

GARDEN TERRACE SUBDIVISION - PHASE 3

IN THE S.E. 1/4 OF SECTION 10, T.27S., R.6W., W.M.

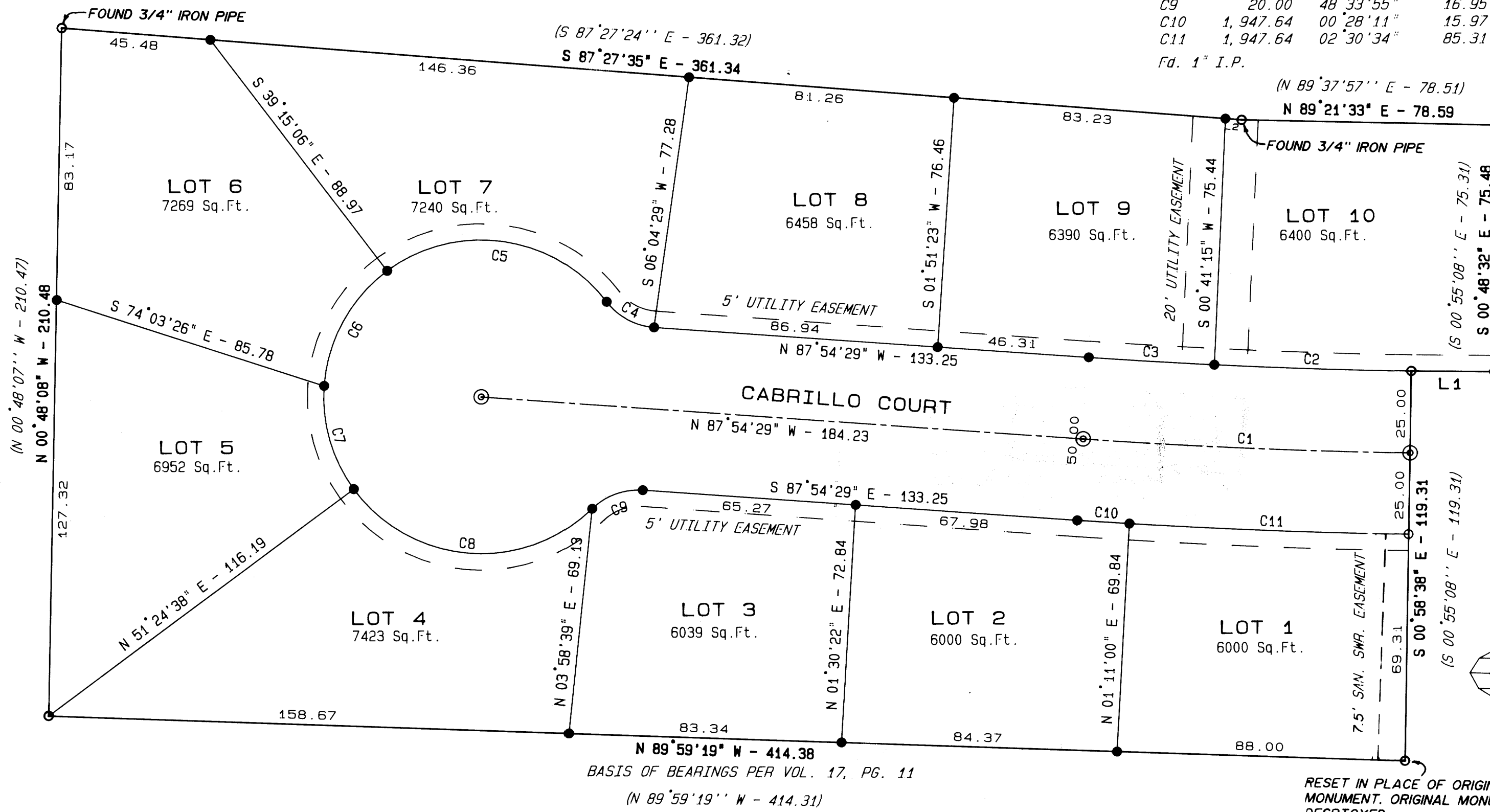
OCTOBER, 1989

SCALE 1" = 30'

LINE	BEARING	DISTANCE	
L1	S 88°32'05" W	25.35	(S 89°04'52" W - 25.35)
L2	N 87°27'35" W	5.01	

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD/BKG
C1	1,922.64	02°58'46"	99.98	50.00	99.97	N 89°23'52" W
C2	1,897.64	01°49'06"	60.22	30.11	60.22	N 89°58'42" W
C3	1,897.64	01°09'40"	38.46	19.23	38.46	N 88°29'19" W
C4	20.00	48°33'55"	16.95	9.02	16.45	N 63°37'32" W
C5	48.00	89°09'38"	74.70	47.30	67.38	N 83°55'23" W
C6	48.00	49°24'17"	41.39	22.08	40.12	S 26°47'39" W
C7	48.00	40°02'30"	33.55	17.49	32.87	S 17°55'44" E
C8	48.00	98°31'26"	82.54	55.73	72.74	S 87°12'42" E
C9	20.00	48°33'55"	16.95	9.02	16.45	N 67°48'33" E
C10	1,947.64	00°28'11"	15.97	7.99	15.97	S 88°08'35" E
C11	1,947.64	02°30'34"	85.31	42.66	85.30	S 89°37'58" E

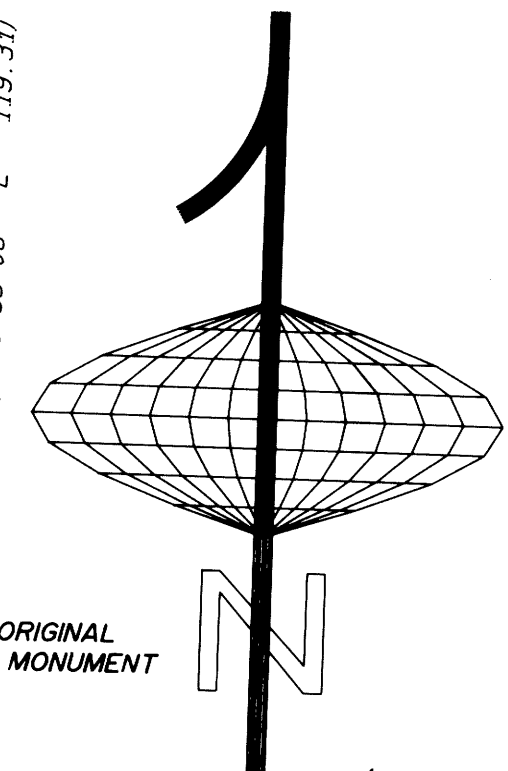
Fd. 1" I.P.



Initial Point
N.W. Cor. Lot II, Bl. I
Garden Terrace Subd. Phase 2

LEGEND

- Found 5/8" iron rod unless noted
- ⊙ Found 2" x 36" iron pipe with brass washer marked "LS 1651"
- Set 5/8" x 30" iron rod w/ plastic cap marked "AA SURVEYING INC."
- ⊙ Set 1/2" x 36" iron pipe with brass cap marked "AA SURVEYING INC." in Standard Street monument box.
- () Record information per VOL. 17, PG. 11



BASIS OF BEARINGS PER VOL. 17, PG. 11

(N 89°59'19" W - 414.31)

STATE OF OREGON)
 SS
COUNTY OF DOUGLAS)

I, Mark Heimburger, being duly sworn depose and say that I am the surveyor who surveyed the plat of "GARDEN TERRACE SUBDIVISION PHASE 3" and that the annexed tracing is an exact copy of the final plat thereof.

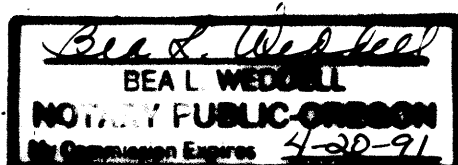
Mark Heimburger
Mark Heimburger

AA Surveying Service, Inc.
PO BOX 130
Roseburg, OR 97470

Subscribed and sworn before me this 2nd day of November 1989.

Notary Public *Ben S. Weddell*

My Commission Expires 4-20 1991

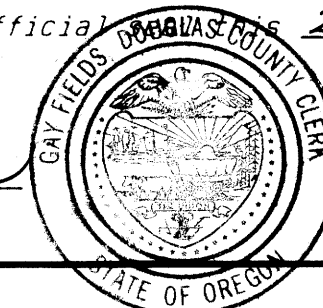


STATE OF OREGON)
 SS
DOUGLAS COUNTY)

I, Gay Fields, County Clerk of Douglas County, Oregon, do hereby certify that the within 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 2ND day of NOV. 1989.

Gay Fields
Gay Fields
COUNTY CLERK



**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

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GARDEN TERRACE SUBDIVISION PHASE 3
IN THE S.E. 1/4 OF SECTION 10, T.27S., R.6W., W.M.

DEDICATION

OCTOBER, 1989

APPROVALS

CITY OF ROSEBURG

KNOW ALL MEN BY THESE PRESENTS that George W. and Rhonda G. Gibby, owners of the land shown and described on the annexed plat and that they have caused the same to be surveyed and to be platted by the name of "GARDEN TERRACE SUBDIVISION PHASE 3" and that they hereby dedicate to the use of the public forever the streets and easements shown hereon.

George W. Gibby
GEORGE W. GIBBY
Rhonda G. Gibby
RHONDA G. GIBBY

Approved M.D.S. '89 1989
Chairman, Planning Commission
Approved OCTOBER 25 1989
John K. Stutem
Community Development Director
Approved NOVEMBER 2 1989
Mark Heimbarger
Public Works Director

ACKNOWLEDGEMENT

STATE OF OREGON))
COUNTY OF DOUGLAS))

STATE OF OREGON)
COUNTY OF DOUGLAS)

I, Mark Heimbarger, being duly sworn depose and say that I am the surveyor who surveyed the plat of "GARDEN TERRACE SUBDIVISION PHASE 3" and that the annexed tracing is an exact copy of the final plat thereof.

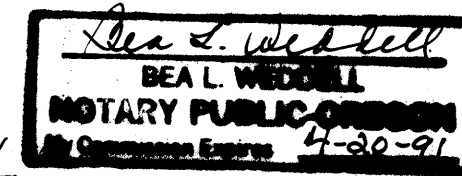
Mark Heimbarger
Mark Heimbarger
AA Surveying Service, Inc.
PO BOX 130
Roseburg, OR 97470

On the 25 day of October 1989, before me appeared George W. and Rhonda G. Gibby, being duly sworn, to me known to be the person described in and who executed the foregoing dedication, who being duly sworn, did say that they executed the same for the purpose set forth therein.

Nancy K. Pink
Notary Public, State of Oregon
My Commission Expires 2-4 1990

Subscribed and sworn before me
this 2nd day of November 1989

Notary Public Bea L. Weddell
My Commission Expires 4-20 1991

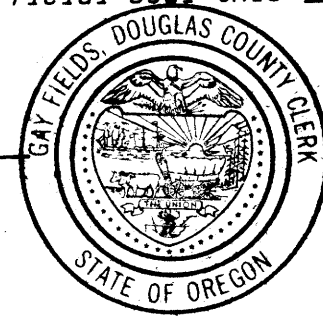


STATE OF OREGON)
DOUGLAS COUNTY)

I, Gay Fields, County Clerk of Douglas County, Oregon, do hereby certify that the within 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 2nd day of Nov., 1989.

Gay Fields
COUNTY CLERK



Deed requirement: Each potential lot owner or any subsequent lot owner is required to install sidewalks to City Standards within 2 years of the final plat being filed. If this requirement is not met at the time of development of each lot, the City will exercise their authority to withhold an occupancy permit.

APPROVALS

BY ORDER OF COUNTY BOARD OF COMMISSIONERS

Approved November 2 1989
Chairman
Approved November 2 1989
Joseph Walworth
Commissioner
Approved November 2 1989
Joye Morgan
Commissioner
Approved November 2 1989
Marie J. Reddepp
County Assessor
Approved NOVEMBER 1 1989
Francis L. Ingram
County Surveyor
FILED: NOVEMBER 2 1989
Gay Fields
County Clerk

Mark A. Heimbarger

COUNTY SUPERVISORS FILE DATA
DO NOT REMOVE FROM OFFICE