

PREMIERE SUBDIVISION

LYING IN THE SE 1/4 NW 1/4, SEC. 14, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON.

LEGEND

- FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
- FOUND 1" IRON PIPE
- SET 5/8"x30" IRON ROD WITH PLASTIC CAP MARKED "BENTZ SURV. INC."
- SET STREET MONUMENTS
- ⊙ SET STREET MONUMENT (BRASS CAP) STAMPED ELEV. 431.53

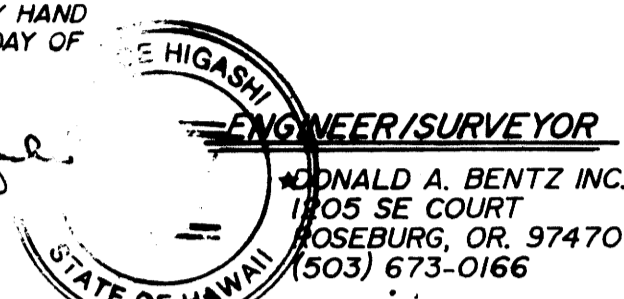
SCALE 1"=50'
JULY 1989



ACKNOWLEDGEMENT:

ON THE 16 DAY OF NOVEMBER 1991, BEFORE ME APPEARED DON AKRE TO ME PERSONALLY KNOWN AND BEING DULY SWORN, DID SAY THAT THEY SIGNED THE ACCOMPANYING DEDICATION AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 13 DAY OF NOVEMBER 1991



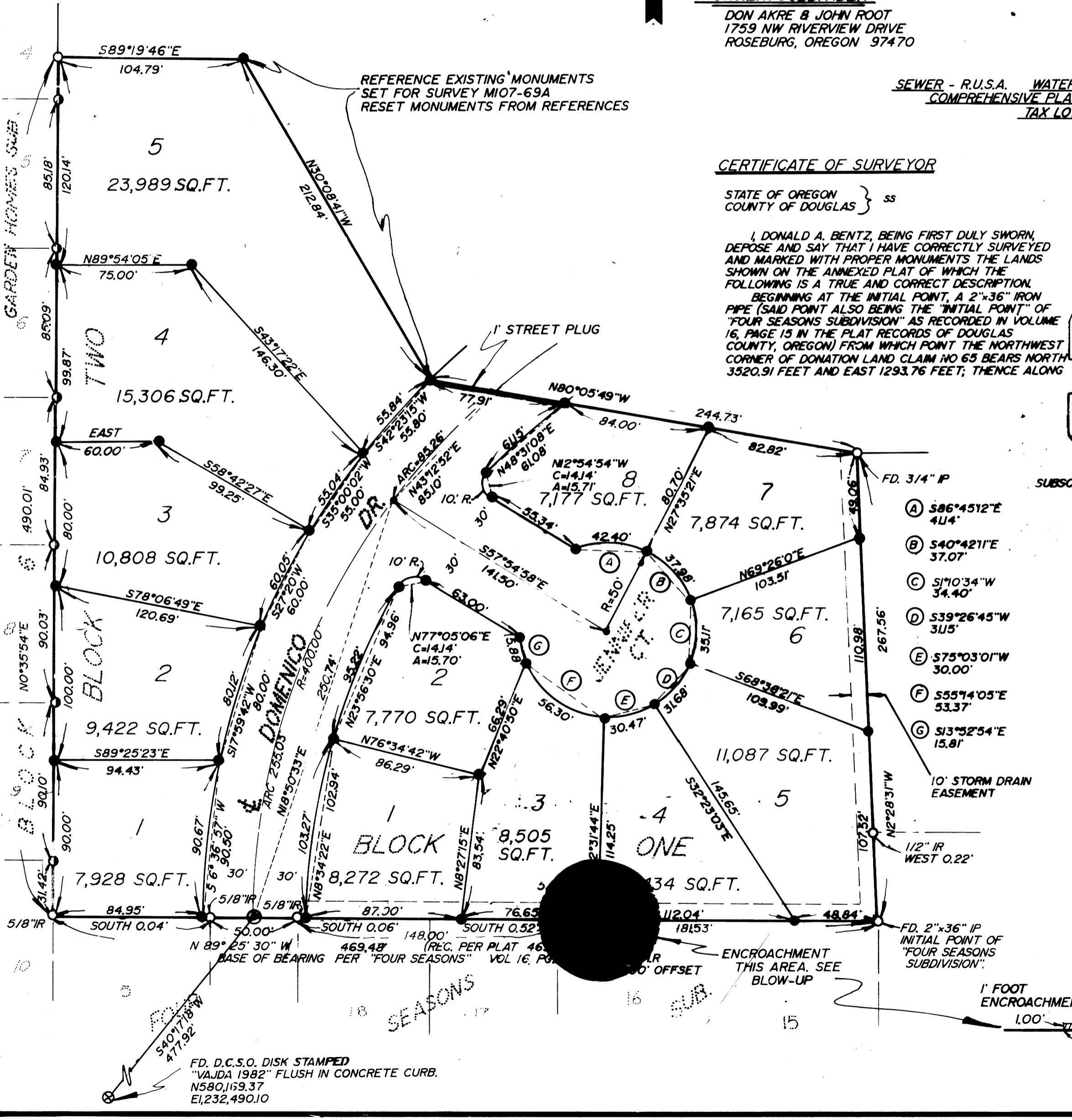
OWNER/SUBDIVIDER

DON AKRE & JOHN ROOT
1759 NW RIVERVIEW DRIVE
ROSEBURG, OREGON 97470

SEWER - R.U.S.A. WATER - CITY OF ROSEBURG
COMPREHENSIVE PLAN - LOW DENSITY RESIDENTIAL
TAX LOT-5900

THE FOLLOWING LEGAL DESCRIPTION DEPICTS A 100' FOOT STREET PLUG, AS SHOWN ON THE PLAT OF PREMIERE SUBDIVISION, TO BE DEEDED TO THE CITY OF ROSEBURG FOR ACCESS CONTROL ONTO PREMIERE DRIVE AND DESCRIBED AS:

BEGINNING AT A 5/8" IRON ROD AT THE MOST EASTERLY CORNER OF LOT 5, BLOCK 2, PREMIERE SUBDIVISION; THENCE SOUTH 80°05'49" EAST 77.91' FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 8, BLOCK 1, OF SAID SUBDIVISION; THENCE ALONG THE ARC OF A 370.00' FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 53°09'33" WEST 137' FEET) 137' FEET; THENCE NORTH 80°05'49" WEST 77.71' FEET THENCE ALONG THE ARC OF A 430.00' FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 46°00'34" EAST 124' FEET) 124' FEET TO THE POINT OF BEGINNING.



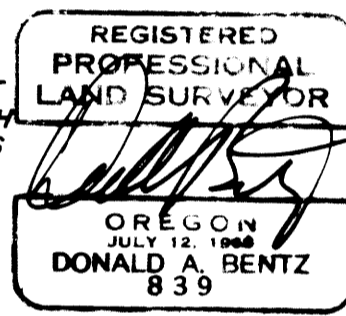
CERTIFICATE OF SURVEYOR

STATE OF OREGON } ss
COUNTY OF DOUGLAS }

I, DONALD A. BENTZ, 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 (SAID POINT ALSO BEING THE "INITIAL POINT" OF "FOUR SEASONS SUBDIVISION" AS RECORDED IN VOLUME 16, PAGE 15 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON) FROM WHICH POINT THE NORTHWEST CORNER OF DONATION LAND CLAIM NO 65 BEARS NORTH 3520.91 FEET AND EAST 1293.76 FEET; THENCE ALONG

THE NORTH LINE OF SAID "FOUR SEASONS SUBDIVISION" N89°25'30"W 469.48' FEET TO THE EAST LINE OF "GARDEN HOMES" AS RECORDED IN VOLUME 6, PAGE 13, IN THE PLAT OF RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID EAST LINE N0°35'54"E 490.01' FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE S89°19'46"E 104.73' FEET TO A 5/8" IRON ROD; THENCE S30°08'41"E 212.84' FEET TO A 5/8" IRON ROD; THENCE S80°05'49"E 244.73' FEET TO A 3/4" IRON PIPE; THENCE S2°28'31"E 267.56' FEET TO THE POINT OF BEGINNING AND CONTAINING 3.87 ACRES OF LAND, MORE OR LESS.



DONALD A. BENTZ
REGISTERED OREGON LAND SURVEYOR
839

SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF NOVEMBER 1990.

Virginia C. Ferguson
7-12-93

NOTARY PUBLIC, STATE OF OREGON

FILED THIS 6 DAY OF NOVEMBER 1990

APPROVALS:

Joyce Morgan 3-1-91
DO. CO. COMMISSIONER DATE

Ross L. Wadsworth 3-5-91
DO. CO. COMMISSIONER DATE

FLOOD PLAIN DATA COMPUTED FROM SHEET 9 OF 24 FLOOD PLAIN DATA (DOUGLAS COUNTY WATER RESOURCE) AND PROPORTIONED BETWEEN STATION 470+90 (ELEVATION 434.3) AND STATION 457+10 (ELEVATION 433.1). FLOOD PLAIN ELEVATION THIS DEVELOPMENT 433.7.

DEDICATION

KNOW ALL MEN BY THESE PRESENT, THAT JOHN ROOT, JAMES L. RICHEY JR. AND PATRICIA M. RICHEY, ERIC HANSEN, DON AKRE, ARE THE OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THE ANNEXED PLAT, THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "PREMIERE SUBDIVISION" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS SHOWN THEREON.

IN TESTIMONY WHEREOF, JOHN ROOT, JAMES L. RICHEY JR. AND PATRICIA M. RICHEY AND ERIC HANSEN HAVE HERE UNTO SET THEIR HANDS THIS 22 DAY OF NOVEMBER, 1990

John Root
JOHN ROOT

Patricia M. Richey
PATRICIA M. RICHEY

James L. Richey Jr.
JAMES L. RICHEY JR.

Erik Hansen
ERIK HANSEN

Don Akre
DON AKRE

ACKNOWLEDGEMENT

STATE OF OREGON } ss
COUNTY OF DOUGLAS }

ON THE 29 DAY OF NOVEMBER 1990, BEFORE ME APPEARED JOHN ROOT, JAMES L. RICHEY JR. AND PATRICIA M. RICHEY AND ERIC HANSEN, TO ME PERSONALLY KNOWN, AND BEING DULY SWORN, DID SAY THAT THEY SIGNED THE ACCOMPANYING DEDICATION AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 29 DAY OF NOVEMBER, 1990

Virginia C. Ferguson
7-12-93

APPROVALS:

Virginia C. Ferguson
NOTARY PUBLIC, STATE OF OREGON.

APPROVALS:

Fred A. Dayton 12/4/90
CHAIRMAN, PLANNING COMMISSION DATE

John R. Stutesman 12/20/90
DIRECTOR, COMMUNITY DEVELOPMENT DEPT. DATE

Chris Beach 12/17/90
PUBLIC WORKS DIRECTOR DATE

Francis L. Ingram 1-9-91
DOUGLAS COUNTY SURVEYOR DATE

Doris J. Reddick 3-11-91
DOUGLAS COUNTY ASSESSOR DATE

COUNTY SURVEYOR'S OFFICE
DO NOT REMOVE FROM OFFICE