

UNDERWOOD SUBDIVISION
AN ADDITION TO THE CITY OF ROSEBURG, OREGON
IN THE NE 1/4, SECTION 15, T27S, R6W, W.M.
4 MAR 1994 SCALE: 1 inch : 40 feet

LEGEND:

- Found 5/8" Iron Rod or as noted.
- Found 2" Iron Pipe
- △ Calculated Point
- ⊙ Set Standard Centerline Monument, Brass Cap marked "AA SURVEYING INC." in 1 1/2" iron pipe concreted in Monument Box.
- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."

RECORD INFORMATION:

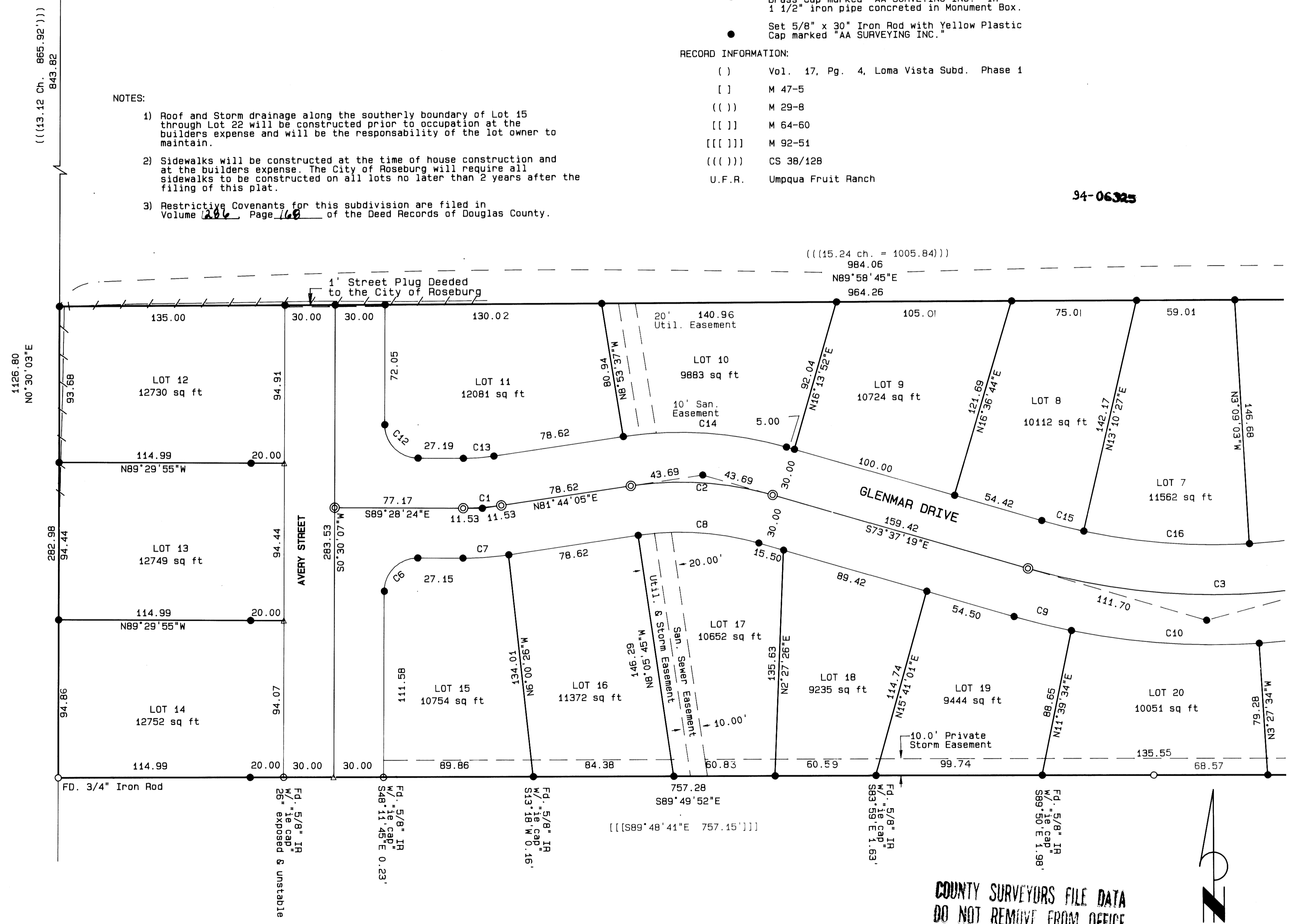
- () Vol. 17, Pg. 4, Loma Vista Subd. Phase 1
- [] M 47-5
- (()) M 29-8
- [[]] M 64-60
- [[[]]] M 92-51
- ([[[]]]) CS 38/128
- U.F.R. Umpqua Fruit Ranch

Fd. 3/4" Iron Pipe
NW Cor. Lot 8
Umpqua Fruit Ranch

NOTES:

- 1) Roof and Storm drainage along the southerly boundary of Lot 15 through Lot 22 will be constructed prior to occupation at the builders expense and will be the responsibility of the lot owner to maintain.
- 2) Sidewalks will be constructed at the time of house construction and at the builders expense. The City of Roseburg will require all sidewalks to be constructed on all lots no later than 2 years after the filing of this plat.
- 3) Restrictive Covenants for this subdivision are filed in Volume 286, Page 166 of the Deed Records of Douglas County.

94-06325



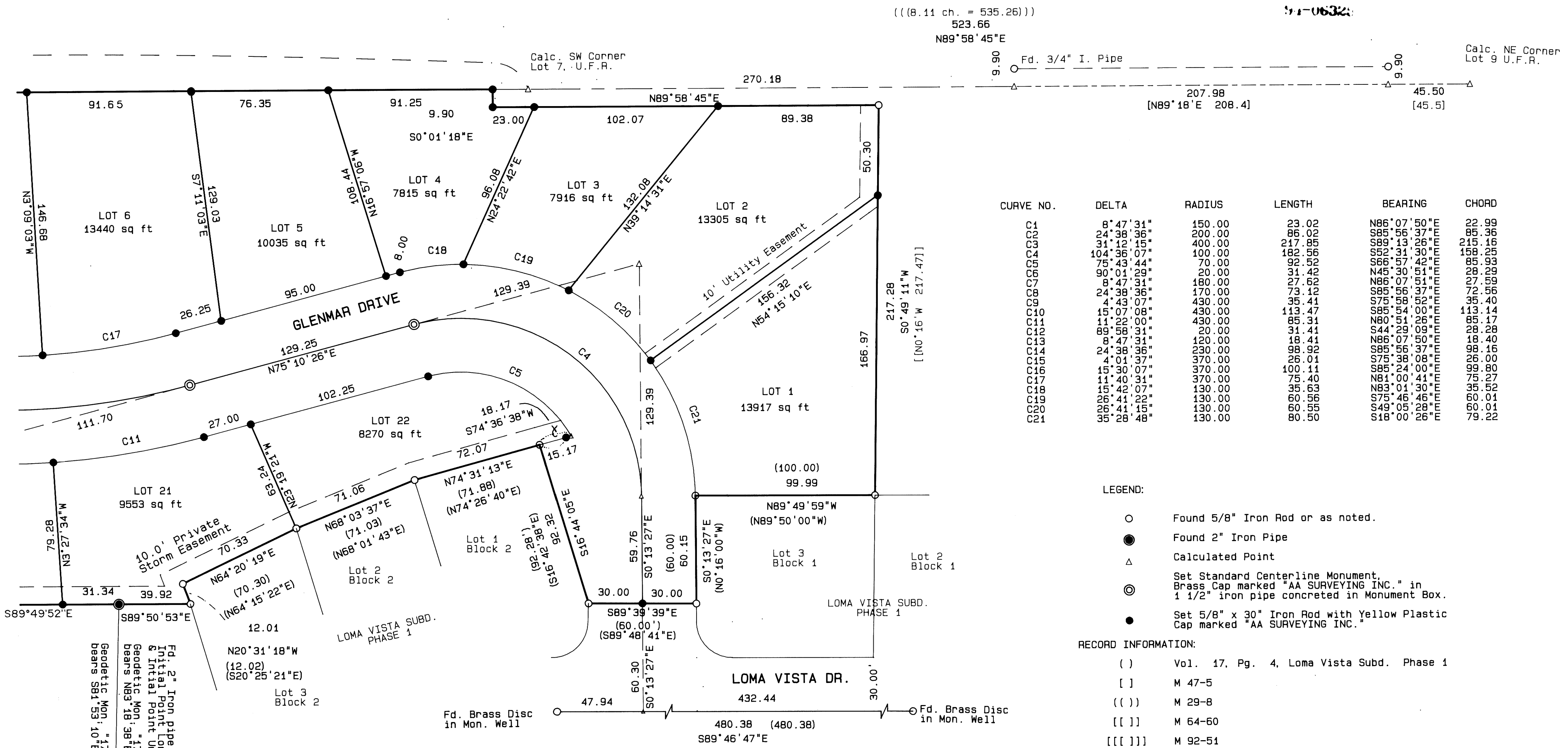
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark A. Heimburger

OREGON
JULY 16, 1997
MARK A. HEIMBURGER
2287

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

UNDERWOOD SUBDIVISION
 AN ADDITION TO THE CITY OF ROSEBURG, OREGON
 IN THE NE 1/4, SECTION 15, T27S, R6W, W.M.
 4 MAR 1994 SCALE: 1 inch : 40 feet



((.11 ch. = 535.26))
 523.66
 N89°58'45"E

CURVE NO.	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	8°47'31"	150.00	23.02	N86°07'50"E	22.99
C2	24°38'36"	200.00	86.02	S85°56'37"E	85.36
C3	31°12'15"	400.00	217.85	S89°13'26"E	215.15
C4	104°36'07"	100.00	162.55	S52°31'30"E	158.25
C5	75°43'44"	70.00	92.58	S66°57'42"E	85.93
C6	90°01'29"	20.00	31.44	N45°30'51"E	28.29
C7	8°47'31"	180.00	77.62	N86°07'51"E	77.69
C8	24°38'36"	170.00	91.42	S85°56'37"E	73.56
C9	4°43'07"	430.00	35.41	S75°58'52"E	35.40
C10	15°07'08"	430.00	143.47	S85°56'37"E	73.56
C11	11°22'00"	430.00	85.31	S85°56'37"E	73.56
C12	89°58'31"	20.00	31.41	S85°56'37"E	73.56
C13	8°47'31"	120.00	48.41	S85°56'37"E	73.56
C14	24°38'36"	230.00	98.92	S85°56'37"E	73.56
C15	4°01'37"	370.00	26.01	S75°58'52"E	26.00
C16	15°30'07"	370.00	100.11	S85°56'37"E	73.56
C17	11°40'31"	370.00	75.40	N81°00'41"E	75.27
C18	15°42'07"	130.00	35.63	N83°01'30"E	35.52
C19	26°41'22"	130.00	60.56	S75°46'46"E	60.01
C20	26°41'15"	130.00	60.55	S49°05'28"E	60.01
C21	35°28'48"	130.00	80.50	S18°00'26"E	79.22

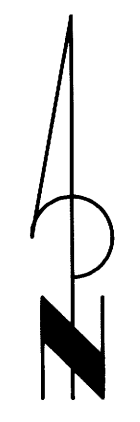
LEGEND:
 ○ Found 5/8" Iron Rod or as noted.
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 [[[]]] M 92-51
 ((())) CS 38/128
 U.F.R. Umpqua Fruit Ranch

REGISTERED PROFESSIONAL LAND SURVEYOR
 JULY 16, 1967
MARK A. HEIMBURGER
 2287

- NOTES:**
- Roof and Storm drainage along the southerly boundary of Lot 15 through Lot 22 will be constructed prior to occupation at the builders expense and will be the responsibility of the lot owner to maintain.
 - Sidewalks will be constructed at the time of house construction and at the builders expense. The City of Roseburg will require all sidewalks to be constructed on all lots no later than 2 years after the filing of this plat.
 - Restrictive Covenants for this subdivision are filed in Volume 186, Page 168 of the Deed Records of Douglas County.

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UNDERWOOD SUBDIVISION
 AN ADDITION TO THE CITY OF ROSEBURG, OREGON
 IN THE NE 1/4, SECTION 15, T27S, R6W, W.M.
 22 DEC 1993 SCALE: 1 inch : 40 feet

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



RECORDED
 DEPUTY
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 BY Gay Fields

94-0632

FEE 45

SURVEYOR'S CERTIFICATE

I, Mark A. Heimbürger, do hereby certify that I have surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Mark A. Heimbürger
 Mark A. Heimbürger

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OWNER/DEVELOPER: Glen and Martha Underwood
 808 Kensington Road
 El Cerrito, Ca. 94530
 SEWER: R.U.S.A.
 WATER: City of Roseburg
 ZONING: R-1-6
 COMP. PLAN: Low Density Residential
 CITY OF ROSEBURG PLANNING FILE NO. S-92-2
 NO WATER RIGHTS OF RECORD
 SURVEYOR: AA Surveying Service, Inc.
 2566 N. Stephens St.
 Roseburg, OR 97470
 (503) 672-2096

NARRATIVE

The purpose of this plat is to show the subdivision of the property described in Deed Reference No. 90-13583 of the Deed Records of Douglas County in conformance with a tentative plan shown in City of Roseburg Planning Commission's File No. S-92-2.
 The boundaries were established using the found monuments as shown. The northwest corner was established using an existing fenceline and the west line of Umpqua Fruit Ranch as established by found monuments. The northeast corner was calculated using the found monuments and information shown on M 47-5. The length of the roadway along the north line was established by calculating the southwest corner of Lot 7. Umpqua Fruit Ranch by proportioning the measured distance of the north line of Lot 9 to the record distance of Lot 9 and applying that distance to the record distance of the south line of Lot 7. It was determined that the roadway should extend 30 links or 19.8 feet west of the calculated location of the southwest corner of Lot 7.

Beginning at a 2" iron pipe, said point being the Initial Point of Loma Vista Subdivision, Phase 1, at the northwest corner of Lot 4, Block 2 in the NE 1/4 of Section 15, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence N89°49'52"W 757.28 feet to a 5/8" iron rod; thence N0°30'03"E 282.98 feet to a 5/8" iron rod; thence N89°58'45"E 964.25 feet to a 5/8" iron rod; thence S0°01'18"E 9.90 feet to a 5/8" iron rod; thence N89°58'45"E 214.45 feet to a 5/8" iron rod; thence S0°49'11"W 217.28 feet to a 5/8" iron rod at the northeast corner of Lot 3, Block 1, of said Loma Vista Subdivision, Phase 1; thence N89°49'59"W 99.99 feet along the north line of said Lot 3 to a 5/8" iron rod at the northwest corner thereof; thence S0°13'27"E 60.15 feet to a 5/8" iron rod on the west line of said Lot 3, said point being on the east Right-Of-Way line of Glenmar Drive; thence N89°39'39"W 60.00 feet to a 5/8" iron rod on the west Right-Of-Way line of said Glenmar Drive, said point being on the easterly line of Lot 1, Block 2, of said Subdivision; thence N16°44'05"W 92.32 feet along the easterly line of said Lot 1 to a 5/8" iron rod to the northeast corner thereof; thence S74°31'13"W 72.07 feet along the north line of said Lot 1 to a 5/8" iron rod at the northeast corner of Lot 2, Block 2, said Subdivision; thence S68°03'37"W 71.06 feet along the north line of said Lot 2 to a 5/8" iron rod at the northeast corner of Lot 3, Block 2, said Subdivision; thence along the north line of said Lot 3 the following: S64°20'19"W 70.33 feet, S20°31'18"E 12.01 feet and N89°50'53"W 39.92 feet to the Point of Beginning, containing 7.25 acres of land, more or less.

STREET PLUG DESCRIPTION

A parcel of land dedicated to the City of Roseburg, Oregon, lying within the Northeast One-Quarter, Section 15, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

Commence at a 2 inch iron pipe at the Initial Point of Loma Vista Subdivision, Phase I; thence N89°49'52"W, 592.29 feet; thence N00°30'07"E, 283.53 feet to a 5/8 inch iron rod on the north line of Lot 9, Umpqua Fruit Ranch at the POINT OF BEGINNING; thence along said north line N89°58'45"E, 30.00 feet to a 5/8 inch iron rod; thence S00°30'07"W, 1.00 feet; thence S89°58'45"W, 60.00 feet; thence N00°30'07"E, 1.00 feet to a 5/8 inch iron rod on said north line of Lot 9; thence N89°58'45"E, 30.00 feet to the POINT OF BEGINNING.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS: that Glen and Martha Underwood, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plat of said property and that they have caused this subdivision plat to be prepared and the property to be subdivided into parcels as shown by the name of "Underwood Subdivision", and do hereby dedicate to the public forever the use of the streets and public easements shown thereon.

Glen Underwood
 Glen Underwood
Martha Underwood
 Martha Underwood

ACKNOWLEDGEMENT:

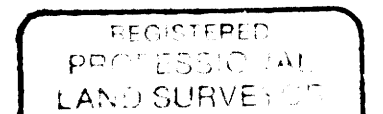
State of California)
 County of Alameda) SS

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 29 day of December, 1993, before me a Notary Public in and for said State and County, did personally appear Glen and Martha Underwood, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Beverly A. Martinez
 Notary Public, State of California

APPROVALS

<u>Bob Slane</u>	2/22/94	Date
Chairperson, Planning Commission		
<u>Jackie Morgan</u>	3/4/94	Date
Director, Community Development Dept.		
<u>Miss S. Berquist</u>	3/4/94	Date
Director, Public Works		
<u>Doug Robinson</u>	3-14-94	Date
Douglas County Commissioner		
<u>Jackie Morgan</u>	3/14/94	Date
Douglas County Commissioner		
<u>Henry E. Manner</u>	DEPUTY 3-11-94	Date
Douglas County Surveyor		
<u>Marie G. Reddehoff</u>	3-11-94	Date
Douglas County Assessor		



Mark A. Heimbürger
 OREGON
 JULY 16, 1977
 MARK A. HEIMBURGER
 2287

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

Anne E. Schroeder 3-11-94 Date
 Douglas County Tax Collector

Filed this 5 day of March, 1994
 By Gay Fields, by Carl English, Deputy
 Douglas County Clerk

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