

CLEVELAND HEIGHTS PHASE I

IN THE SE 1/4 OF SEC. 10, T27S, R6W, W.M.

DOUGLAS COUNTY, OREGON
 (TAX LOT 1500, TAX ACCOUNT # 8859.00)

FILED THIS 29th DAY OF MARCH 1993
 FEE 15.00

DEDICATION:
 KNOW ALL PEOPLE BY THESE PRESENT THAT R.H. CLEVELAND, MARCEL BOUSSALA, AND AVERY PROPERTIES INC. ARE THE OWNERS OF THE LAND REPRESENTED AND DESCRIBED ON THE ANNEXED PLAT THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "CLEVELAND HEIGHTS PHASE I" AND HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER THE STREETS SHOWN THEREON.

IN TESTIMONY WHEREOF R.H. CLEVELAND, MARCEL BOUSSALA, AND AVERY PROPERTIES INC., HAS HERE UNTO SET THEIR HANDS THIS DAY OF 1993.

R.H. Cleveland
Marcel Boussala
 R.H. CLEVELAND MARCEL BOUSSALA
Avery Properties Inc.
 AVERY PROPERTIES INC.

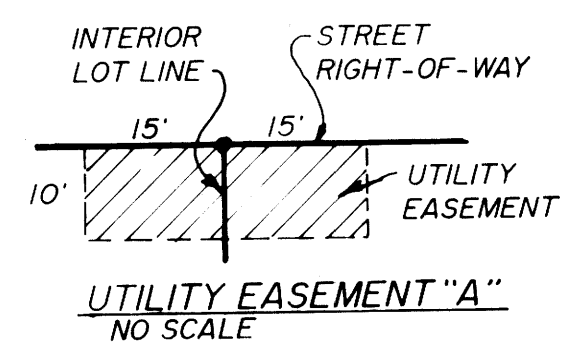
- (A) CH= 578°46'00"W 79.89'
R=239.24' ARC=80.26'
- (B) CH= 565°18'47"W 32.15'
R= 239.24' ARC=32.18'
- (C) CH= 565°10'05"W 56.09'
R= 432.77' ARC=56.13'
- (D) CH= 574°11'12"W 80.00'
R=432.77' ARC=80.11'
- (E) CH=587°16'14"W 31.46'
R= 120.00' ARC=31.55'
- (F) CH= 579°36'43"W 1.87'
R= 432.77' ARC=4.87'
- (G) CH= N66°45'32"W 75.91'
R= 120.00' ARC=77.24'
- (H) CH=N26°06'46"W 15.12'
R= 20.00' ARC=15.51'
- (J) CH=N23°33'54"W 33.64'
R= 50.00' ARC=34.31'
- (K) CH=N69°58'07"W 45.00'
R= 50.00' ARC=46.68'
- (L) CH= S38°23'01"W 70.59'
R= 50.00' ARC=78.37'
- (M) CH= S32°43'43"E 44.16'
R= 50.00' ARC=45.74'
- (N) CH= S75°50'10"E 29.07'
R= 50.00' ARC=29.50'
- (O) CH= 570°31'38"E 15.12'
R= 20.00' ARC=15.51'
- (P) CH= S51°47'58"E 21.85'
R= 180.00' ARC=21.86'
- (Q) CH= S58°27'48"E 20.00'
R= 180.00' ARC=20.01'
- (R) CH= S31°11'57"E 20.27'
R= 20.00' ARC=21.26'
- (S) CH= N43°51'34"E 28.09'
R= 20.00' ARC=31.14'
- (T) CH= N84°06'12"E 27.40'
R= 180.00' ARC=27.43'
- (U) CH= N77°32'55"E 37.57'
R= 492.77' ARC=37.58'
- (V) CH= N71°34'23"E 65.24'
R= 492.77' ARC=65.29'
- (W) CH= N64°37'05"E 54.37'
R= 492.77' ARC=54.40'
- (X) CH= N74°51'52"E 83.15'
R= 179.24' ARC=83.91'
- (Y) CH= S74°53'29"W 97.26'
R= 209.24' ARC=98.16'
- (Z) CH= S70°35'34"W 147.07'
R= 462.77' ARC=147.69'
- (AA) CH= N86°19'15"W 72.28'
R= 150.00' ARC=72.99'
- (BB) CH= N60°21'01"W 62.53'
R= 150.00' ARC=62.99'

OWNERS:
 R.H. CLEVELAND
 MARCEL BOUSSALA
 AVERY PROPERTIES, INC.
 340 GARDEN VALLEY BLVD.
 ROSEBURG, OREGON 97470

SURVEYED BY:
 i.e. ENGINEERING
 1205 SE COURT
 ROSEBURG, OREGON 97470
 (503) 673-0166

DEVELOPER:
 R.H. CLEVELAND
 340 GARDEN VALLEY BLVD.
 ROSEBURG, OREGON 97470

- APPROVALS:**
- [Signature]* 3-24-93
CHAIRMAN, PLANNING COMMISSION DATE
 - [Signature]* 3-23-93
COMMUNITY DEVELOPMENT DIRECTOR DATE
 - [Signature]* 3-23-93
PUBLIC WORKS DIRECTOR DATE
 - [Signature]* 3-24-93
DOUGLAS COUNTY SURVEYOR DATE
 - [Signature]* 3-25-93
DOUGLAS COUNTY ASSESSOR DATE
 - [Signature]* 3-25-93
DOUGLAS COUNTY COMMISSIONER DATE
 - [Signature]* 3-25-93
DOUGLAS COUNTY COMMISSIONER DATE



COUNTY CLERK
 NARRATIVE:
 THE SOUTH, EAST, & NORTH LINES CONTROLLED BY EXISTING MONUMENTS THE WEST LINE WAS CREATED.
 FIELD CREW: M. HOLT, N. HIBBS 93-06490
 OFFICE: T. BIXBY VOL 17 PG 64
 DRAFTING: K. VANGORDON

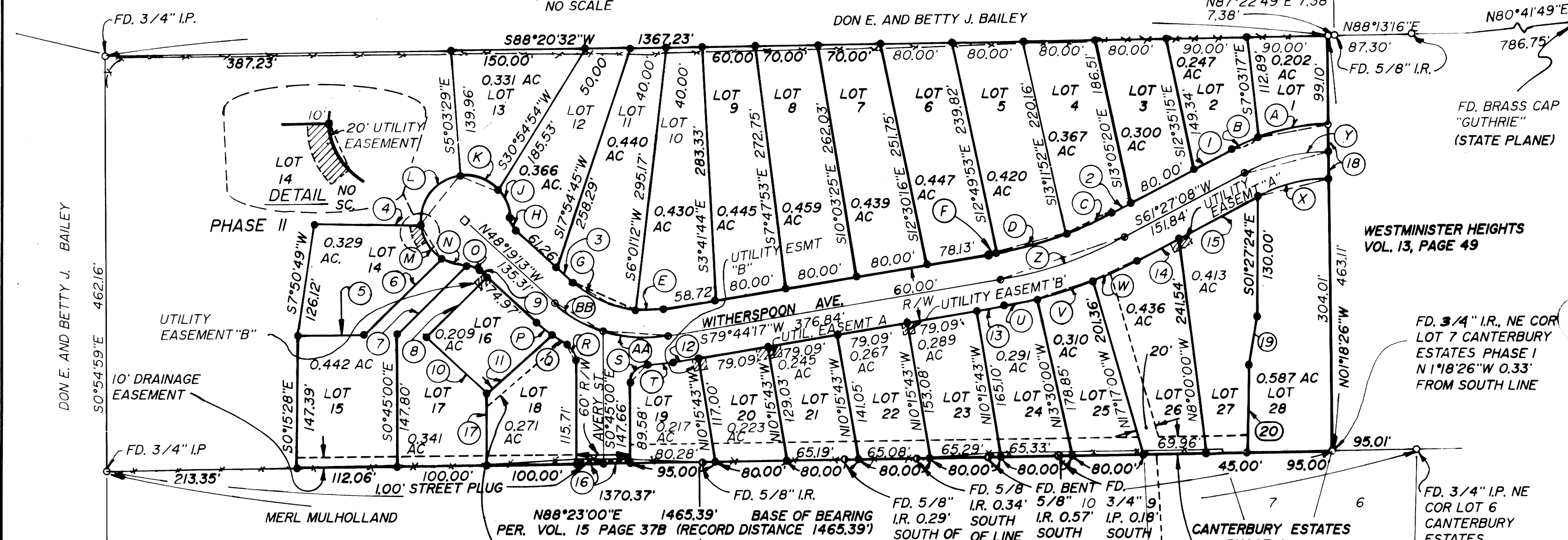
REVISED SECOND ADDITION TO LYNWOOD TERRACE VOL. 13, PAGE 22

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF FEB 1993, BEFORE ME A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARCEL BOUSSALA, WHOM 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.

STATE OF OREGON
 COUNTY OF DOUGLAS
 KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF FEB 1993, BEFORE ME A NOTARY PUBLIC FOR SAID STATE AND COUNTY, PERSONALLY APPEARED R.H. CLEVELAND AND AVERY PROPERTIES INC., WHOM 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.

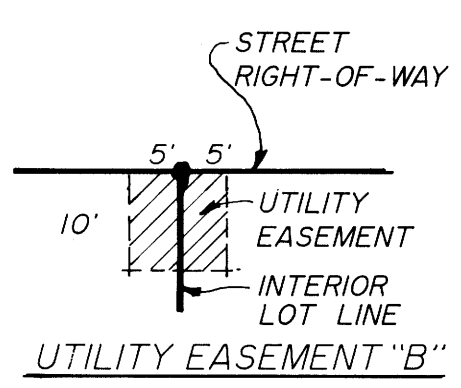
SURVEYORS CERTIFICATE:
 I, DONALD A. BENTZ, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
 BEGINNING AT THE INITIAL POINT, A 3/4" IRON ROD (SAID POINT BEING THE NORTHWEST CORNER OF LOT 1 WESTMINSTER HEIGHTS), THENCE S88°20'32"W 980.00 FEET TO A 5/8" IRON ROD; THENCE S5°03'29"E 139.96 FEET TO A 5/8" IRON ROD ON WITHERSPOON AVENUE RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY ON THE ARC OF A 50.00 FOOT RADIUS CURVE (THE LONG CHORD OF WHICH BEARS S38°23'01"W 70.59 FEET) 78.37 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY S89°54'12"W 118.36 FEET TO A 5/8" IRON ROD; THENCE N 88° 23' 00"E 452.35 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF CANTERBURY ESTATES PHASE II; THENCE ALONG THE NORTH LINE OF CANTERBURY ESTATES PHASE II AND IN 88° 23' 00" E 704.67 FEET TO THE NORTHEAST CORNER OF LOT 7 CANTERBURY ESTATES PHASE I; THENCE ALONG THE WEST LINE OF WESTMINSTER HEIGHTS N 01° 18' 26" W 463.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.49 ACRES, MORE OR LESS.

REGISTERED OREGON LAND SURVEYOR
 DONALD A. BENTZ
 EXPIRES 6-30-94

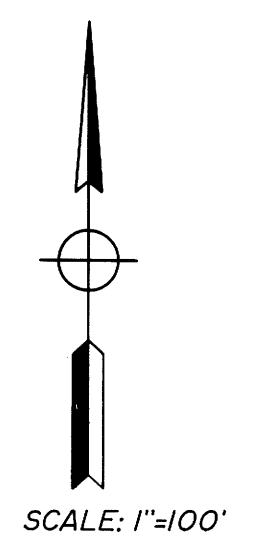


- (1) S61°27'08"W 47.89'
- (2) S61°27'08"W 23.94'
- (3) N48°19'13"W 25.06'
- (4) N89°54'12"E 118.36'
- (5) S88°23'00"W 74.05'
- (6) S44°50'48"W 121.15'
- (7) S44°50'48"W 109.04'
- (8) N44°50'48"E 96.20'
- (9) S48°19'13"E 113.6'
- (10) N48°19'13"W 92.46'
- (11) N47°19'29"E 97.86'
- (12) S79°44'17"W 29.04'
- (13) S79°44'17"W 31.45'
- (14) S61°27'08"W 53.53'
- (15) S61°27'08"W 98.31'
- (16) N88°23'00"E 30.00'
- (17) N0°45'00"W 80.00'
- (18) N1°18'26"W 30.00'
- (19) S10°31'27"W 55.88'
- (20) S00°29'30"W 100.00'

THE FOLLOWING LEGAL DESCRIPTION DEPICTS A 100 FOOT STREET PLUG AS SHOWN ON THE PLAT OF "CLEVELAND HEIGHTS PHASE I" TO BE DEEDED TO THE CITY OF ROSEBURG IN DOUGLAS COUNTY, OREGON FOR ACCESS CONTROL ONTO AVERY ST. AND DESCRIBED AS:
 BEGINNING AT A 5/8" I.R. AT THE SOUTHEAST CORNER OF LOT 18 "CLEVELAND HEIGHTS PHASE I"; THENCE N88° 23'00"E 60.00 FEET TO A 5/8" I.R. AT THE SOUTHWEST CORNER OF LOT 19 OF SAID SUBDIVISION; THENCE N00°45'00"W 1.00 FEET; THENCE S88°23'00"E 60.00 FEET; THENCE S00°45'00"E 1.00 FEET TO THE POINT OF BEGINNING.



- LEGEND:**
- FD. 3/4" I.R. UNLESS NOTED OTHERWISE
 - SET 5/8" I.R. W/CAP MARKED "i.e. ENGINEERING"
 - ⊙ SET BRASS CAP ON 2" X 3" I.P. STREET MONUMENT
 - FD 5/8" I.R.
 - ⊙ FD 3/4" I.P.
 - MANHOLE - NO MONUMENT SET



NOTE: PERMANENT 10 FOOT ALL WEATHER ROAD IN 20' EASEMENT ON WEST SIDE OF LOT 26 TO BE DISTURBED ONLY WITH ROSEBURG URBAN SANITARY ASSOCIATION'S PERMISSION.

SEWER: R.U.S.A.
WATER: CITY OF ROSEBURG
 ZONING: R-1
 COMP. PLAN: LOW DENSITY RESIDENTIAL
 SUBJECT TO PROTECTIVE COVENANTS AS FILED HEREWITH, DOUGLAS CO.
 CLERK'S RECORDING NUMBER VOL. 1227 PAGE 229

DONALD A. BENTZ LS 839

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE