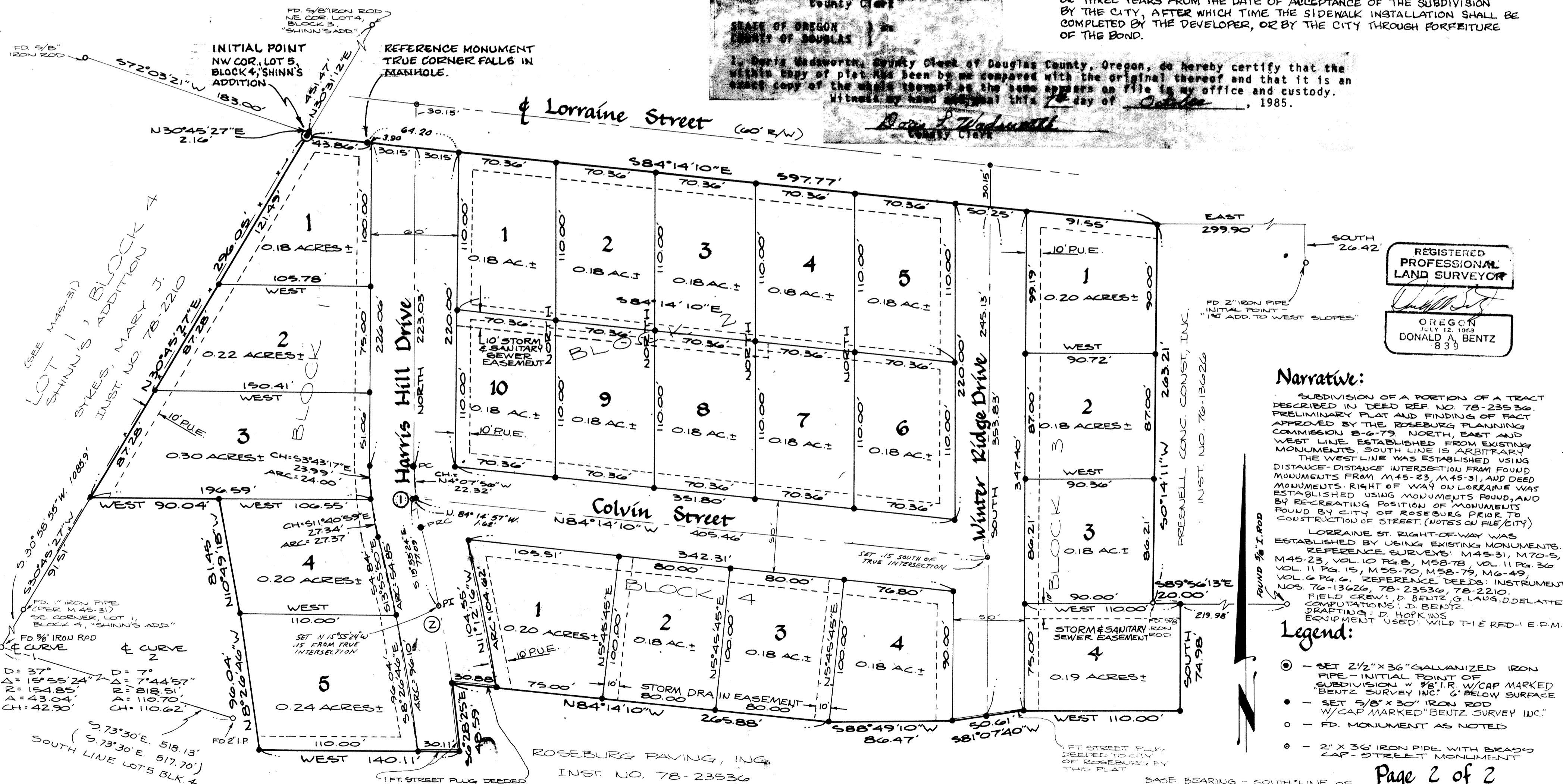
STATE OF OREGON } ss
COUNTY OF DOUGLAS }
I, Donna J. Wadsworth, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been by me compared with the original thereof and that it is an exact copy of the whole thereof as the same appears on file in my office and custody. 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

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COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE