

# ROLLING HILLS ESTATES SUBDIVISION 5th. ADDITION

LYING IN THE NE 1/4 AND NW 1/4 OF SECTION 10, T28, R6W,  
W.M., DOUGLAS COUNTY, OREGON.

### LEGEND

- SET 5/8" x 30" IRON ROD WITH CAP MARKED "BENTZ SUR. INC."
- FOUND 5/8" IRON ROD WITH CAP UNLESS NOTED OTHERWISE.
- ⊙ FOUND 2" IRON PIPE OVER 5/8" IRON ROD WITH CAP. MARKED "BENTZ SUR. INC."
- △ COMPUTED POSITION

**OWNER**  
BURDETTE HOMES INC.  
325 SE TERRACE DRIVE  
ROSEBURG, OR 97470

**DEVELOPER**  
HOWARD BURDETTE  
325 SE TERRACE DRIVE  
ROSEBURG, OR 97470

**SURVEYOR**  
DONALD A. BENTZ INC.  
1205 SE COURT  
ROSEBURG, OR 97470  
(503) 673-0166

**ZONE - RI WATER - ROBERTS CREEK SEWER - GREEN SANITARY DIST.**  
PD FILE # 87 - 117

FILED THIS 30th DAY OF May 19 90

County Clerk *Ben L. Washburn, Deputy*

### DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BURDETTE HOMES INC. IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "ROLLING HILLS ESTATES SUBDIVISION 5th ADDITION" AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL EASEMENTS AND ROADS SHOWN THEREON.

*Howard Burdette*  
BURDETTE HOMES INC.  
HOWARD BURDETTE PRESIDENT

### NARRATIVE

LOTS WERE ESTABLISHED ON NORTH 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) FIELD CREW COMPUTATIONS - D. BENTZ DRAFTING - R. BRITTELL

### SURVEYOR'S CERTIFICATE

I, DONALD A. BENTZ, BEING DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON; 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 SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; SAID POINT BEARS N89°36'38"W 35.34 FEET FROM THE NORTHEAST CORNER OF SAID LOT 21; THENCE CONTINUING N89°36'38"W 620.67 FEET ALONG THE NORTH LINE OF SAID LOT 21 TO A 5/8" IRON ROD; THENCE SOUTH 100.00 FEET TO A 5/8" IRON ROD; THENCE S89°36'38"E 5.00 FEET TO A 5/8" IRON ROD SAID POINT ALSO BEING THE NORTHWEST CORNER OF "ROLLING HILLS ESTATES SUBDIVISION 4th ADDITION; THENCE S89°36'38"E 322.25 FEET TO A 5/8" IRON ROD; THENCE ALONG

THE ARC OF A 694.91 FOOT 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 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 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 CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N3°54'39"E 86.90 FEET) 87.02 FEET TO THE POINT OF BEGINNING.

*Donald A. Bentz*  
DONALD A. BENTZ LS 839  
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF April 1990.

### ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 30th DAY OF April 1990, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HOWARD BURDETTE WHO BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Tonya A. Theiss*  
TONYA A. THEISS  
NOTARY PUBLIC - OREGON  
My Commission Expires 11/13/93

### WATER RIGHTS

THERE ARE NO APPARENT WATER RIGHTS APPURTENANT TO THIS PROPERTY.

### APPROVALS

*Joyce Morgan* 5/29/90  
COMMISSIONER DATE  
*Darryl Robinson* 5/29/90  
COMMISSIONER DATE  
*David G. Reddeopp* 5/29/90  
COUNTY ASSESSOR DATE  
*Keith L. Cubic* 4/28/90  
PLANNING DIRECTOR DATE  
*Francis L. Ingram* 5-23-90  
COUNTY SURVEYOR DATE

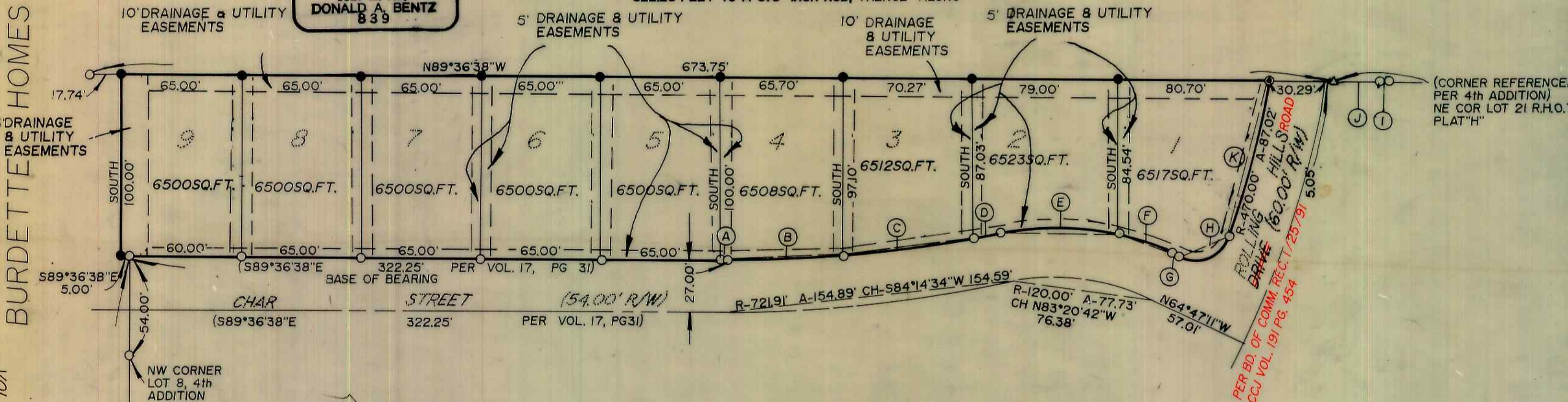
SCALE 1" = 50'  
MARCH 1990

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 12, 1989  
DONALD A. BENTZ LS 839

BURDETTE HOMES

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### CURVE DATA

(A) N89°36'38"W 2.25'	(G) N64°47'13"W 4.55'
(B) N87°46'11"E 63.50' R - 694.91' A - 63.52'	(H) N67°13'00"E 29.73' R - 20.00' A - 33.52'
(C) N82°13'39"E 70.92' R - 694.91' A - 70.95'	(I) N89°25'06"W 4.75'
(D) N78°42'06"E 14.62' R - 694.91' A - 14.62'	(J) N89°25'06"W 25.20' (N89°20'23"W 25.32')
(E) N89°11'50"W 64.66' R - 147.00' A - 65.19'	(K) N3°54'26"E 86.90' R - 470' A - 87.02'
(F) N70°38'21"W 29.98' R - 147.00' A - 30.03'	

**NOTE**  
NO DIRECT ACCESS FOR BUILDING DEVELOPMENT ALLOWED OFF OF ROLLING HILLS ROAD.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE