

ROLLING HILLS ESTATES SUBDIVISION 4th. ADDITION

IN THE NE 1/4 & NW 1/4 OF SEC 10, T28S, R6W, W.M.,
DOUGLAS COUNTY, OREGON.

STATE OF OREGON)
COUNTY OF DOUGLAS)SS I, DONALD A. BENTZ, being duly sworn depose
and say that I am the surveyor who surveyed the plat of "ROLLING HILLS ESTATES
SUBDIVISION 4TH ADDITION", and that the annexed tracing is an exact copy of the
final plat thereof.

Subscribed and sworn to before me
this 29th day of June, 1989.

Donald A. Bentz L.S. #839

STATE OF OREGON)
DOUGLAS OF DOUGLAS)SS I, GAY FIELDS, County Clerk of
Douglas County, Oregon, do hereby certify that the with-
in 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.

Witness my hand and official seal this 29th day of
June, 1989.

GAY FIELDS, County Clerk
County Clerk

LEGEND

- FOUND 5/8" IR WITH CAP
UNLESS NOTED OTHERWISE
- SET 5/8" x 30" IR WITH CAP
MARKED "BENTZ SURV. INC."
- 5' UTILITY & DRAINAGE EASEMENT
- ⊙ FOUND 2" PIPE SET OVER
5/8" IR WITH CAP
- SET 2" PIPE OVER
5/8" IR WITH CAP

OWNER

BURDETTE HOMES INC.
325 S.E. TERRACE DRIVE
ROSEBURG, OREGON 97470

DEVELOPER

HOWARD BURDETTE
325 S.E. TERRACE DRIVE
ROSEBURG, OREGON 97470

SURVEYOR

DONALD A. BENTZ INC.
P.O. BOX 901
WINCHESTER, OREGON 97495

FILED THIS 29 DAY OF June 1989.

GAY FIELDS, County Clerk
County Clerk

ZONE CLASS R-1

COMP PLAN DESIGNATION URBAN RESIDENTIAL
NO DIRECT ACCESS FOR BUILDING DEVELOPMENT
ALLOWED OFF OF ROLLING HILLS ROAD.

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
SAME TO BE SURVEYED AND PLATTED BY THE NAME
OF "ROLLING HILLS ESTATES SUBDIVISION 4th ADDITION"
AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER
CHAR STREET, ROLLING HILLS DRIVE AND ALL EASE-
MENTS THEREON.

BURDETTE HOMES INC.

Howard Burdette
HOWARD BURDETTE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS)SS

ON THE 28th DAY OF APRIL 1989,
BEFORE ME APPEARED HOWARD BURDETTE, TO ME
PERSONALLY KNOWN, WHO BEING DULY SWORN, DID
SAY THAT HE IS THE PRESIDENT OF BURDETTE HOMES
INC., AND THAT IT IS THE LAWFUL OWNER OF A 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 WHEREOF I HAVE HEREUNTO SET MY
HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND
YEAR ABOVE MENTIONED.

7-12-89

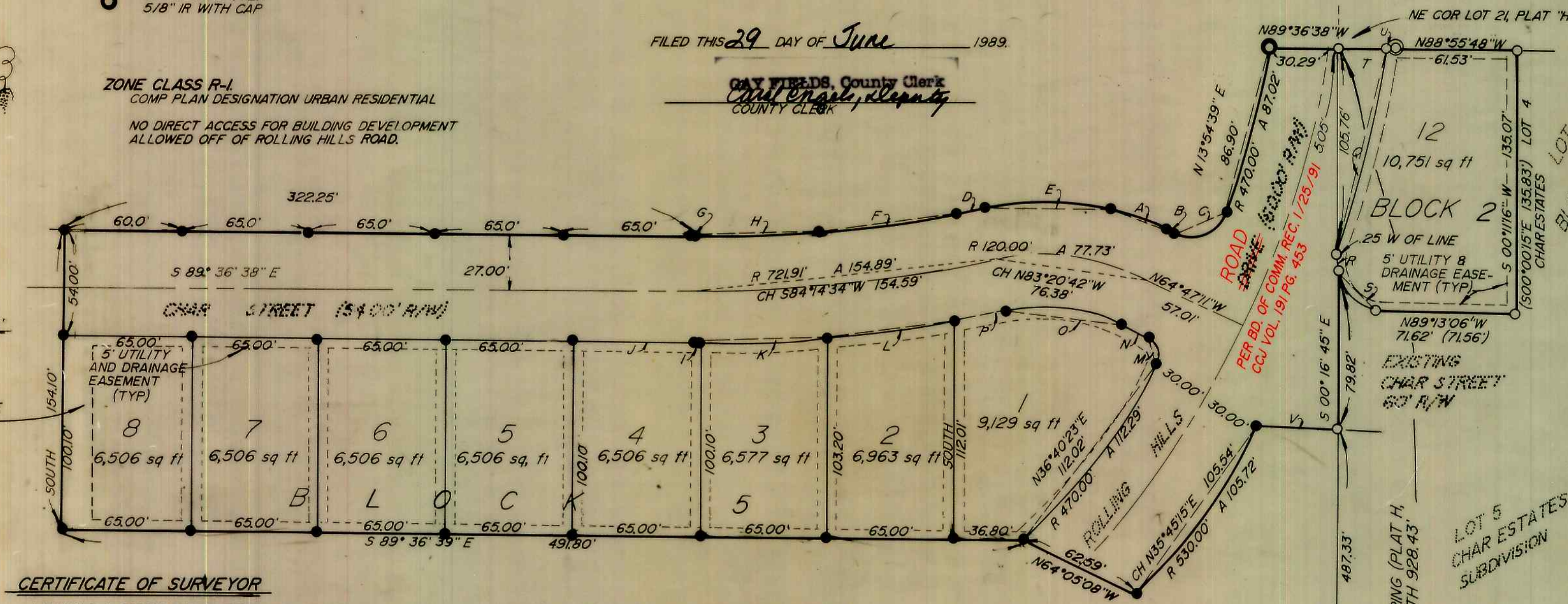
Virginia A. Ingram
NOTARY PUBLIC, STATE OF OREGON

APPROVALS

BY ORDER OF DOUGLAS COUNTY COMMISSIONERS:

- James Robinson 6-29-89
CHAIRMAN DATE
- Joyce Morgan 6-29-89
COMMISSIONER DATE
- Keith L. Cubie 6/15/89
PLANNING DIRECTOR DATE
- Francis L. Ingram 6-27-89
COUNTY SURVEYOR DATE
- David J. Ruppberg 6-28-89
COUNTY ASSESSOR DATE

SCALE 1"=50'
APRIL 1989
15' UTILITY AND DRAINAGE EASEMENT



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 THIS PLAT OF WHICH THE FOLLOWING IS
A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A 2" IRON PIPE ON THE NORTH LINE OF
LOT 21, PLAT H, ROSEBURG HOME ORCHARD TRACTS, IN
THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SEC.
10, T28S, R6W, WM DOUGLAS COUNTY, OREGON; SAID
POINT BEARS N89°36'38"W, 35.34 FEET FROM THE
NORTHEAST CORNER OF SAID LOT 21; THENCE S89°36'
38" E, 35.34 FEET ALONG SAID NORTH LINE OF LOT 21,
PLAT H, TO THE NORTHEAST CORNER, THEREOF; THENCE
S89°25'06"E, 29.95 FEET ALONG THE SOUTH LINE OF
LOT 19 SAID PLAT H TO A 2" IRON PIPE; THENCE S89°
55'48"E 61.53 FEET ALONG SAID SOUTH LINE OF LOT 19
SAID PLAT H, TO A 5/8" IRON ROD WITH CAP AT THE
NORTHWEST CORNER OF LOT 4, BLOCK 2, CHAR ESTATE
SUBDIVISION; THENCE S 0°11'16"W 135.07 FEET ALONG
THE WEST LINE OF SAID LOT 4, TO THE SOUTHWEST
CORNER THEREOF; SAID POINT ALSO BEING ON THE
NORTHERLY RIGHT-OF-WAY OF CHAR STREET; THENCE
ALONG SAID RIGHT-OF-WAY N89°13'06"W 71.62 FEET
AND ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO
THE RIGHT (THE CHORD OF WHICH BEARS N44°35'26"W
28.20 FEET) 31.30 FEET SAID POINT BEING ON THE
MOST WESTERLY LINE OF CHAR ESTATES SUBDIVISION
AND ON THE EAST LINE OF LOT 21, PLAT H, SAID
ROSEBURG HOME ORCHARD TRACTS; THENCE ALONG
SAID COMMON WESTERLY AND EASTERLY LINE S 0°16'45
E 79.82 FEET; THENCE LEAVING SAID COMMON LINE
N89°13'04"W 41.24 FEET; THENCE ALONG THE ARC OF
A 530.00 FOOT RADIUS CURVE TO THE RIGHT (THE
CHORD OF WHICH BEARS S35°45'15"W 105.54 FEET) 105.
72 FEET; THENCE N64°05'08"W 62.59 FEET TO A 5/8"
IRON ROD WITH CAP; THENCE N89°36'39"W 491.80
FEET TO A 5/8" IRON ROD WITH CAP; THENCE NORTH
154.10 FEET TO A 5/8" IRON ROD WITH CAP; THENCE
S89°36'38"E 322.25 FEET TO A 5/8" IRON ROD WITH
CAP; THENCE ALONG THE ARC OF A 694.91 FOOT
RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH
BEARS N84°14'35"E 148.80 FEET) 149.09 FEET; THENCE

ALONG THE ARC OF A 147.00 FOOT RADIUS CURVE TO
THE RIGHT (THE CHORD OF WHICH BEARS S83°20'40"E
93.56 FEET) 95.22 FEET; THENCE S64°47'13"E 4.55
FEET; THENCE ALONG THE ARC OF A 20.00 FOOT
RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH
BEARS N67°13'E, 29.73 FEET) 33.52 FEET; THENCE
ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE
TO THE LEFT (THE CHORD OF WHICH BEARS N13°54'39"
E, 86.90 FEET) 87.02 FEET TO THE POINT OF
BEGINNING

Donald A. Bentz L.S. 839

SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF
June, 1989.

Virginia A. Ingram
7-12-89
NOTARY PUBLIC, STATE OF OREGON.

NARRATIVE

LOTS WERE ESTABLISHED ON SOUTH SIDE OF CHAR
STREET PER ALIGNMENT OF CHAR STREET
(PARALLEL TO NORTH PROPERTY LINE). ROLLING
HILLS DRIVE LOCATED PER CENTERLINE 500 FOOT
RADIUS AND TANGENT NORTH TO AUSTIN ROAD
(PER DOUGLAS COUNTY PUBLIC WORKS) LOT 12,
BLOCK 12 REMAINING PARCEL. SOUTH AND WEST
LINE RANDOM.
FIELD CREW D. DELATTE, M. HOLT
COMPUTATIONS D. BENTZ
DRAFTING R. BRITTELL

COVENANTS

FOURTH ADDITION ROLLING HILLS BOOK 1056,
PAGE 313.

CURVE DATA

A	N70°38'21"W	29.98'	R 147.00'	A 30.03'
B	N64°47'13"W	4.55'		
C	N67°13'00"E	29.73'	R 20.00'	A 33.52'
D	N67°42'06"E	14.62'	R 694.91'	A 14.62'
E	N89°11'50"W	64.66'	R 147.00'	A 65.19'
F	N82°13'39"E	70.92'	R 694.91'	A 70.95'
G	N89°36'38"W	2.25'		
H	N87°46'11"E	63.50'	R 694.91'	A 63.52'
I	N89°45'00"W	2.75'	R 775.91'	A 2.75'
J	N89°36'38"W	62.25'		
K	N87°39'43"E	65.05'	R 775.91'	A 65.07'
L	N82°39'56"E	65.53'	R 775.91'	A 65.55'
M	N17°28'56"W	14.70'	R 10.00'	A 16.51'
N	N64°47'08"W	15.52'		
O	N83°20'44"W	59.20'	R 93.00'	A 60.25'
P	N79°02'36"E	26.93'	R 775.91'	A 26.93'
Q	N13°34'30"E	108.57'	R 530.00'	A 108.76'
R	N 0°36'14"E	9.68' (NO°01'49"E 9.69')		
S	N44°35'26"W	28.20' (N44°39'W 28.13') R20.00'	A31.30'	
T	N89°25'06"W	25.20' (N89°20'23"W 25.32')		
U	N89°25'06"W	4.75'		
V	S89°13'04"E	41.24'		

REGISTERED
PROFESSIONAL
LAND SURVEYOR
DONALD A. BENTZ
839

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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