

NOTE  
BRASS CAP "TROOST"  
BEARS S26°55'00"W  
2506.57' FROM  
POINT (I)

LEGEND:

- FD. 5/8" I.R. UNLESS OTHERWISE NOTED.
- SET 5/8" x 30" I.R. W/ CAP MARKED "i.e. ENGINEERING."

WATER: CITY OF ROSEBURG  
SEWER: RUSA/PRIVATE MAINTENANCE  
COMP. PLAN: LOW DENSITY RESIDENTIAL  
ZONE: R-1-7.5

APPROVALS:

*[Signature]* 5-29-92  
CITY OF ROSEBURG PLANNING COMMISSIONER CHAIRMAN DATE

*[Signature]* 6/25/92  
CITY OF ROSEBURG COMMUNITY DEVELOPEMENT DIRECTOR DATE

*[Signature]* 6-25-92  
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

*[Signature]* 7-29-92  
DOUGLAS COUNTY COMMISSIONER CHAIRMAN DATE

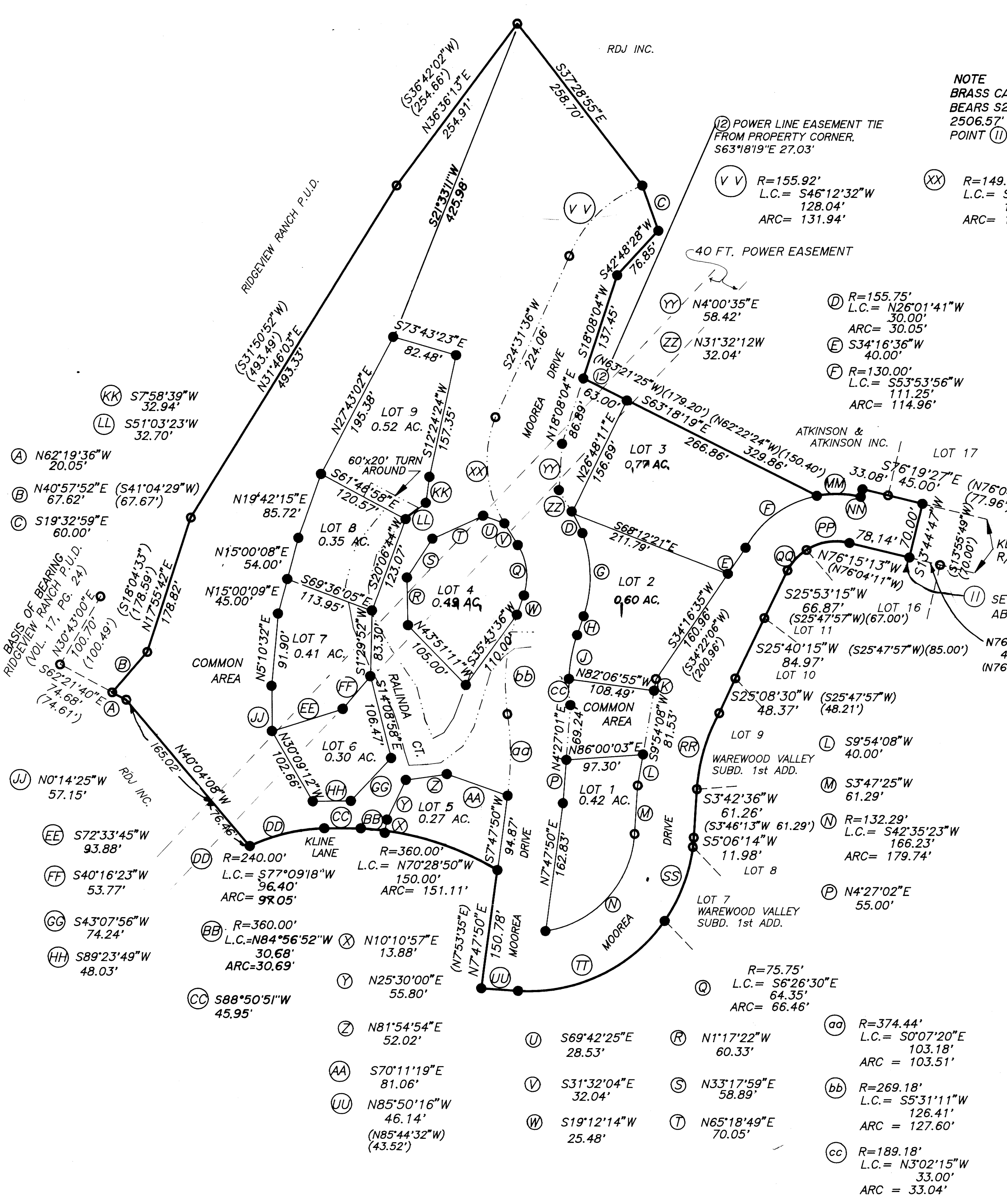
*[Signature]* 7-29-92  
DOUGLAS COUNTY COMMISSIONER DATE

*[Signature]* 7-28-92  
DOUGLAS COUNTY ASSESSOR DATE

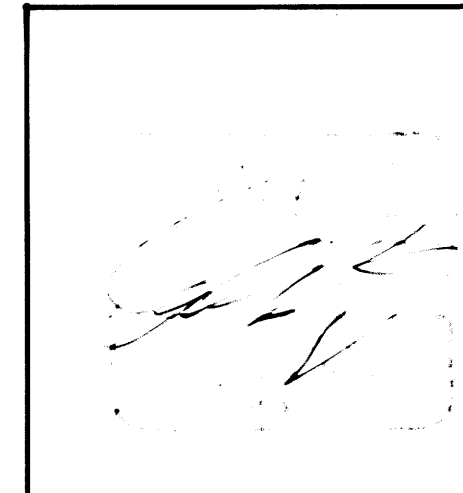
*[Signature]* DEPUTY 7-20-92  
DOUGLAS COUNTY SURVEYOR DATE

WATER RIGHTS:  
NO APPARENT WATER RIGHTS.

92-13745



- (G) R=155.75'  
L.C.=N0°47'49"W  
105.03'  
ARC=107.13'
- (H) N19°06'35"E  
25.52'
- (J) R=189.18'  
L.C.=N10°32'16"E  
56.39'  
ARC=56.60'
- (K) S9°54'08"W  
15.00'
- (MM) R=130.00'  
L.C.=S88°27'52"E  
55.40'  
ARC=55.83'
- (NN) N13°50'19E  
10.00'
- (PP) R=70.00'  
L.C.=S80°46'49"W  
54.63' (S80°57'51"W)  
ARC=56.12'
- (QQ) R=70.00'  
L.C.=S43°08'21"W  
35.45' (S43°19'23"W)  
ARC=35.84'
- (RR) R=232.84'  
L.C.=S16°20'39"W (S16°12'53"W)  
100.17' (100.33')  
ARC=100.96'
- (SS) R=207.29'  
L.C.=S20°53'55"W (S19°18'59"W 111.11')  
99.57' (S20°57'57"W 99.57')  
ARC=100.55'
- (TT) R=207.29'  
L.C.=S64°27'45"W  
205.37'  
ARC=214.86'
- (VV) R=155.92'  
L.C.=S46°12'32"W  
128.04'  
ARC=131.94'
- (XX) R=149.13'  
L.C.=S4°47'02"E  
134.25'  
ARC=139.26'
- (YY) N4°00'35"E  
58.42'
- (ZZ) N31°32'12W  
32.04'
- (DD) R=155.75'  
L.C.=N26°01'41"W  
30.00'  
ARC=30.05'
- (EE) S34°16'36"W  
40.00'
- (FF) R=130.00'  
L.C.=S53°53'56"W  
111.25'  
ARC=114.96'
- (JJ) N0°14'25"W  
57.15'
- (KK) S7°58'39"W  
32.94'
- (LL) S51°03'23"W  
32.70'
- (UU) R=240.00'  
L.C.=S77°09'18"W  
96.40'  
ARC=98.05'
- (VV) R=360.00'  
L.C.=N70°28'50"W  
150.00'  
ARC=151.11'
- (WW) R=360.00'  
L.C.=N84°56'52"W  
30.68'  
ARC=30.69'
- (XX) N10°10'57"E  
13.88'
- (YY) N25°30'00"E  
55.80'
- (ZZ) N81°54'54"E  
52.02'
- (AA) S70°11'19"E  
81.06'
- (BB) N85°50'16"W  
46.14'  
(N85°44'32"W)  
(43.52')
- (CC) S69°42'25"E  
28.53'
- (DD) S31°32'04"E  
32.04'
- (EE) S19°12'14"W  
25.48'
- (FF) N1°17'22"W  
60.33'
- (GG) N33°17'59"E  
58.89'
- (HH) N65°18'49"E  
70.05'
- (II) R=374.44'  
L.C.=S0°07'20"E  
103.18'  
ARC=103.51'
- (JJ) R=269.18'  
L.C.=S5°31'11"W  
126.41'  
ARC=127.60'
- (KK) R=189.18'  
L.C.=N3°02'15"W  
33.00'  
ARC=33.04'
- (LL) R=75.75'  
L.C.=S6°26'30"E  
64.35'  
ARC=66.46'
- (MM) R=374.44'  
L.C.=S0°07'20"E  
103.18'  
ARC=103.51'
- (NN) R=269.18'  
L.C.=S5°31'11"W  
126.41'  
ARC=127.60'
- (OO) R=189.18'  
L.C.=N3°02'15"W  
33.00'  
ARC=33.04'



WAREWOOD ESTATES PLANNED UNIT DEVELOPMENT IN THE NW 1/4 OF SEC. 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON			
SURVEYED FOR: RDJ INC. 2631 NW KLINE STREET ROSEBURG, OREGON 97470		SURVEYED BY: Z.E. ENGINEERING 1205 S.E. COURT STREET ROSEBURG, OREGON 97470 (503)673-0166	
DATE: JUNE 1992	SCALE: 1" = 100'	C.N. J.N. 104-04	PAGE 1 OF 3

COUNTY SUPERVISORS FILE DATA  
DO NOT REMOVE FROM OFFICE

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 a 5/8" iron rod on the Northerly Line of an Easement for Moorea Drive, a private road, at the westerly end of Kline Street, a public street, said point also being on the Southerly line of lot 17, Warewood Valley Subdivision first addition lying in the NW 1/4, Section 11, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, as recorded with the Douglas County Clerks Office (Volume 17, Page 12), said point bears S 76° 19' 27" E 45.00 feet from the Southwest Corner of said Lot 17; thence S 13° 44' 47" W 70.00 feet along the westerly end of said Kline Street to a 5/8" iron rod on the southerly right-of-way line of Kline Street, said point also on the North Line of Lot 16 of said Warewood Valley 1st add. Subdivision; thence along the northerly and westerly perimeter of said subdivision the following: N 76° 15' 13" W 78.14 feet to a 5/8" iron rod on the North Line of Lot 16, along the arc of a 70.00 foot radius curve to the left (the long chord of which bears S 80° 46' 49" W 54.63 feet) 56.12 feet to a 5/8" iron rod at the most Northerly Corner of Lot 11, along the arc of a 70.00 foot radius curve to the left (the long chord of which bears S 43° 08' 21" W 35.45 feet) 35.84 feet to a 5/8" iron rod on the Northwesterly Line of Lot 11, S 25° 53' 15" W 66.87 feet to a 5/8" iron rod at the Corner of Lot 10, S 25° 40' 15" W 84.97 feet to a 5/8" iron rod at the Corner of Lot 10, S 25° 08' 30" W 48.37 feet to a 5/8" iron rod on the Westerly Line of Lot 9, along the arc of a 232.84 foot radius curve to the left (the long chord of which bears S 16° 20' 39" W 100.17 feet) 100.96 feet to a 5/8" iron rod at the Northwest Corner of Lot 8, S 3° 42' 36" W 61.26 feet to a 5/8" iron rod on the westerly line of Lot 8, along the arc of a 207.29 foot radius curve to the right (the long chord of which bears S 5° 06' 14" W 11.98 feet) 11.98 feet to a 5/8" iron rod at the Northwest Corner of Lot 7, and along the arc of a 207.29 foot radius curve to the right (the long chord of which bears S 20° 53' 55" W 99.57 feet) 100.55 feet to a 5/8" iron rod at the Southwest Corner of said Lot 7; thence leaving said subdivision and along the Southerly Easement Line of Moorea Drive along an arc of a 207.29 foot radius curve to the right (the long chord of which bears S 64° 27' 45" W 205.37 feet) 214.86 feet to a 5/8" iron rod; thence N 85° 50' 16" W 46.14 feet to a 5/8" iron rod; thence N 7° 47' 50" E 150.78 feet to a 5/8" iron rod at the intersection of the North Line of Kline Lane, an easement; thence leaving said Moorea Drive and running along the North Line of Kline Lane, a private road, the following: along the arc of a 360.00 foot radius curve to the left (the long chord of which bears N 70° 28' 50" W 150.00 feet) 151.11 feet to a 5/8" iron rod, along the arc of a 360.00 foot radius curve to the left (the long chord of which bears N 84° 56' 52" W 30.68 feet) 30.69 feet to a 5/8" iron rod, S 88° 50' 51" W 45.95 feet to a 5/8" iron rod, and along the arc of a 240.00 foot radius curve to the left (the long chord of which bears S 77° 09' 18" W 96.40 feet) 97.05 feet to a 5/8" iron rod; thence leaving said Kline Lane N 40° 04' 08" W 241.48 feet to a 5/8" iron rod, said point being the Northeast Corner of Parcel #2 of Minor Land Partition 1991-0024; thence along the Northerly Line of said parcel N 62° 19' 36" W 20.05 feet to a 5/8" iron rod, said point being on the Easterly Line of Ridgeview Ranch Planned Unit Development; thence along said Ridgeview Ranch the following: N 40° 57' 52" E 67.62 feet to a 5/8" iron rod, N 17° 55' 42" E 178.82 feet to a 5/8" iron rod, N 31° 46' 03" E 493.33 feet to a 5/8" iron rod and N 36° 36' 13" E 254.91 feet to a 5/8" iron rod; thence leaving said Planned Unit Development S 37° 28' 55" E 258.70 feet to a 5/8" iron rod on the northerly line of Moorea Drive; thence S 19° 32' 59" E 60.00 feet to a 5/8" iron rod on the southeasterly line of said Moorea Drive; thence following said southeasterly line S 42° 48' 28" W 76.85 feet to a 5/8" iron rod and S 18° 08' 04" W 137.45 feet to an iron rod; thence leaving said southeasterly

line S 63° 18' 19" E 329.86 feet to a 5/8" iron rod on the northerly line of Moorea Drive; thence along said northerly line along the arc of a 130.00 foot radius curve to the right (the long chord of which bears S 88° 27' 52" E 55.40 feet) 55.83 feet to a 5/8" iron rod; thence N 13° 50' 19" E 10.00 feet to a 5/8" iron rod; thence S 76° 19' 27" E 78.08 feet to the point of beginning and/containing 13.02 acres.

DONALD A. BENTZ LS 839

STATE OF OREGON: COUNTY OF DOUGLAS:

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 1<sup>st</sup> DAY OF June 1992, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONALD A. BENTZ 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.

NARRATIVE:

SURVEY CONTROLLED ON THE NORTHWEST BY RIDGEVIEW RANCH P.U.D., ON THE NORTH BY MLP'S, ON THE SOUTHEAST BY WAREWOOD VALLEY SUBDIVISION 1st ADDITION, & ON THE SOUTHWEST RANDOM POINTS THROUGH OWNERSHIP.

FIELD CREW: M. HOLT, N. HIBBS EQUIPMENT: LIETZ SET-4 TOTAL STATION & SDR-22 DATA COLLECTOR OFFICE COMPUTATIONS: D. BENTZ CADD: M. CHAMPLAIN

CORPORATE DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RDJ INC., AN OREGON CORPORATION, THE OWNER OF THE LAND SHOWN ON THE ANNEXED PLAT, HAS CAUSED SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "WAREWOOD ESTATES PLANNED UNIT DEVELOPMENT".

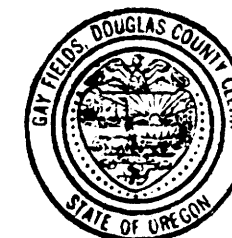
RDJ INC.

John Atkinson JOHN ATKINSON, PRESIDENT

FILED THIS 29<sup>th</sup> DAY OF July, 1992

1992 GAY FIELDS, County Clerk

CLERK Gloria G. Burnett DEPUTY



STATE OF OREGON: COUNTY OF DOUGLAS:

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 1<sup>st</sup> DAY OF MARCH 1992. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN R. ATKINSON 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.

Jocia A. Stamm

#222659 10/17/93

92-13745

WAREWOOD ESTATES PLANNED UNIT DEVELOPMENT IN THE NW 1/4 OF SEC. 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON			
SURVEYED FOR: RDJ INC. 2631 NW KLINE STREET ROSEBURG, OREGON 97470		SURVEYED BY: i.e. ENGINEERING 1205 S.E. COURT STREET ROSEBURG, OREGON 97470 (503)673-0166	
DATE: JUNE 1992	SCALE: NONE	C.N. J.N. 104-04	PAGE 2 of 3

DO NOT REMOVE FROM OFFICE

EASEMENT DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RDJ INC., AN OREGON CORPORATION, THE OWNER OF THE LAND SHOWN ON THE ANNEXED PLAT, HEREBY DEDICATES AS A UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, GAS, TELEPHONE AND CABLE TV THE FOLLOWING DESCRIBED PARCEL WITHIN THIS DEVELOPMENT:

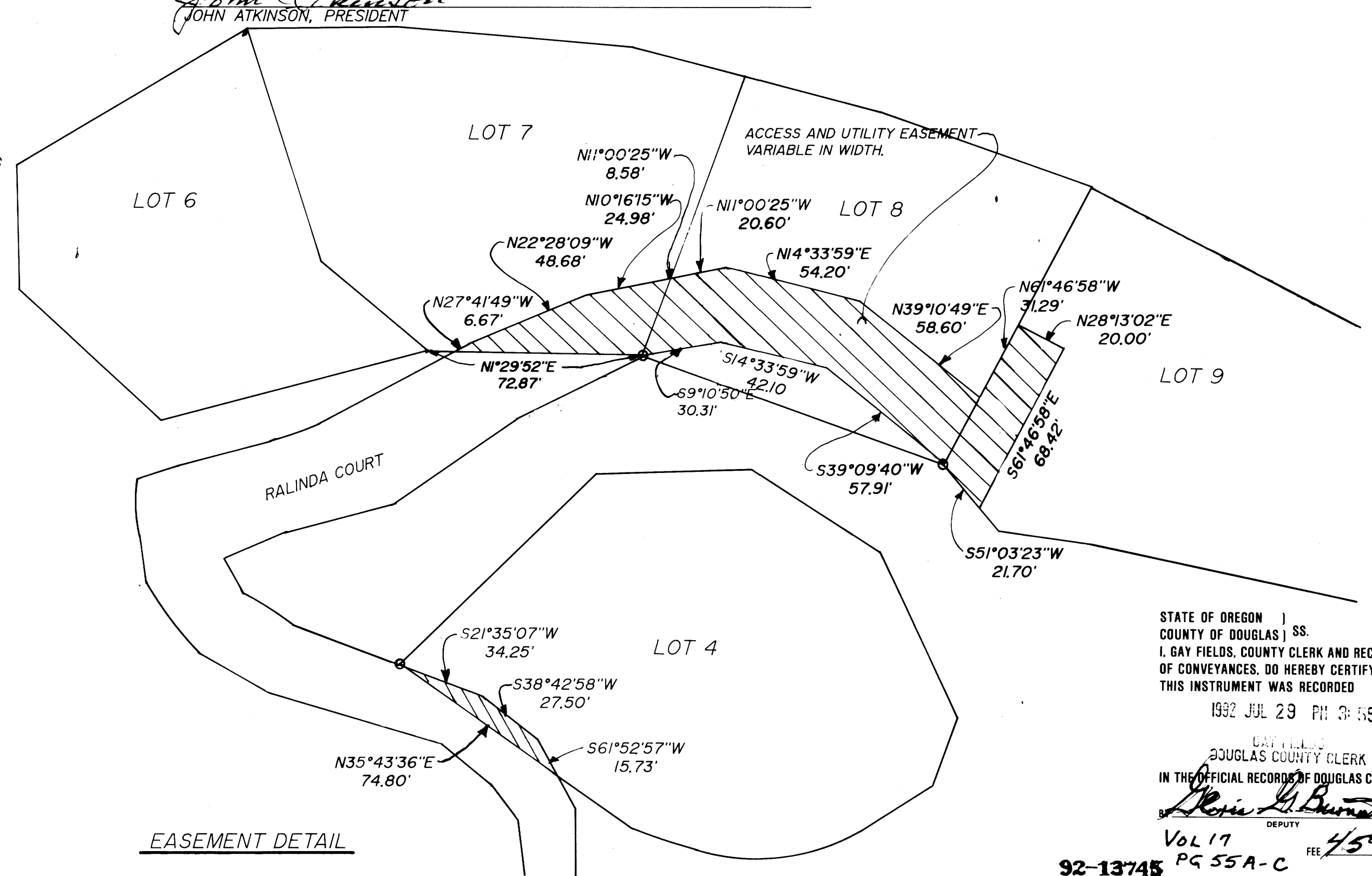
BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY LINE OF AN EASEMENT FOR MOOREA DRIVE, A PRIVATE ROAD, AT THE WESTERLY END OF KLINE STREET, A PUBLIC STREET, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF LOT 17, WAREWOOD VALLEY SUBDIVISION 1st ADD. LYING IN THE NW 1/4, SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AS RECORDED WITH THE DOUGLAS COUNTY CLERK'S OFFICE (VOLUME 17, PAGE 12), SAID POINT BEARS S 76° 19' 27" E 45.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 17; THENCE S 13° 44' 47" W 70.00 FEET ALONG THE WESTERLY END OF SAID KLINE STREET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KLINE STREET, SAID POINT ALSO ON THE NORTH LINE OF LOT 16 OF SAID WAREWOOD VALLEY SUBDIVISION; THENCE ALONG THE NORTHERLY AND WESTERLY PERIMETER OF SAID SUBDIVISION THE FOLLOWING:

N 76° 15' 13" W 78.14 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF LOT 16, ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S 80° 46' 49" W 54.63 FEET) 56.12 FEET TO A 5/8" IRON ROD AT THE MOST NORTHERLY CORNER OF LOT 11, ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S 43° 08' 21" W 35.45 FEET) 35.84 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY LINE OF LOT 11, S 25° 53' 15" W 66.87 FEET TO A 5/8" IRON ROD AT THE CORNER OF LOT 10, S 25° 40' 15" W 84.97 FEET TO A 5/8" IRON ROD AT THE CORNER OF LOT 10, S 25° 08' 30" W 48.37 FEET TO A 5/8" IRON ROD ON THE WESTERLY LINE OF SAID LOT 9, ALONG THE ARC OF A 232.84 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S 16° 20' 39" W 100.17 FEET) 100.96 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 8, S 3° 42' 36" W 61.26 FEET TO A 5/8" IRON ROD ON THE WESTERLY LINE OF LOT 8, ALONG THE ARC OF A 207.29 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 5° 06' 14" W 11.98 FEET) 11.98 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 7, AND ALONG THE ARC OF A 207.29 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 20° 53' 55" W 99.57 FEET) 100.55 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE LEAVING SAID SUBDIVISION AND ALONG THE SOUTHERLY EASEMENT LINE OF MOOREA DRIVE ALONG AN ARC OF A 207.29 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 64° 27' 45" W 205.37 FEET) 214.86 FEET TO A 5/8" IRON ROD; THENCE N 85° 50' 16" W 46.14 FEET TO A 5/8" IRON ROD; THENCE N 7° 47' 50" E 150.78 FEET TO A 5/8" IRON ROD AT THE INTERSECTION OF THE NORTH LINE OF KLINE LANE, AN EASEMENT; THENCE N 7° 47' 50" E 94.87 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF MOOREA DRIVE; THENCE LEAVING SAID MOOREA DRIVE N 70° 11' 19" W 81.06 FEET TO A 5/8" IRON ROD; THENCE S 81° 54' 54" W 52.02 FEET TO A 5/8" IRON ROD; THENCE N 34° 12' 09" W 33.19 FEET TO A 5/8" IRON ROD; THENCE N 14° 08' 58" W 106.47 FEET TO A 5/8" IRON ROD; THENCE N 88° 30' 08" W 20.00 FEET; THENCE N 1° 29' 52" E 90.15 FEET; THENCE N 20° 06' 44" E 125.98 FEET; THENCE S 61° 46' 58" E 21.35 FEET TO A 5/8" IRON ROD; THENCE S 53° 53' 27" E 41.96 FEET TO A 5/8" IRON ROD; THENCE S 33° 17' 59" W 58.89 FEET TO A 5/8" IRON ROD; THENCE S 1° 17' 22" E 60.33 FEET TO A 5/8" IRON ROD; THENCE S 43° 51' 11" E 105.00 FEET TO A 5/8" IRON ROD; THENCE N 35° 43' 36" E 110.00 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF SAID MOOREA DRIVE; THENCE ALONG SAID WEST LINE OF MOOREA DRIVE THE FOLLOWING: N 19° 12' 14" E 25.48 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 75.75 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N 6° 26' 30" W 64.35 FEET) 66.46 FEET TO A 5/8" IRON ROD, N 31° 32' 04" W 32.04 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 149.13 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N 4° 47' 02" W 134.25 FEET) 139.26 FEET TO A 5/8" IRON ROD, N 24° 31' 36" E 224.06 FEET TO A 5/8" IRON ROD AND ALONG THE ARC OF A 155.92 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N 46° 12' 32" E 128.04 FEET) 131.91 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WEST LINE OF SAID MOOREA DRIVE S 19° 32' 59" E 60.00 FEET TO A 5/8" IRON ROD ON THE EASTERLY LINE OF MOOREA DRIVE; THENCE ALONG SAID EASTERLY LINE OF MOOREA DRIVE THE FOLLOWING: S 42° 48' 28" W 76.85 FEET TO A 5/8" IRON ROD, S 18° 08' 04" W 137.45 FEET TO A 5/8" IRON ROD, S 18° 08' 04" W 86.89 FEET TO A 5/8" IRON ROD, S 4° 00' 35" W 58.42 FEET TO A 5/8" IRON ROD, S 31° 32' 12" E 32.04 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 155.75 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 26° 01' 41" E 30.00 FEET) 30.05 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 155.75 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 0° 47' 49" E 105.03 FEET) 107.13 FEET TO A 5/8" IRON ROD, S 19° 06' 35" W 25.52 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 189.18 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S 10° 32' 16" W 56.39 FEET) 56.60 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 189.18 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 3° 02' 15" E 33.00 FEET) 33.04 FEET TO A 5/8" IRON ROD, S 4° 27' 01" W 69.24 FEET TO A 5/8" IRON ROD, S 4° 27' 02" W 55.00 FEET TO A 5/8" IRON ROD, S 7° 47' 50" W 162.83 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 132.29 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N 42° 35' 23" E 166.23 FEET) 179.74 FEET TO A 5/8" IRON ROD,

N 3° 47' 25" E 61.29 FEET TO A 5/8" IRON ROD, N 9° 54' 08" E 40.00 FEET TO A 5/8" IRON ROD, N 9° 54' 08" E 81.53 FEET TO A 5/8" IRON ROD, N 9° 54' 08" E 15.00 FEET TO A 5/8" IRON ROD, N 34° 16' 35" E 160.96 FEET TO A 5/8" IRON ROD, N 34° 16' 36" E 40.00 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N 53° 53' 56" E 111.25 FEET) 114.96 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 88° 27' 52" E 55.40 FEET) 55.83 FEET TO A 5/8" IRON ROD, N 13° 50' 19" E 10.00 FEET TO A 5/8" IRON ROD, S 76° 19' 27" E 33.08 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 17 AND S 76° 19' 27" E 45.00 FEET TO THE POINT OF BEGINNING.

RDJ INC.

*John Atkinson*  
JOHN ATKINSON, PRESIDENT



EASEMENT DETAIL

LOTS 4, 7, 8, 8 9

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

REGISTERED  
OREGON  
LAND SURVEYOR

JULY 12, 1998  
DONALD A. BENTZ  
839

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED

1992 JUL 29 PM 3:55

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
*Gay Fields*  
DEPUTY

Vol 17  
92-13745 PG 55A-C

WAREWOOD ESTATES PLANNED UNIT DEVELOPMENT  
IN THE NW 1/4 OF SEC. 11, TOWNSHIP 27 SOUTH,  
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY,  
OREGON

SURVEYED FOR: RDJ INC. 2631 NW KLINE STREET ROSEBURG, OREGON 97470		SURVEYED BY: i.e. ENGINEERING 1205 S.E. COURT STREET ROSEBURG, OREGON 97470 (503)673-0166	
DATE: JAN., 1992	SCALE: 1" = 40'	C.N. J.N. 104-04	PAGE 3 of 3