



A L.C. = S6°28'25"E 48.59' RAD. = 818.51' ARC = 48.60'	H L.C. = S13°19'52"W 85.72' RAD. = 594.39' ARC = 85.80'	O L.C. = S86°23'07"E 21.89' RAD. = 290.24' ARC = 21.90'	V L.C. = S31°28'06"W 35.19' RAD. = 22.00' ARC = 40.79'	CC L.C. = N25°35'09"W 36.49' RAD. = 50.00' ARC = 37.36'
B L.C. = S0°01'58"E 93.27' RAD. = 564.39' ARC = 93.38'	I L.C. = N6°52'50"E 220.78' RAD. = 534'39" ARC = 222.38'	P L.C. = N88°45'40"W 55.41' RAD. = 350.24' ARC = 55.47'	W L.C. = N25°13'28"W 92.69' RAD. = 497.82' ARC = 92.82'	DD L.C. = S17°13'20"W 36.49' RAD. = 50.00' ARC = 37.36'
C L.C. = S11°24'09"W 131.61' RAD. = 564.39' ARC = 131.91'	J L.C. = N82°29'41"E 147.14' RAD. = 320.24' ARC = 148.47'	Q L.C. = S6°30'13"E 126.29' RAD. = 472.82' ARC = 126.67'	X L.C. = S27°20'53"E 90.21' RAD. = 447.82' ARC = 90.36'	EE L.C. = S61°36'19"W 39.04' RAD. = 50.00' ARC = 40.11'
D L.C. = S6°13'05"E 42.94' RAD. = 848.51' ARC = 42.94'	K L.C. = N84°15'56"E 72.63' RAD. = 290.24' ARC = 72.82'	R L.C. = S23°00'57"E 145.28' RAD. = 472.82' ARC = 145.85'	Y L.C. = N50°13'46"E 32.17' RAD. = 28.50' ARC = 34.18'	
E L.C. = S2°11'53"E 53.40' RAD. = 594.39' ARC = 53.42'	L L.C. = S81°41'19"W 61.21' RAD. = 350.24' ARC = 61.29'	S L.C. = N4°03'29"W 82.70' RAD. = 497.82' ARC = 82.80'	Z L.C. = N18°03'02"E 3.80' RAD. = 50.00' ARC = 3.80'	
F L.C. = S41°55'25"E 22.88' RAD. = 17.00' ARC = 25.10'	M L.C. = N61°38'16"W 26.60' RAD. = 20.00' ARC = 29.10'	T L.C. = S3°35'52"E 82.14' RAD. = 447.82' ARC = 82.25'	AA L.C. = N56°33'55"E 59.25' RAD. = 50.00' ARC = 59.96'	
G L.C. = S52°29'10"W 23.31' RAD. = 17.00' ARC = 25.69'	N L.C. = N34°06'19"E 27.27' RAD. = 20.00' ARC = 30.00'	U L.C. = S52°06'01"E 30.18' RAD. = 22.00' ARC = 33.26'	BB L.C. = N67°02'38"W 34.29' RAD. = 50.00' ARC = 35.00'	

LEGEND:

- ⊗ FD. 2" I.P. W/ BRASS CAP
- FD. 5/8" I.R. UNLESS NOTED OTHERWISE
- SET 5/8" X 30" I.R. W/ CAP MARKED "i.e. ENGINEERING"
- △ COMPUTED POINT
- ⊙ CENTERLINE MONUMENTATION BRASS CAP SET IN CONCRETE, ENCLOSED IN MONUMENT BOX.
- MANHOLE

REGISTERED OREGON LAND SURVEYOR JULY 12, 1968 DONALD A. BENTZ 839 EXPIRES 6-30-94		HARRIS HILLS SUBDIVISION 1st ADDITION LYING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR : ROSEBURG PAVING INC. P.O. BOX 1427 ROSEBURG, OREGON 97470		SURVEYED BY : i.e. ENGINEERING 1205 S.E. COURT STREET ROSEBURG, OREGON 97470 (503)673-0166	
DATE: SEPT., 1992	SCALE: 1" = 50'	C.N. 280 J.N. 02	PAGE 1 of 2

COUNTY SURVEYORS 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 with cap at the Southwest Corner of Lot 1, Block 4 of Harris Hills Subdivision, Volume 17, Page 2, as recorded in the Douglas County Book of Plats, Roseburg, Oregon; thence along the southerly line of said subdivision S 84' 14' 10" E 235.00 feet to a 5/8" iron rod with cap; thence N 88' 49' 10" E 86.47 feet to a 5/8" iron rod with cap on the westerly right-of-way line of Winter Ridge Drive; thence N 81' 07' 40" E 50.61 feet to a 5/8" iron rod with cap on the easterly right-of-way line of said Winter Ridge Drive, said point also being the Southwest Corner of Lot 4, Block 3 of said subdivision; thence along the southerly line of said lot East 110.00 feet to a 5/8" iron rod with cap at the Southeast Corner of said lot; thence North 74.98 feet to a 5/8" iron rod at the Northeast Corner of said Lot 4; thence S 89' 56' 13" E 219.32 feet to a 5/8" iron rod with cap on the westerly right-of-way line of Broccoli Street; thence S 0' 09' 39" W 310.04 feet along said westerly right-of-way line to a 5/8" iron rod with cap; thence leaving said westerly right-of-way line S 84' 43' 29" W 256.61 feet to a 5/8" iron rod with cap; thence S 81' 06' 36" W 174.83 feet to a 5/8" iron rod with cap; thence N 84' 14' 10" W 354.06 feet to a 5/8" iron rod with cap; thence along the arc of a 534.39 foot radius curve to the left (the long chord of which bears N 6' 52' 50" E 220.78 feet) 222.38 feet to a 5/8" iron rod with cap at the Southwest Corner of the aforementioned Harris Hills Subdivision, said point also being at the southerly end of Harris Hills Drive; thence East 30.11 feet to a 5/8" iron rod on the centerline of said Harris Hills Drive; thence along said centerline along the arc of a 818.51 foot radius curve to the left (the long chord of which bears N 6' 28' 25" W 48.59 feet) 48.60 feet to a 5/8" iron rod; thence leaving said centerline S 84' 14' 10" E 30.88 feet to the point of beginning and containing 4.93 acres. All lying in the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

DONALD A. BENTZ LS 839

The following legal description depicts a 1.00 foot street plug, as shown on the plat of Harris Hills Subdivision 1st Addition, to be deeded to the City of Roseburg for access control onto Harris Hills Drive and Winter Ridge Drive and described as follows:

Beginning at a 5/8" iron rod at the Southwest Corner of Lot 16, Harris Hills Subdivision 1st Addition lying in the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along the arc of a 594.39 foot radius curve to the right (the long chord of which bears N 17' 25' 02" E 1.02 feet) 1.02 feet to a 5/8" iron rod with cap on the easterly right-of-way line of Harris Hills Drive; thence N 84' 14' 10" W 61.40 feet to a 5/8" iron rod with cap on the westerly right-of-way line of Harris Hills Drive; thence along the arc of a 534.39 foot radius curve to the left (the long chord of which bears S 18' 44' 50" W 1.03 feet) 1.03 feet along said westerly right-of-way line to a 5/8" iron rod with cap; thence leaving said westerly right-of-way line S 84' 14' 10" E 61.42 feet to the point of beginning.

Beginning at a 5/8" iron rod at the Southwest Corner of Lot 12, Harris Hills Subdivision 1st Addition lying in the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along the arc of a 447.82 foot radius curve to the right (the long chord of which bears N 26' 11' 40" W 1.05 feet) 1.05 feet along the easterly right-of-way line of Winter Ridge Drive to a 5/8" iron rod with cap; thence leaving said easterly right-of-way line S 81' 06' 36" W 54.27 feet to a 5/8" iron rod with cap on the westerly right-of-way line of said Winter Ridge Drive; thence along the arc of a 497.82 foot radius curve to the left (the long chord of which bears S 24' 25' 19" E 1.04 feet) 1.04 feet along said westerly right-of-way line to a 5/8" iron rod with cap at the Southeast Corner of Lot 13, said subdivision; thence N 81' 06' 36" E 54.30 feet to the point of beginning.

THIS PLAT IS SUBJECT TO THE PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 85-2750 (VOL. 907, PG. 749 TO 753) WITH THE EXCEPTION OF PARAGRAPH 8 WHICH IS AMMEDNDED TO READ:

8. THE FLOOR AREA OF ANY DWELLING, EXCLUSIVE OF PORCHES AND GARAGES, SHALL NOT BE LESS THAN 1350 SQUARE FEET IN THE CASE OF ONE STORY STRUCTURES, AND NOT LESS THAN 1600 SQUARE FEET IN THE CASE OF ONE AND ONE HALF AND TWO STORY STRUCTURES.

NOTE: PROPERTY OWNER WILL HAVE TO INSTALL CURB WEEP-HOLES PRIOR TO BUILDING PERMIT ISSUANCE.

STATE OF OREGON) COUNTY OF DOUGLAS) ss. I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED 93 FEB 17 PM 3:05

GAY FIELDS DOUGLAS COUNTY CLERK IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY [Signature] DEPUTY FEE 30

ZONING: R-1-6 Vol 17 Pg 62A-B COMP. PLAN: L.D.R. 93-04011 SEWER: R.U.S.A. WATER: CITY OF ROSEBURG CITY PLANNING FILE NO.: S-92-4 WATER RIGHTS: NO APPARENT WATER RIGHTS

FILED THIS 17th DAY OF February 19 93 GAY FIELDS, County Clerk, by deputy County Clerk Rouvi Harrison



APPROVALS:

[Signatures and dates for City of Roseburg Planning Commission, Community Development Director, City of Roseburg Public Works Director, Douglas County Commissioner, Douglas County Assessor, and Douglas County Surveyor.]

NARRATIVE:

CONTROLLED ON THE NORTH BY HARRIS HILLS SUBDIVISION, ON THE EAST BY BROCCOLI ST. RIGHT-OF-WAY, SOUTH AND WEST LINES ARE RANDOM THROUGH OWNERS PROPERTY.

FIELD CREW: M. HOLT, N. HIBBS USING A SOKKIA SET 4 TOTAL STATION AND SDR 22 DATA COLLECTOR.

OFFICE: Q. KYTOLA, M. CHAMPLAIN CADD: M. CHAMPLAIN

DEDICATION :

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROSEBURG PAVING, INC. IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "HARRIS HILLS SUBDIVISION 1st ADDITION" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON. IN TESTIMONY WHEREOF ROSEBURG PAVING, INC. HAS HEREUNTO SET THEIR HANDS THIS 11th DAY, OF Nov., 1992.

[Signature] ROSEBURG PAVING, INC. JOHN LOOSELY

STATE OF OREGON COUNTY OF DOUGLAS



KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF NOV. 1992 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN LOOSELY 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 AS PRESIDENT OF ROSEBURG PAVING, INC.

[Signature] Tonya Starr

Table with 3 columns: Registered Oregon Land Surveyor (Donald A. Bentz), Harris Hills Subdivision 1st Addition details, and Surveyed For/By information.

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