

# WEST NORMANDY SUBDIVISION

LOCATED IN THE NE 1/4 OF SECTION 22, T27S, R6W, W.M.,  
DOUGLAS COUNTY, OREGON, ALSO LOCATED IN  
LOT 16 OF MT. NEBO TRACTS.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, MARK WELKS AND DOROTHY WILSON, OWNERS OF THE LAND SHOWN ON THE PLAT HEREON, HAVE CHUSED THE SAME TO BE SURVEYED AND PLATTED, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON.

Mark Welks 4/11/90  
MARK WELKS DATE  
Dorothy M. Wilson 4/11/90  
DOROTHY WILSON DATE

### CERTIFICATE OF SURVEYOR:

I, GREGORY D. LANG, 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: BEGINNING AT A 2" IRON PIPE WHICH IS THE MOST SOUTHERLY CORNER OF UMAPUA WEST ESTATES, PLAT 5, AS RECORDED IN VOL. 15, PG. 79, PLAT RECORDS, DOUGLAS COUNTY, OREGON; THENCE NORTH 30° 27' 52" EAST ALONG THE NORTHWESTERLY LINE OF THAT PROPERTY DESCRIBED IN INST. # 28-17405 DEED RECORDS, DOUGLAS COUNTY, OREGON, 270.56 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTH 73° 12' 14" EAST 495.66 FEET AND SOUTH 73° 13' 31" EAST 291.89 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 30° 24' 36" WEST 271.36 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 73° 09' 03" WEST 187.62 FEET TO THE MOST WESTERLY CORNER OF SAID PROPERTY AND THE POINT OF BEGINNING. 11-3-89  
15# 22957 DATE

**SURVEYOR:**  
GREG LANG SURVEYING  
P.O. BOX 1592  
ROSEBURG, OR. 97470

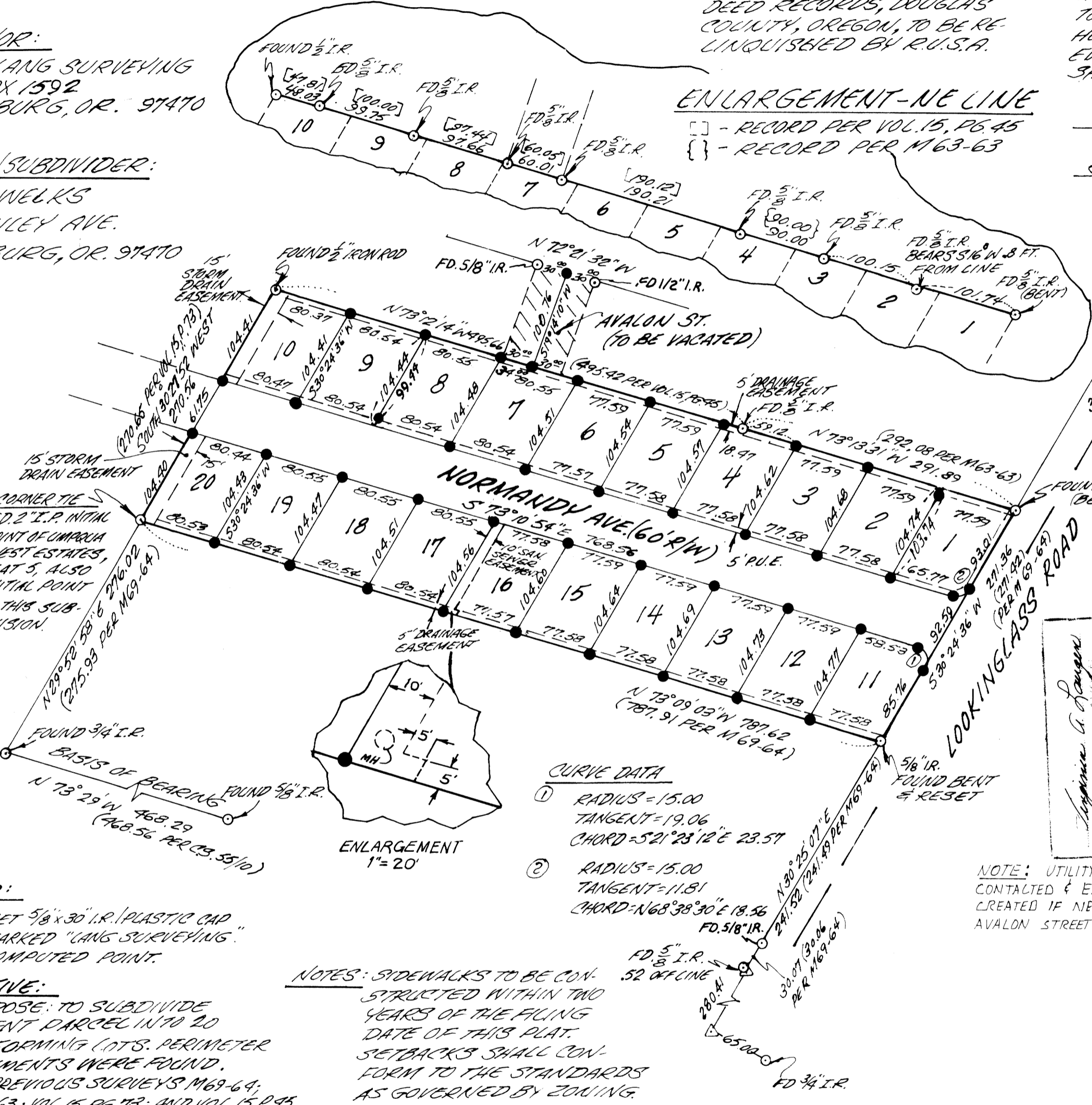
**OWNER/SUBDIVIDER:**  
MARK WELKS  
GREENLEY AVE.  
ROSEBURG, OR. 97470

SEWER LINE EASEMENT DESCRIBED IN INST. # 75-14193 DEED RECORDS, DOUGLAS COUNTY, OREGON, TO BE RELINQUISHED BY R.U.S.A.

### ENLARGEMENT-NE LINE

- RECORD PER VOL. 15, PG. 45
- RECORD PER M63-63

1"=100'  
OCT. 1989



### ACKNOWLEDGEMENT:

STATE OF OREGON } 55  
COUNTY OF DOUGLAS }  
ON THE 11<sup>th</sup> DAY OF APRIL, 1990  
BEFORE ME APPEARED MARK WELKS AND DOROTHY WILSON, TO ME PERSONALLY KNOWN, AND BEING DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND SHOWN ON THE PLAT HEREON, AND THAT THEY SIGNED THE ACCOMPANYING DEDICATION AS THEIR FREE AND VOLUNTARY ACT AND DEED.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR ABOVE WRITTEN.

Virginia A. Langens  
NOTARY PUBLIC, STATE OF OREGON

MY COMMISSION EXPIRES ON THE DAY OF JULY 12, 1993.

### APPROVALS

**CITY OF ROSEBURG:**  
Lu J. Smith 4-2-90  
CHAIRMAN, PLANNING COMMISSION DATE  
John Stute 4-2-90  
COMMUNITY DEVELOPMENT DIRECTOR DATE  
Jim S. Logan 4-2-90  
PUBLIC WORKS DIRECTOR DATE  
Francis L. Ingram 4-11-90  
DOUGLAS COUNTY SURVEYOR DATE  
David Reddopp 4-18-90  
DOUGLAS COUNTY ASSESSOR DATE

### DOUGLAS COUNTY COMMISSIONERS:

Joyce Morgan 4-19-90  
CHAIRMAN DATE  
Doug Robertson 4-19-90  
COMMISSIONER DATE

FILED 25 APRIL 1990  
GAY FIELDS County Clerk  
COUNTY CLERK

NOTE: UTILITY COMPANIES SHOULD BE CONTACTED & EASEMENTS SHOULD BE CREATED IF NECESSARY AT THE TIME AVALON STREET IS VACATED.

### LEGEND:

- - SET 5/8" x 30" I.R. PLASTIC CAP MARKED "LANG SURVEYING"
- △ - COMPUTED POINT

### NARRATIVE:

PURPOSE: TO SUBDIVIDE PARENT PARCEL INTO 20 CONFORMING LOTS. PERIMETER MONUMENTS WERE FOUND. SEE PREVIOUS SURVEYS M69-64; M63-63; VOL. 15, PG. 79; AND VOL. 15, P. 45.  
EQUIP: TMG & RED 1  
FIELD CREW: LANG, HERIBERG, ALEXENKO  
COMPS: GREG LANG  
DRAFTING: DON STULL

### ACREAGES

- LOTS 1, 11 - .18 ACRE ±
- LOTS 2-6, 12-16 - .18 ACRE ±
- LOTS 7-9, 17-19 - .19 ACRE ±
- LOTS 10, 20 - .19 ACRE ±

NOTES: SIDEWALKS TO BE CONSTRUCTED WITHIN TWO YEARS OF THE FILING DATE OF THIS PLAT. SETBACKS SHALL CONFORM TO THE STANDARDS AS GOVERNED BY ZONING.

REGISTERED PROFESSIONAL LAND SURVEYOR  
GREGORY D. LANG  
JULY 16, 1987  
2293

### NOTES:

- EACH PRESENT OR SUBSEQUENT LOT OWNER IS REQUIRED TO INSTALL SIDEWALKS TO THE CITY OF ROSEBURG'S STANDARDS WITHIN TWO YEARS OF THE FINAL PLAT BEING FILED.
- ALL 5' DRAINAGE EASEMENTS ARE PRIVATE & NOT MAINTAINED BY THE CITY AS PART OF THE STORM DRAINAGE SYSTEM.