

# 1<sup>ST</sup> ADDITION TO ROLLING HILLS ESTATES SUBDIVISION IN THE NE 1/4 SECTION 10, T28S, R6W, W.M., DOUGLAS CO., ORE.

**OWNER: BURDETTE HOMES, INC.**  
 325 SE TERRACE DRIVE  
 ROSEBURG, OR. 97470

**DEVELOPER: HOWARD & RUTH L. BURDETTE**  
 325 SE TERRACE DRIVE  
 ROSEBURG, OR. 97470

**SURVEYOR: DONALD A. BENTZ**  
 P.O. BOX 901  
 WINCHESTER OR  
 97495

### 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 LYING IN SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING A PORTION OF LOT 19, PLAT H, "ROSEBURG HOME ORCHARD TRACTS" AND BEING MORE FULLY DESCRIBED AS:

BEGINNING AT A 2" x 3/8" IRON PIPE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF AUSTIN ROAD (COUNTY ROAD #201) FROM WHICH THE NORTHEAST CORNER OF THE ABOVE SAID SECTION 10 BEARS S 89° 29' 06" E 105.00 FEET AND S 89° 39' 29" E 2001.10 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 628.54 FEET TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF LOT 2, BLOCK 2 OF "BOYD ENTERPRISES SUBDIVISION" AS RECORDED IN VOLUME 16, PAGE 55 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 89° 20' 23" W ALONG THE NORTHERLY LINE OF SAID "BOYD ENTERPRISES SUBDIVISION" AND "CHAR ESTATES SUBDIVISION" 294.75 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP; THENCE LEAVING SAID NORTHERLY LINE NORTH 165.15 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP ON THE NORTH RIGHT-OF-WAY LINE OF COLUMBIA LOOP RD.; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE EAST 8.75 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE NORTH 102.20 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP; THENCE NORTH 89° 29' 06" WEST 92.50 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP; THENCE NORTH 360.30 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED AUSTIN ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S 89° 29' 06" E 258.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.56 ACRES MORE OR LESS.

DONALD A. BENTZ, L.S. #839  
 SUBSCRIBED AND SWORN BEFORE ME THIS 22<sup>ND</sup> DAY OF May, 1986. MY COMMISSION EXPIRES ON THE 20<sup>TH</sup> DAY OF Oct, 1989.

Nancy A. Winchell  
 NOTARY PUBLIC

REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 JULY 18, 1980  
 DONALD A. BENTZ  
 839

**APPROVALS:**

BY ORDER OF DOUGLAS COUNTY COMMISSIONERS  
 Bill Vian 6-24-86  
 CHAIRMAN DATE

Doug Peterson 6-29-86  
 COMMISSIONER DATE

Francis L. Ingram 6-11-86  
 COUNTY SURVEYOR DATE

George March 6-24-86  
 Ruffa Preston 6-24-86  
 COUNTY ASSESSOR DATE

Keith Cubic JUNE 5, 1986  
 PLANNING DIRECTOR DATE

### NARRATIVE:

THE PERIMETER OF THIS PROPERTY HAS BEEN PREVIOUSLY SURVEYED AND MONUMENTED AS SHOWN IN DOUGLAS COUNTY SURVEYOR'S FILE NUMBER M97-12. ALL OTHER MONUMENTS WERE PLACED ON THE PERIMETER, ON COLUMBIA LOOP R/W, AND ON THE WEST LINE OF BLOCK 2 AT THE DIMENSIONS SHOWN.

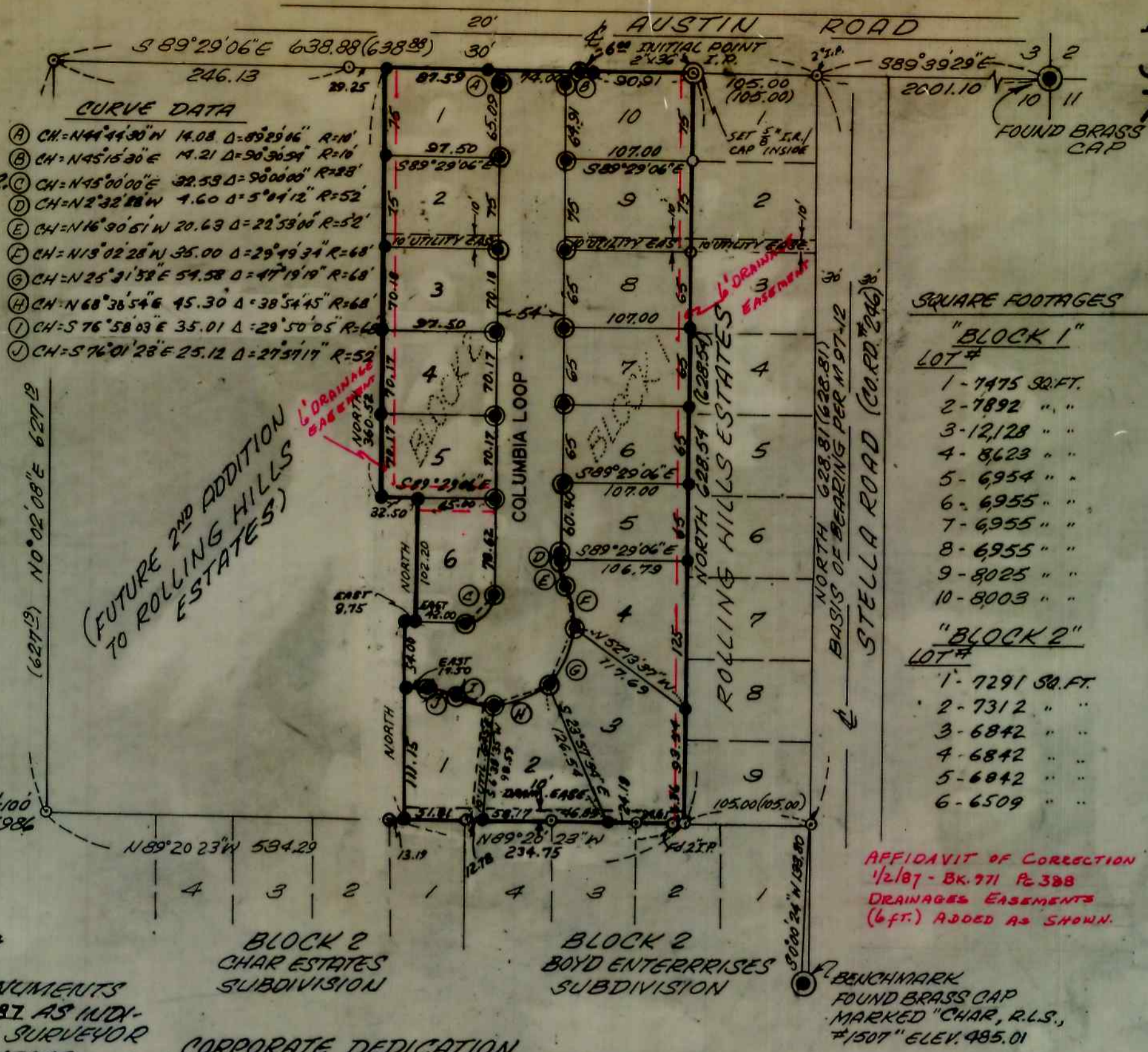
FIELD CREW: JIM ARTMAN, GREG LANIS  
 EQUIP. USED: WILD T1, RED I DISTANCE METER.  
 DRAFTING: DON STULL  
 COMPUTATIONS: GREG LANIS.

### LEGEND

- SET 3/8" x 30" I.R./PLASTIC CAP MARKED "BENTZ SURV. INC."
- FOUND 5/8" I. ROD UNLESS OTHERWISE NOTED
- POST-MONUMENTED 5/8" I. ROD/PLASTIC CAP MARKED "BENTZ SURVEYING"
- ( ) RECORD DER M97-12

ZONING: R-1  
 SEWER: GREEN SANITARY DISTRICT  
 WATER: ROBERTS' CREEK WATER DIST.  
 PROTECTIVE COVENANTS: INST. # 86-3277 VOL. 941, PAGE 614

POST MONUMENTATION OF INTERIOR MONUMENTS WAS COMPLETED THE 15<sup>TH</sup> DAY OF MAY 1987 AS INDICATED AND CERTIFIED BY THE COUNTY SURVEYOR ON A PLAT COPY FILED WITH THE DOUGLAS COUNTY CLERK, BOOK 985, PAGE 272.



### CORPORATE DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BURDETTE HOMES, INC., AN OREGON CORPORATION, THE OWNER OF THE LAND SHOWN ON THE ANNEXED PLAT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "1<sup>ST</sup> ADDITION TO ROLLING HILLS ESTATES SUBD." AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER COLUMBIA LOOP ROAD AND ALL EASEMENTS SHOWN THEREON.

BY: Howard Burdette  
 HOWARD BURDETTE, PRESIDENT

BY: Ruth L. Burdette  
 RUTH L. BURDETTE, SECRETARY

### ACKNOWLEDGEMENT

STATE OF OREGON  
 COUNTY OF DOUGLAS

ON THIS 25<sup>TH</sup> DAY OF March, 1986, BEFORE ME APPEARED HOWARD BURDETTE AND RUTH L. BURDETTE, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF BURDETTE HOMES, INC. AND THAT IT IS THE LAWFUL OWNER OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT AND HAS AFFIXED THE CORPORATE SEAL OF SAID CORPORATION BY AUTHORITY OF ITS BOARD AND ACKNOWLEDGED SAID INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

IN TESTIMONY THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR ABOVE WRITTEN.

JUDY L. KELLEY  
 NOTARY PUBLIC - OREGON  
 MY COMMISSION EXPIRES 4-16-89

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 of 1<sup>ST</sup> Addition to Rolling Hills Estates and that the foregoing tracing is an exact copy of the map thereof.

Donald A. Bentz #839  
 Subscribed and sworn to before me this 25<sup>th</sup> day of JUNE 1986.  
 Lauretta Gay Fields  
 Deputy County Clerk  
 STATE OF OREGON } SS  
 COUNTY OF DOUGLAS }

NOTARY PUBLIC  
 COMM. EXPIRES 1 MAY 1987

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 25<sup>th</sup> day of June, 1986.

Doris L. Wadsworth  
 County Clerk

FILED  
 June 25, 1986  
 Doris L. Wadsworth  
 COUNTY CLERK

COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE