



SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY, OREGON VOL. 1282, PG. 320.

UNDERWOOD, GLEN & MARTHA ACCT. #: 9057.00 REF. #: 91-18402

NOTE: TIED 2" I PIPE 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 ELEVATION USED: 43257

DEDICATION: KNOW ALL PEOPLE BY THESE PRESENTS THAT STEVEN R. & TAMI L. HOUDE ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN ON THIS MAP AND DO HEREBY DEDICATE LOMA VISTA DRIVE, AVERY STREET AND CERTAIN EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE.

Steven R. Houde
Tami L. Houde

ACKNOWLEDGEMENT: STATE OF OREGON COUNTY OF DOUGLAS KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30 DAY OF NOV. 1993, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEVEN R. & TAMI L. HOUDE, WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FORGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

NARRATIVE: PERIMETER CONTROLLED BY FOUND PINS FROM LOMA VISTA SUBDIVISION PHASE 3 (VOL. 17, PG. 48) FIELD CREW: MARK HOLT & NEIL HIBBS OFFICE: TOM BIXBY DRAFTING: BETH MORGAN

DESCRIPTION: BEGINNING AT THE INITIAL POINT, A 2" IRON PIPE, SAID POINT ALSO BEING THE INITIAL POINT FOR LOMA VISTA SUBDIVISION PHASE 1 AS RECORDED IN VOLUME 17, PAGE 48 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S1°29'46"W - 321.00 FEET ALONG THE WEST LINE OF LOMA VISTA SUBDIVISION PHASES 1 AND 2 TO A 5/8" IRON ROD, SAID POINT BEING THE NE CORNER OF LOT 7 BLOCK 1, LOMA VISTA SUBDIVISION PHASE 3 AS RECORDED IN VOLUME 17, PAGE 48 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N89°49'08"W - 242.30 FEET ALONG THE NORTH LINE OF LOMA VISTA SUBDIVISION PHASE 3 TO A 5/8" IRON ROD; THENCE N77°28'47"W - 163.78 FEET TO A 5/8" IRON ROD; THENCE S79°16'57"W - 185.13 FEET TO A 5/8" IRON ROD; THENCE S77°38'08"W - 61.56 FEET TO A 5/8" IRON ROD; THENCE N89°42'39"W - 108.13 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF LOT 9 "LIMPOLIA FRUIT RANCH"; THENCE ALONG ABOVE SAID WEST LINE N0°34'42"E - 333.86 FEET TO A 3/4" IRON ROD; THENCE LEAVING ABOVE SAID WEST LINE S89°50'11"E - 757.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.464 ACRES, MORE OR LESS.

CURVE INFORMATION

- 1 R=198.64' LC=S8°33'52"E 63.12' ARC=63.39'
- 2 R=87.00' LC=S12°16'54"E 16.45' ARC=16.47'
- 3 R=87.00' LC=S12°25'39"W 57.47' A=58.57'
- 4 R=199.70' LC=S27°22'42"W 30.18' ARC=30.21'
- 5 R=199.70' LC=S11°48'40"W 77.80' ARC=78.30'
- 6 R=169.70' LC=N26°15'56"E 14.71' ARC=15.16'
- 7 R=168.64' LC=N18°44'04"W 115.5' ARC=113.69'
- 8 R=200.00' LC=N81°12'09"E 195.45' ARC=204.20'
- 9 R=200.00' LC=S85°47'51"E 119.3' ARC=113.45'
- 10 R=170.00' LC=N79°02'09"E 6.43' ARC=6.43'
- 11 R=170.00' LC=S84°42'51"E 88.95' ARC=90.00'
- 12 R=230.00' LC=S74°57'48"E 43.42' ARC=43.48'
- 13 R=230.00' LC=N86°45'23"E 102.42' ARC=103.28'
- 14 R=230.00' LC=N67°01'29"E 55.00' ARC=55.13'
- 15 R=30.00' LC=S63°01'04"E 50.22' ARC=59.51'
- 16 R=138.64' LC=S2°48'38"E 16.38' ARC=16.39'
- 17 R=230.00' LC=N80°43'08"E 22.20' ARC=22.21'
- 18 R=230.00' LC=S87°10'23"E 74.67' ARC=75.00'
- 19 R=230.00' LC=S73°41'22"E 33.22' ARC=33.25'
- 20 R=170.00' LC=S71°22'11"E 10.81' ARC=10.81'
- 21 R=170.00' LC=S87°01'36"E 81.30' ARC=82.10'
- 22 R=170.00' A=80.66' LC=N65°32'44"E 79.91'
- 23 R=139.70' LC=N27°18'22"E 116.72' ARC=120.41'

TANGENT INFORMATION

- A S0°34'42"W 4.55'
- B S0°34'42"W 8.90'
- C N0°34'42"E 2.00'
- D N51°57'09"E 39.26'
- E S69°32'51"E 21.39'
- F S69°32'51"E 4.168'
- G S69°32'51"E 51.75'
- H N51°57'09"E 6.50'
- I N51°57'09"E 32.76'
- J S77°38'08"W 61.56'
- K S79°16'57"W 21.34'
- L N77°28'47"W 16.89'
- M N89°49'08"W 7.70'
- N N89°49'08"W 2.70'

DEED REQUIREMENT: EACH POTENTIAL OR ANY SUBSEQUENT LOT OWNER IS REQUIRED TO INSTALL SIDEWALKS TO CITY STANDARDS WITHIN 2 YEARS OF THE FINAL PLAT BEING FILED. IF THE REQUIREMENT IS NOT MET AT THE TIME OF DEVELOPMENT OF EACH LOT THE CITY WILL EXERCISE THE AUTHORITY TO WITHHOLD AN OCCUPANCY PERMIT.

APPROVALS: [Signatures and dates of various officials including Planning Commission, Public Works Director, Douglas County Surveyor, Assessor, Commissioner, and Tax Collector]

54-04254

OWNERS: STEVEN R. & TAMI L. HOUDE 1017 LOREDO DRIVE ROSEBURG, OR 97470

DEVELOPER: STEVE HOUDE 1017 LOREDO DRIVE ROSEBURG, OR 97470

FILED THIS 23 DAY OF February, 1994 BY Gay Fields, County Clerk

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

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

ANNE E. SCHROEDER DOUGLAS COUNTY TAX COLLECTOR 2-22-94

REGISTERED OREGON LAND SURVEYOR

DONALD A. BENTZ 839

EXPIRES 12-31-95

LOMA VISTA SUBDIVISION PHASE IV IN: NE 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR: STEVE HOUDE 1017 LOREDO DRIVE ROSEBURG, OREGON 97470 SURVEYED BY: i.e. ENGINEERING 1205 S.E. Court Street Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392

SCALE: 1" = 50' DATE: OCT. 1993 611-01 PAGE: 1 OF 1

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE