

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 )  
ss

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

Nancy K. Pink  
Notary Public

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

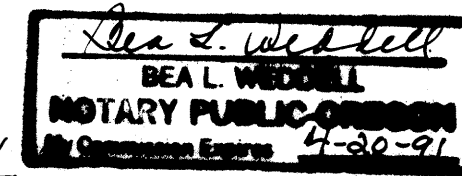
CERTIFICATE OF SURVEYOR

I, Mark A. Heimbarger, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands shown of the annexed plat, of which the following is a true and correct description:

Beginning at the INITIAL POINT, a 2" x 36" iron pipe at the Northwest corner of Lot 11, Block 1, Garden Terrace Subdivision, Phase 2 as Recorded in Volume 17, Page 11A and 11B, Douglas County Records; thence along the West boundary of said Garden Terrace Subdivision Phase 2 S00°48'32"E 75.48 feet to a 5/8" iron rod; thence continuing along said West boundary S88°32'05"W 25.35 feet to a 5/8" iron rod; thence continuing along said West boundary S00°58'38"E 119.31 feet to a 5/8" iron rod; thence along the North boundary of The Peoples Choice Subdivision as Recorded in Volume 16, Page 1, Douglas County Records, N89°59'19"W 414.38 feet to a 5/8" iron rod; thence along the East boundary of that property described in Reference Number 312848, Douglas County Deed Records, N00°48'08"W 210.48 feet to a 5/8" iron rod; thence along the South boundary of that property described in Reference Number 87-06849, Douglas County Deed Records, S87°27'35"E 361.34 feet to a 1" iron pipe; thence along the South boundary of that property described in Reference Number 83-01557, Douglas County Deed Records, N89°21'33"E 78.59 feet to the point of beginning, all situated in Section 10, T.27 S., R.6 W., W. M. Douglas County, Oregon, containing 1.96 acres more or less.

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

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

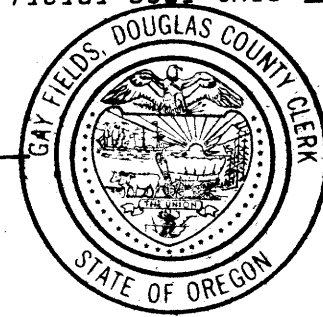


STATE OF OREGON )  
DOUGLAS COUNTY )  
ss

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.

Mark A. Heimbarger  
Surveyor

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE