

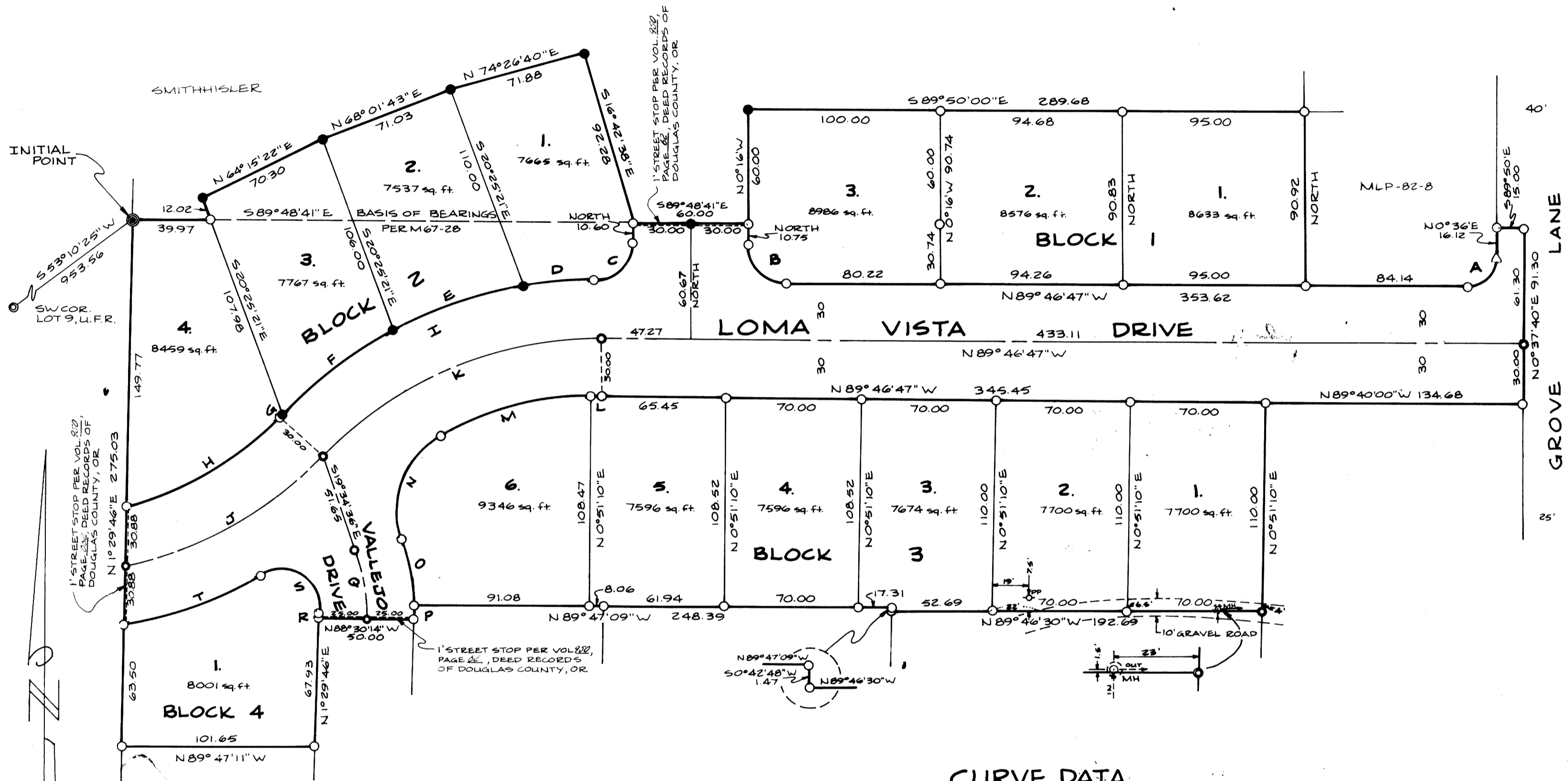
LOMA VISTA SUBDIVISION PHASE I

ADDITION TO THE CITY OF ROSEBURG

IN THE NE 1/4 SECTION 15, TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M.

APRIL 1986

SCALE: 1" = 50'



CURVE DATA

	Δ	R	L	Chord	
A	89°37'13"	15.00'	23.46'	N 45°25'26" E	21.14'
B	89°46'47"	20.00'	31.34'	N 44°53'23" W	28.23'
C	89°33'04"	20.00'	31.26'	S 44°46'32" W	28.17'
D	9°24'28"	229.89'	37.75'	N 84°50'46" E	37.71'
E	17°46'27"	229.89'	71.32'	N 71°15'18" E	71.03'
F	18°15'18"	229.89'	73.25'	N 53°14'16" E	72.94'
G	0°25'35"	229.89'	1.71'	N 43°53'57" E	1.71'
H	31°49'01"	170.00'	94.40'	N 59°35'40" E	93.19'
I	45°26'20"	229.89'	182.32'	S 66°49'54" W	177.58'
J	34°15'58"	200.00'	119.61'	N 60°49'08" E	117.84'
K	46°32'04"	199.89'	162.35'	N 66°57'11" E	157.92'
L	1°32'12"	169.89'	4.56'	S 89°27'07" W	4.56'
M	27°27'38"	169.89'	81.42'	N 74°57'12" E	80.65'
N	79°35'35"	45.00'	62.51'	N 21°26'12" E	57.61'
O	15°41'39"	125.00'	34.24'	N 10°30'46" W	34.13'
P	4°10'16"	125.00'	9.10'	S 0°35'22" E	9.10'
Q	21°04'22"	100.00'	36.78'	S 9°02'25" E	36.57'
R	2°00'33"	75.00'	2.63'	S 0°29'29" W	2.63'
S	124°49'13"	20.00'	43.57'	S 57°00'29" E	35.45'
T	19°09'52"	230.00'	76.93'	N 70°09'50" E	76.57'

LEGEND

- FOUND 3/8" I.R. PER M92-51
- ⊙ FOUND 3/4" I.R. PER M92-51
- ⊚ FOUND 2" I.P. PER M92-51
- SET 3/8" x 30" I.R. W/ PLASTIC CAP MKD. "AA SURVEYLING INC.
- SET BRASS CAP FOR STREET MON.
- △ PK NAIL - SET
- ⊖ PP POWER POLE
- ⊕ MH MANHOLE

BENCHMARK: SET BRASS DISK IN TOP OF CONCRETE CURB ON SE CORNER OF LOMA VISTA DRIVE AND VALLEJO DRIVE STAMPED "LV-1" ELEV. = 515.73 ELEVATION BASED ON B.M. "17-1" ELEV. = 458.81 (BRASS DISK AT SE CORNER, TROOST, CALKINS)

Notary Public section with signature of Virginia A. Laugen, County Clerk of Douglas County, Oregon. Includes a circular seal for the State of Oregon.

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

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LOMA VISTA SUBDIVISION PHASE I

ADDITION TO THE CITY OF ROSEBURG

IN THE NE 1/4 SECTION 15, TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M.

APRIL 1986

CERTIFICATE OF SURVEYOR

I, EUGENE A. BLOOM, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands shown on the annexed plat, of which the following is a true and correct description: Beginning at the INITIAL POINT, a 2"x36" iron pipe on the south line of that property described in Recorder's No. 76-13089, from which the S.W. corner of Lot 9, Umpqua Fruit Ranch bears S 53°10'25"W 953.56 feet; thence along said south line, S 89°48'41"E 39.97 feet to a 3/8" iron rod; thence leaving said south line N 20°25'21"W 12.02 feet to a 3/8" iron rod; thence N 64°15'22"E 70.30 feet to a 3/8" iron rod; thence N 68°01'43"E 71.03 feet to a 3/8" iron rod; thence N 74°26'40"E 71.88 feet to a 3/8" iron rod; thence S 16°42'38"E 92.28 feet to a 3/8" iron rod on the aforementioned south line; thence along said south line S 89°48'41"E 60.00 feet to a 3/8" iron rod; thence leaving said south line, N 0°16'W 60.00 feet to a 3/8" iron rod; thence S 89°50'E 289.68 feet to a 3/8" iron rod; thence South 90.92 feet to a 3/8" iron rod; thence S 89°46'47"E 84.14 feet to a 3/8" iron rod; thence along an arc of a 15 foot radius curve left (the chord of which bears N 45°25'26"E 21.14 feet) 23.46 feet to a "PK" nail in a concrete curb; thence N 0°36'E 16.12 feet to a 3/8" iron rod; thence S 89°50'E 15.00 feet to a 3/8" iron rod; thence S 0°37'40"W 91.30 feet to a 3/8" iron rod at the N.E. corner of that property described in Recorder's No. 74-12007 and 74-12008; thence along the North and West lines of said property, N 89°40'W 134.68 feet to a 3/8" iron rod and S 0°51'10"W 110.00 feet to a 3/4" iron rod; thence along the boundary lines of those properties described in Recorder's No's 223873 and 79-255, N 89°46'30"W 192.69 feet to a 3/8" iron rod and N 0°42'48"E 1.47 feet to a 3/8" iron rod and N 89°47'09"W 149.25 feet to a 3/8" iron rod; thence leaving said boundary line N 89°47'09"W 99.14 feet to a 3/8" iron rod; thence on an arc of a 125 foot radius curve right (the chord of which bears S 0°35'22"E 9.10 feet) 9.10 feet to a 3/8" iron rod; thence N 88°30'14"W 50.00 feet to a 3/8" iron rod; thence S 1°29'46"W 67.93 feet to a 3/8" iron rod; thence N 89°47'11"W 101.65 feet to a 3/8" iron rod; thence N 1°29'46"E 275.03 feet to the POINT OF BEGINNING, situated in Section 15, T. 27 S., R. 6 W., W.M., containing 3.78 acres, more or less. All Recorder's Numbers are on file in Deed Records Office of Douglas County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

EUGENE A. BLOOM
NOTARY PUBLIC - OREGON
2-1-90

STATE OF OREGON }
COUNTY OF DOUGLAS } ss

I, EUGENE A. BLOOM, being duly sworn depose and say that I am the surveyor who surveyed the plat of "LOMA VISTA SUBDIVISION PHASE I" and that the annexed tracing is an exact copy of the final plat thereof.

Subscribed and sworn before me
this 22nd day of APRIL 1986.

Margaret L. Bloom
Notary Public
My Commission Expires Feb 2, 1990

Margaret L. Bloom
NOTARY PUBLIC - OREGON
2-1-90

APPROVALS

BY ORDER OF THE CITY PLANNING COMMISSION

Approved June 26 1986
Richard [Signature]
Chairman

Approved JUNE 24 1986
[Signature]
Secretary / Planning Director

Approved 6/24 1986
Adney [Signature]
City Engineer

APPROVALS

BY ORDER OF COUNTY BOARD OF COMMISSIONERS

Approved July 30 1986
Bill Vian
Chairman

Approved July 30 1986
[Signature]
Commissioner

Approved July 30 1986
George [Signature]
County Assessor

Approved N/A 1986
[Signature]
County Health Officer

Approved JULY 15 1986
Francis L. Ingram
County Surveyor

FILED:

July 31 1986

Debra L. Waldron
County Clerk by Mary [Signature] Deputy

STATE OF OREGON }
COUNTY OF DOUGLAS } ss

I, EUGENE A. BLOOM, being duly sworn depose and say that I am the surveyor who surveyed the plat of "LOMA VISTA SUBDIVISION PHASE I" and that the annexed tracing is an exact copy of the final plat thereof.

Virginia A. Laugen
NOTARY PUBLIC - OREGON
My Commission Expires 7-28-89

STATE OF OREGON }
COUNTY OF DOUGLAS } ss

I, DEBRA L. WALDRON, 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 original thereof as the same appears on file in my office and custody. Witness my hand and official seal this 21st day of July, 1986.

Debra L. Waldron
County Clerk by Mary [Signature] Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that AUSTIN AND BASSETT, INC. an Oregon Corporation and RONALD L. and SUSAN SMITHHISLER, husband and wife, and JOHN R. and DEBRA WALDRON, husband and wife, and WILLIAM and CLARITA L. CARSTEN, husband and wife, and MERLE A. MULHOLLAND are owners of the land shown and described on the annexed plat and that we have caused the same to be surveyed and to be platted by the name of "LOMA VISTA SUBDIVISION PHASE I" and that we hereby dedicate to the use of the public forever the streets shown hereon.

Michael P. Austin
2350 HILLSIDE DR., CENTRAL POINT, OR 97502
MICHAEL P. AUSTIN, PRESIDENT

Ronald L. Smithhisler
RONALD L. SMITHHISLER

William Carstens
WILLIAM CARSTENS

Susan Smithhisler
SUSAN SMITHHISLER

Clarita L. Carsten
CLARITA L. CARSTEN

2435 LUELLEN DR., ROSEBURG, OR 97470

Alex J. Austin
ALEX J. AUSTIN, SECRETARY

John R. Waldron
JOHN R. WALDRON

Merle A. Mulholland
MERLE A. MULHOLLAND

Debra Waldron
DEBRA WALDRON

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss

On the 21st day of April 1986, before me appeared Michael P. Austin and Alex J. Austin, and who being duly sworn, did say that they are the President and Secretary respectively, of AUSTIN AND BASSETT, INC., an Oregon corporation, and who executed the foregoing dedication, in behalf of said corporation, did say that they executed the same for the purpose set forth therein.

Margaret L. Bloom
Notary Public, State of Oregon
My Commission Expires Feb 2, 1990

Margaret L. Bloom
NOTARY PUBLIC - OREGON
2-1-90

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss

On the 28th day of April 1986, before me appeared Ronald L. and Susan Smithhisler, husband and wife, John R. and Debra Waldron, husband and wife, William and Clarita L. Carsten, husband and wife, and Merle A. Mulholland, who being duly sworn, to me known to be the persons 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.

Margaret L. Bloom
Notary Public, State of Oregon
My Commission Expires Feb 2, 1990

Margaret L. Bloom
NOTARY PUBLIC - OREGON
2-1-90

SHEET 2 OF 2

COUNTY SURVEYORS FILE DATA
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