

FILED THIS 20<sup>th</sup> DAY OF DECEMBER 19 91

Glenn S. Burnett, COUNTY CLERK DEPUTY

LOMA VISTA SUBDIVISION PHASE 3 IN THE NE 1/4 OF SEC. 15, T27S, R6W, W.M. DOUGLAS COUNTY, OREGON.

TAX LOT 400, TAX ACCOUNT # 9077.00

THE FOLLOWING LEGAL DESCRIPTION DEPICTS TWO 100' FOOT STREET PLUGS AS SHOWN ON THE PLAT OF "LOMA VISTA SUBDIVISION PHASE 3" TO BE DEEDED TO THE CITY OF ROSEBURG IN DOUGLAS COUNTY, OREGON FOR ACCESS CONTROL ONTO LOMA VISTA DRIVE AND DESCRIBED AS:

BEGINNING AT A 5/8" I.R. AT THE NORTHEAST CORNER OF LOT 3 BLOCK 3 "LOMA VISTA SUBDIVISION PHASE 3"; THENCE N77°38'07"E 61.56' FEET TO A 5/8" I.R. AT THE NORTHWEST CORNER OF LOT 1 BLOCK 1 OF SAID SUBDIVISION; THENCE S0°34'42"W 103' FEET; THENCE S77°38'07"W 61.56' FEET; THENCE N0°34'42"E 103' FEET TO THE POINT OF BEGINNING. BEGINNING AT A 5/8" I.R. AT THE SOUTHEAST CORNER OF LOT 1 BLOCK 3 "LOMA VISTA SUBDIVISION PHASE 3"; THENCE S89°42'39"E 60.00' FEET TO A 5/8" I.R. AT THE SOUTHWEST CORNER OF LOT 1 BLOCK 2 OF SAID SUBDIVISION; THENCE N0°34'42"E 100' FEET; THENCE N89°42'39"W 60.00' FEET; THENCE S0°34'42"W 100' FEET TO THE POINT OF BEGINNING.

SEWER: R.U.S.A. WATER: CITY OF ROSEBURG ZONE: MR-14 COMP. PLAN: MEDIUM DENSITY/RES.

OWNER: CASHWAY PLYWOOD OF BEND INC. P.O. BOX 3726 CENTRAL POINT, OR. 97502

SURVEYED BY: DONALD A. BENTZ INC. 1205 SE COURT ROSEBURG, OR. 97470 (503) 673-0166

DEVELOPER: ALEX AUSTIN 2425 LOMA VISTA DR. ROSEBURG, OR. 97470

SURVEYORS CERTIFICATE: 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 3/4" IRON PIPE (SAID POINT ALSO BEING THE SOUTH WEST CORNER OF LOT 9 UMPQUA FRUIT RANCH); THENCE ALONG THE WEST LINE OF SAID LOT 9 UMPQUA FRUIT RANCH N0°34'42"E 240.00' FEET; THENCE LEAVING SAID WEST LINE S89°42'39"E 108.13' FEET; THENCE N77°38'07"E 61.56' FEET; THENCE N79°16'57"E 185.13' FEET; THENCE S77°28'47"E 163.78' FEET; THENCE S89°49'08"E 242.30' FEET TO A POINT ON THE WEST LINE OF "LOMA VISTA SUBDIVISION PHASE 2" AS RECORDED IN VOL. 17, PG. 36A IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID "LOMA VISTA SUBDIVISION PHASE 2" S1°29'46"W 254.65' FEET TO THE SOUTH LINE OF SAID LOT 9 "UMPQUA FRUIT RANCH"; THENCE ALONG THE SOUTH LINE OF SAID LOT 9 "UMPQUA FRUIT RANCH" N89°42'39"W 748.13' FEET TO THE POINT OF BEGINNING AND CONTAINING 4.467 ACRES, MORE OR LESS.

DONALD A. BENTZ LS 839

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT CASHWAY PLYWOOD IS THE OWNER OF THE LANDS REPRESENTED AND DESCRIBED ON THE ANNEXED PLAT THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY NAME OF "LOMA VISTA SUBDIVISION PHASE 3" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS SHOWN THEREON. IN TESTIMONY WHEREOF CASHWAY PLYWOOD HAS HERE UNTO SET THEIR HANDS THIS 1 DAY OF October, 1991.

Alex J. Austin, President CASHWAY PLYWOOD

ACKNOWLEDGEMENT:

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 1 DAY OF October 1991, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED Alex J. Austin, President who being duly sworn did say that they are the identical persons named in the foregoing instrument and that they executed said instrument freely and voluntarily.

Tonya Starr

APPROVALS:

- CHAIRMAN/PLANNING COMMISSION DATE 11/27/91
CHAIRMAN, COMMUNITY DEVELOPMENT DEPT. DATE 11/27/91
PUBLIC WORKS DIRECTOR DATE 11/27/91
Douglas County Surveyor DEPUTY DATE 12-17-91
Douglas County Assessor DATE 12-17-91
Douglas County Commissioner DATE 12-20-91
Douglas County Commissioner DATE 12-20-91

NOTE:

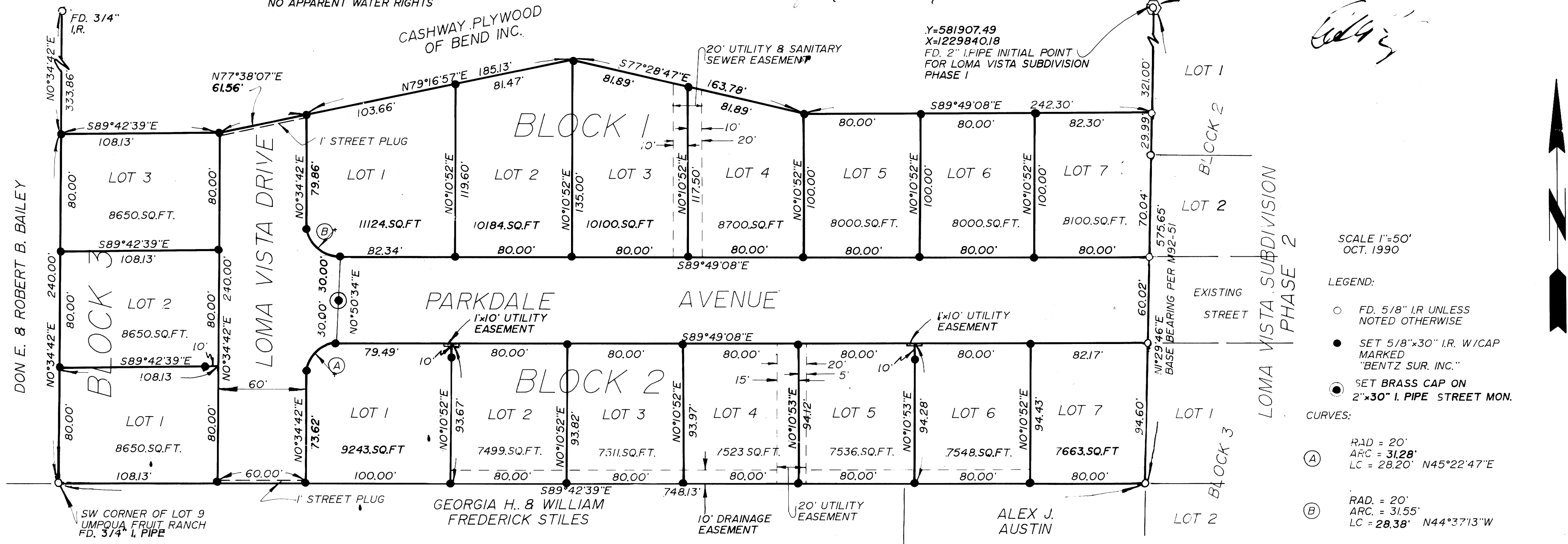
TIED 2" IPIPE INITIAL POINT WITH STATE PLANE CONTROL 17-5, USING GPS, EQUIPMENT: TRIMBLE DATUM: NAD27, SOFTWARE: TRIMBLE COORDINATES USED FOR 17-5 Y=582136.09 X=1232267.95 ELEV. USED 432.57



NARRATIVE:

THE WEST, SOUTH, & EAST LINES CONTROLLED BY EXISTING MONUMENTS THE NORTH LINE WAS CREATED. FIELD CREW: M. HOLT, R. BOLIN OFFICE: T. BIXBY DRAFTING: M. RADCLIFFE

WATER RIGHTS: NO APPARENT WATER RIGHTS



- SCALE 1"=50' OCT. 1990
LEGEND:
O FD. 5/8" I.R. UNLESS NOTED OTHERWISE
● SET 5/8"x30" I.R. W/CAP MARKED "BENTZ SUR. INC."
● SET BRASS CAP ON 2"x30" I. PIPE STREET MON.
CURVES:
(A) RAD = 20' ARC = 31.28' LC = 28.20' N45°22'47"E
(B) RAD = 20' ARC = 31.55' LC = 28.38' N44°37'13"W

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE