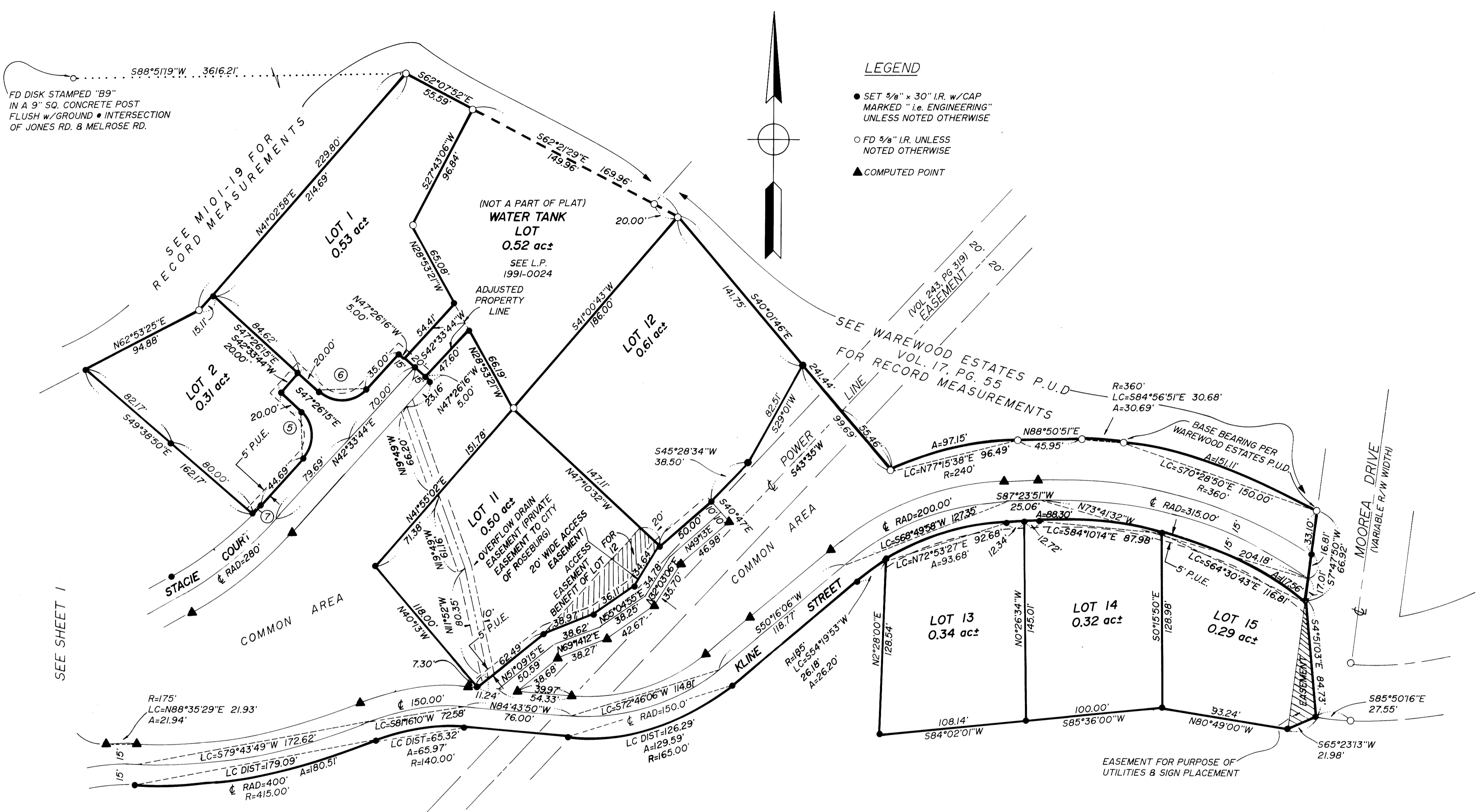


FD DISK STAMPED "B9"
IN A 9" SQ. CONCRETE POST
FLUSH w/GROUND • INTERSECTION
OF JONES RD. & MELROSE RD.

LEGEND

- SET 5/8" x 30" I.R. w/CAP MARKED " i.e. ENGINEERING" UNLESS NOTED OTHERWISE
- FD 5/8" I.R. UNLESS NOTED OTHERWISE
- ▲ COMPUTED POINT



NOTE:

THIS MAP ALSO TO BE CONSIDERED AS A BOUNDARY LINE ADJUSTMENT FOR THAT 20 FOOT WIDE STRIP AT THE END OF "STACIE COURT" TO BE INCLUDED WITH THE WATER TANK LOT PER L.P. 1991-0024.

94-14347

- ⑤ R = 25'
LC = S2°26'16"E 35.35'
A = 39.26'
- ⑥ R = 25'
LC = S87°33'45"W 35.35'
A = 39.26'
- ⑦ R = 265'
LC = S43°26'13"W 8.13'
A = 8.13'

<p>REGISTERED OREGON LAND SURVEYOR</p> <p>JULY 12, 1968 DONALD A. BENTZ 839</p> <p>EXPIRES 12-31-95</p>	<p>WAREWOOD RIDGE PLANNED COMMUNITY DEVELOPMENT PHASE I</p> <p>IN: NW¼ SEC 11 & NE¼ SEC 10, T27S, R6W, W.M., DOUGLAS CO., OR</p>	
	<p>SURVEYED FOR:</p> <p>JOHN ATKINSON 2631 NW KLINE ROSEBURG, OREGON 97470</p>	<p>SURVEYED BY:</p> <p>i.e. ENGINEERING</p> <p>1205 S.E. Court Street Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392</p>
<p>SCALE: 1" = 50'</p>	<p>DATE: MARCH 1994</p>	<p>104-09 PAGE: 2 OF 3</p>

SURVEYORS CERTIFICATE:

I, DONALD A. 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 1/8" IRON ROD ON THE WEST LINE OF SECTION II, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION II BEARS S0°25'36"W 942.28 FEET; THENCE N41°47'49"W 259.38 FEET TO A 1/8" IRON ROD; THENCE N47°41'17"E 128.79 FEET TO A 1/8" IRON ROD; THENCE N37°28'51"E 494.24 FEET TO A 1/8" IRON ROD; THENCE N62°53'29"E 174.65 FEET TO A 1/8" IRON ROD; THENCE N41°02'58"E 229.80 FEET TO A 1/8" IRON ROD; THENCE S62°07'52"E 55.59 FEET TO A 1/8" IRON ROD; THENCE S27°43'06"W 96.84 FEET TO A 1/8" IRON ROD; THENCE S28°53'21"E 65.08 FEET TO A 1/8" IRON ROD; THENCE S42°33'44"W 54.41 FEET TO A 1/8" IRON ROD; THENCE S47°26'16"E 20.00 FEET TO A 1/8" IRON ROD; THENCE N42°33'44"E 47.60 FEET TO A 1/8" IRON ROD; THENCE S28°53'21"E 66.19 FEET TO A 1/8" IRON ROD; THENCE N41°00'43"E 186.00 FEET TO A 1/8" IRON ROD; THENCE S40°01'46"E 241.44 FEET TO A 1/8" IRON ROD; THENCE ALONG THE ARC OF A 240.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N77°15'38"E 96.49 FEET) 97.15 FEET TO A 1/8" IRON ROD; THENCE N88°50'51"E 45.95 FEET TO A 1/8" IRON ROD; THENCE ALONG THE ARC OF A 360.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S84°56'51"E 30.68 FEET) 30.69 FEET TO A 1/8" IRON ROD; THENCE ALONG THE ARC OF A 360.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S70°28'50"E 150.00 FEET) 151.11 FEET TO A 1/8" IRON ROD; THENCE S7°47'50"W 66.92 FEET TO A 1/8" IRON ROD; THENCE S4°51'03"E 84.73 FEET TO A 1/8" IRON ROD; THENCE S65°23'13"W 21.98 FEET TO A 1/8" IRON ROD; THENCE N80°49'00"W 93.24 FEET TO A 1/8" IRON ROD; THENCE S85°36'00"W 100.00 FEET TO A 1/8" IRON ROD; THENCE S84°02'01"W 108.14 FEET TO A 1/8" IRON ROD; THENCE N2°28'00"E 128.54 FEET TO A 1/8" IRON ROD; THENCE ALONG THE ARC OF A 185.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S54°19'53"W 26.18 FEET) 26.20 FEET TO A 1/8" IRON ROD; THENCE S50°16'06"W 118.77 FEET TO A 1/8" IRON ROD; THENCE ALONG THE ARC OF A 165.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S72°46'06"W 126.29 FEET) 19.59 FEET TO A 1/8" IRON ROD; THENCE N84°43'50"W 76.00 FEET TO A 1/8" IRON ROD; THENCE ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S81°16'10"W 65.32 FEET) 65.97 FEET TO A 1/8" IRON ROD; THENCE ALONG THE ARC OF A 415.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S79°43'49"W 179.09 FEET) 180.51 FEET TO A 1/8" IRON ROD; THENCE ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S63°18'47"W 140.05 FEET) 146.16 FEET TO A 1/8" IRON ROD; THENCE S34°26'16"W 149.56 FEET TO A 1/8" IRON ROD; THENCE S36°25'57"W 164.06 FEET TO A 1/8" IRON ROD; THENCE S15°17'43"W 90.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.49 ACRES, MORE OR LESS.

WATER: CITY OF ROSEBURG
SEWER: RUSA/PRIVATE MAINTENANCE
COMP. PLAN: LOW DENSITY RESIDENTIAL
ZONING: R-1-7.5

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

NOTE:

ALL STREETS SHOWN WITHIN THIS PLANNED COMMUNITY DEVELOPMENT ARE PRIVATE STREETS AND NOT PUBLIC RIGHT-OF-WAY. THE CITY OF ROSEBURG DOES NOT PROVIDE MAINTENANCE FOR PRIVATE STREETS OR UTILITIES.

APPROVALS:

Bob Deane 4/28/94
PLANNING COMMISSIONER CHAIRPERSON DATE
CITY OF ROSEBURG
Paul D. [Signature] 5/10/94
COMMUNITY DEVELOPMENT DIRECTOR DATE
CITY OF ROSEBURG
Chris S. [Signature] 5/10/94
PUBLIC WORKS DIRECTOR DATE
CITY OF ROSEBURG
[Signature] 6/22/94
DOUGLAS COUNTY COMMISSIONER CHAIRPERSON DATE
Doug Morgan 6-21-94
DOUGLAS COUNTY COMMISSIONER DATE
[Signature] 6-21-94
DOUGLAS COUNTY ASSESSOR DATE
[Signature] [Signature] [Signature]
DOUGLAS COUNTY SURVEYOR DATE

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

Anne E. Schroeder 6/21/94
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 22nd DAY OF June, 1994
Gay Fields by Challenges, Deputy
DOUGLAS 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

JUN 22 PM 3:17

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY [Signature]
DEPUTY
FEE \$5

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page 17



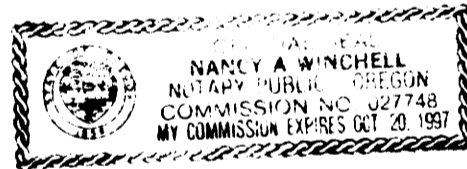
DONALD A. BENTZ LB 839

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF April, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONALD A. BENTZ, 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.

Nancy A. Winchell



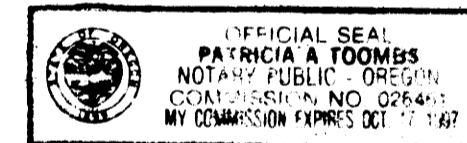
ACKNOWLEDGEMENT:

94-14347

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21st DAY OF April, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN R. & DONNA M. ATKINSON, WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOLLOWING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]



NARRATIVE:

SURVEY TO CREATE AND MONUMENT "WAREWOOD RIDGE PLANNED COMMUNITY DEVELOPMENT PHASE I". THE NORTHWESTERLY AND NORTHERLY LINES LIE ADJACENT WITH LAND PARTITION 1991-0024 AND WAREWOOD RIDGE PLANNED UNIT DEVELOPMENT (VOL. 17, PG. 55). R.D.J. INC., THE OWNER OF SUBJECT PROPERTY, ALSO OWN ADJACENT PROPERTY TO THE EAST AND SOUTH.

FIELD CREW: MARC HOLT, DAVE WILLIAMS, & ROD McALLISTER
EQUIPMENT: LEITZ SET-4 TOTAL STATION
OFFICE: DON BENTZ & ROMIEY WARE
DRAFTING: BETH MORGAN

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN R. & DONNA M. ATKINSON, 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.

John R. Atkinson
JOHN R. ATKINSON

Donna M. Atkinson
DONNA M. ATKINSON

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1988
DONALD A. BENTZ
839

EXPIRES 12-31-95

WAREWOOD RIDGE PLANNED
COMMUNITY DEVELOPMENT PHASE I
IN: NW1/4 SEC 11 & NE1/4 SEC 10, T27S, R6W, W.M., DOUGLAS CO., OR

SURVEYED FOR:
JOHN ATKINSON
2631 NW KLINE
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: NONE DATE: MARCH 1994 104-09 PAGE: 3 OF 3