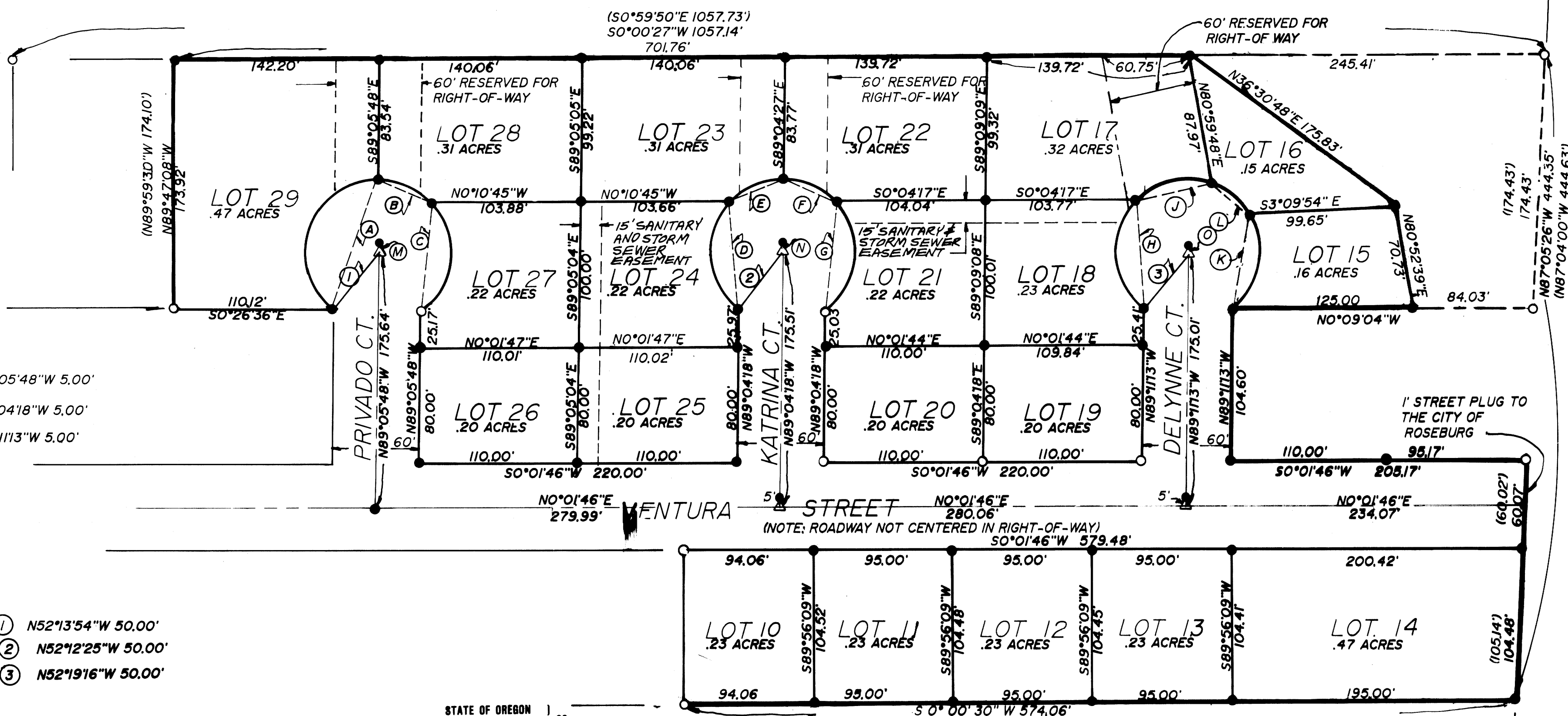


CURVE INFORMATION:

- (A) S70°39'51"E 94.87' R=50.00' L=124.91'
- (B) N24°03'29"E 39.32' R=50.00' L=40.41'
- (C) N84°22'27"W 74.79' R=50.00' L=84.49'
- (D) S86°01'02"W 74.57' R=50.00' L=84.16'
- (E) N22°24'55"W 39.62' R=50.00' L=40.15'
- (F) N23°48'19"E 38.87' R=50.00' L=39.92'
- (G) S84°37'37"E 75.11' R=50.00' L=84.98'
- (H) S86°12'45"W 74.93' R=50.00' L=84.70'
- (I) REMOVED
- (J) CH = N13°29'15"W 52.64' R = 50'
- (K) CH = S77°32'26"E 66.22' R = 50'
- (L) CH = N39°38'10"E 36.43' R = 50'
- (M) N89°05'48"W 5.00'
- (N) N89°04'18"W 5.00'
- (O) N89°11'13"W 5.00'
- (1) N52°13'54"W 50.00'
- (2) N52°12'25"W 50.00'
- (3) N52°19'16"W 50.00'



SURVEYOR'S CERTIFICATE:

I, DONALD BENTZ, BEING FIRST DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A 5/8" I.R. ON THE EASTERLY RIGHT-OF-WAY OF MIGUEL AVENUE, SAID POINT BEARS N12°01'15"E 274.38 FEET FROM THE NE CORNER OF LOT 7 BLOCK 6 DENN SUBDIVISION, AS RECORDED IN VOL. 6 PG. 50 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE LEAVING SAID RIGHT-OF-WAY S 89°23'56"E 141.70 FEET TO A 1" IRON PIPE; THENCE N89° 53'59"E 279.12 FEET TO A 5/8" IRON ROD; THENCE N0° 06' 53"E 109.55 FEET TO A 5/8" IRON ROD; THENCE S89°48'13"E 30.00 FEET TO A 5/8" IRON ROD; THENCE S 0°06'44"W 35.00 FEET TO A 5/8" IRON ROD; THENCE S89°59'30" E 30.00 FEET TO A 5/8" IRON ROD; THENCE S 0°22'48"W 99.55 FEET TO A 5/8" IRON ROD; THENCE S89°59'30"E 105.55 FEET TO A 5/8" IRON ROD; THENCE N0°00'30"E 1510.10 FEET TO A 5/8" IRON ROD; THENCE N87°05'26"W 164.55 FEET TO A 5/8" I.R. ON THE WESTERLY RIGHT-OF-WAY OF VENTURA STREET; THENCE CONTINUING ALONG SAID RIGHT -OF-WAY S0°01'46" W 205.17 FEET TO A 5/8" I.R. ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY OF DELYNNE COURT; THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF DELYNNE COURT N89°11'13"W 104.60 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY N0°09'04"W 125.00 FEET TO A 5/8" IRON ROD; THENCE S80°52'39"W 70.73 FEET TO A 5/8" IRON ROD; THENCE S36°30'48" W 175.83 FEET TO A 5/8" IRON ROD; THENCE S0°00' 27"W 701.76 FEET TO A 5/8" IRON ROD. THENCE S 89° 47'08" E 173.92 FEET TO A 5/8" IRON ROD; THENCE S 0°03'36" E 109.92 FEET TO A 5/8" I.R.; THENCE S 89°29'43"E 105.00 FEET TO A 5/8" I.R. ON THE WESTERLY RIGHT-OF-WAY OF VENTURA STREET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S0°01'46" W 30.00 FEET TO A 5/8" I.R.; THENCE LEAVING SAID RIGHT-OF-WAY N89° 29'43"W 154.98 FEET TO A 5/8" I.R.; THENCE N0° 44'07"E 29.81 FEET TO A 5/8" I.R.; THENCE N89°50'12"W 124.43 FEET TO A 5/8" I.R.; THENCE S0°00'27"W 163.87 FEET TO A 5/8" I.R.; THENCE S89°43'45"E 69.03 FEET TO A 5/8" I.R.; THENCE S0°03'26"W 109.93 FEET TO A 5/8" I.R. ON THE NORTHERLY RIGHT-OF-WAY OF DENN AVENUE; THENCE S0°03'26"W 60.00 FEET TO A 5/8" I.R. ON THE SOUTHERLY RIGHT-OF-WAY OF DENN AVENUE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N89°48'13"W 212.12 FEET TO A 5/8" I.R. LYING ON THE EASTERLY RIGHT-OF-WAY OF MIGUEL AVENUE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S 0°34'54"E 110.00 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE SW 1/4, AND SE 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND CONTAINING 13.74 ACRES MORE OR LESS, OF WHICH 3.14 ACRES MORE OR LESS IS EXISTING RIGHT-OF-WAY, EXCEPTING THEREFROM THOSE PARCELS DESCRIBED IN DOUGLAS COUNTY DEED RECORDS V859, P 900, AND V895 P 793.

STATE OF OREGON | COUNTY OF DOUGLAS | 88. I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

93 MAY 27 PM 1:07

GAY FIELDS DOUGLAS COUNTY CLERK IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

93-10160

NOTE: SIDEWALKS TO BE CONSTRUCTED WITHIN TWO YEARS OF FILING DATE OF THIS PLAT.

FILE NO: S-92-5
COMP. PLAN: MEDIUM DENSITY
ZONE: MR-14, MR-18
GEOLOGICAL HAZARD OVERLAY

THERE ARE NO APPURTENANT WATER RIGHTS

APPROVALS:

John W. ... 5/3/93
VICE CHAIRMAN PLANNING COMMISSION
John K. ... 5/3/93
COMMUNITY DEVELOPMENT DIRECTOR
Chris S. ... 5/10/93
PUBLIC WORKS DIRECTOR
James E. ... 5-12-93
DOUGLAS COUNTY SURVEYOR
Steve J. ... 5-14-93
DOUGLAS COUNTY ASSESSOR
James Morgan 5-14-93
DOUGLAS COUNTY COMMISSIONER
James ... 5-14-93
DOUGLAS COUNTY COMMISSIONER

- LEGEND:
- ① FD. 1" I.P.
 - ② FD. 3/4" I.P.
 - FD. 5/8" I.R. UNLESS OTHERWISE NOTED
 - SET 5/8" x 30" I.R. W/CAP STAMPED "i.e. ENGINEERING"
 - SET P.K. NAIL IN CONC.
 - () RECORD PER M 79-39
 - [] RECORD PER M 94-59
 - △ COMPUTED POINT

FILED THIS 17 DAY MAY 1993

GAY FIELDS, County Clerk
COUNTY CLERK



COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

EXPIRES 12-31-93

BROOKSIDE HILLS ESTATES PHASE I IN BLOCK 6 & 7 OF 2nd, BROOKSIDE ADDITION OF THE SW & SE 1/4 OF SEC. 17, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: CITY OF ROSEBURG 900 SE DOUGLAS ROSEBURG, OR. 97470	SURVEYED BY: i.e. ENGINEERING 1205 SE COURT ROSEBURG, OR. 97470 (503) 673-0166
SCALE: 1" = 60'	DATE: APR. 1993
CN: 0149 JN: 01	PAGE: 1 OF 6