REPLAT OF LOTS 1 - 8 OF WILLINDA RIDGE SUBD.

VOLUME 17, PAGE 57, DOUGLAS COUNTY PLAT RECORDS
IN THE NE 1/4 and SE 1/4 OF SECTION 2,
TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M.
27 MAY 1994 1 inch : 200 feet

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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OWNER/SUBDIVIDER:	William E. and LaReece J. Haynes 358 NE Winchester Street Roseburg, OR 97470
SEWER:	Septic
WATER:	Umpqua Basin Water Association
ZONING:	R-5
COMP. PLAN:	RR 5
PLANNING FILE NO.	94 - 098
NO WATER RIGHTS OF	RECORD
SURVEYOR:	AA Surveying Service, Inc. 2566 N. Stephens St. Roseburg, OR 97470 (503) 672-2096

LEGEND:

- ● Found 5/8" Iron Rod or as noted.
- ○ Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
- ◯ Existing Utility Pole.
- △ Calculated Point, No Monumentation.

RECORD INFORMATION:

- ( ) Willinda Ridge Subdivision Volume 17, Page 57 Instrument Number 92-17797

DETAIL NO. 1

S34°37'59"W 12.28
S40°59'07"E 27.15
S66°04'23"E 14.98
10' WATER LINE EASEMENT

MOOREA DRIVE
PRIVATE ROAD
(EASEMENT WIDTH VARIES)

(S9°23'55"E 324.57)
(N88°44'14"E 504.50)
(S89°32'15"E 494.59)
(S83°06'48"W 340.00)
(S8°50'10"E 590.00)
(N47°34'16"E 1067.25)
(S86°05'43"W 63.91)
(S86°08'00"W 26.09)
(S51°41'10"W 660.00)
(N1°42'12"E 1228.39)

LOT 9
LOT 11
LOT 8

(S9°52'39"W 187.70)
187.70
S9°50'30"W
(S18°32'04"W 143.22)
143.13
S18°31'34"W
L12 (S12°19'52"W 46.00)
L11 (S22°13'33"W 95.55)
L10 (S8°23'10"W 53.45)
SEE DETAIL NO. 1
L7 L6 (N23°54'22"E 210.86) 210.80 S23°52'36"W
(N23°53'30"E 210.70) 210.69 S23°52'58"W
(N23°52'09"E 346.38) 251.27 S23°48'22"W
(N23°50'36"E 173.36) 173.44 S23°53'34"W
L5 L4 C4 C3 C2 C1
H=984.93 ARC=62.63 (62.54)
(N22°00'08"E H=984.93 ARC=90.98 (91.01))
(N17°31'59"E H=984.93 ARC=91.11 (91.01))

MOOREA DRIVE
PRIVATE ROAD
(EASEMENT WIDTH VARIES)

10' WATER LINE EASEMENT
N51°40'56"E 553.71
BASIS OF BEARING VOL. 17 PG. 57 (553.86)
S38°21'28"E 220.19
458.76
S9°06'34"E
S38°21'28"E 73.87
N40°43'53"E 373.14
S34°41'11"W 248.82 ft.
390.52
S9°38'42"W
60' WIDE EASEMENT TO LOT 8 WILLINDA RIDGE SUBD.
S64°48'58"E 357.83
S66°09'23"E 188.63
10' WIDE U.B.W.A. WATERLINE EASEMENT PER VOL. 17, PG. 57
S66°09'23"E 304.98
30' WIDE ACCESS & UTILITY EASEMENT
664.01
N33°26'07"W
564.47
S27°28'19"E
416.68
N23°47'58"E
302.49
N22°36'44"W
123.07
S83°39'35"W
225.04
N19°24'14"E
337.35
N9°53'29"E
440.88
S7°29'32"W (N7°23'28"E 205.49)
205.41
S7°29'28"E
331.22
N1°38'22"E (S1°42'12"W 331.54)
171.89
N1°44'17"E (S1°42'12"W 171.88)
(S1°42'12"W 189.30) 188.99 N1°17'01"E
176.78
N65°41'04"W (S65°41'40"E 176.75)
114.38
N39°11'51"W (S39°43'11"E 115.16)
7130.46
S27°01'36"E
U.S.G.S. BRASS CAP BM 500
NW CORNER LOT 8 EDENBOWER ORCHARD TRACTS

LOT 7 5.00 AC.
LOT 6 5.00 AC.
LOT 5 5.00 AC.
LOT 4 5.00 AC.
LOT 3 5.00 AC.
LOT 2 5.00 AC.
LOT 1 7.00 AC.

CLYDE WILLIAM LANE

25' WIDE ACCESS & UTILITY EASEMENT TO BENEFIT LOTS 1 & 5

EXISTING 40' POWER LINE EASEMENT

C5 226.87 N22°10'38"E
171.39 N32°54'37"E 125.28

(PER VOL. 17, PG. 57 CORNER FALLS IN 12" OAK TREE) FD. & TIED MON AS SHOWN
(N15°01'49"E 315.94) 316.13 S15°00'07"W
(S77°05'37"E 19.78)
(S82°25'11"E 62.42)
122.05 N63°19'57"W (S63°17'19"E 122.09) (S73°32'52"E 66.31)
102.18 N73°30'42"W (S73°26'46"E 102.22)
165.78 N67°10'12"W (S67°08'59"E 202.57)
(S52°56'30"E 50.00)
S52°56'30"E 313.83 (S52°56'30"E 313.57) 47"E
154.35
111.38

LINE	DISTANCE	BEARING		
L1	66.31	N73°33'26"W		
L2	62.41	N82°27'35"W		
L3	19.75	N76°45'23"W		
L4	55.56	S14°59'38"W	(N15°05'15"E	55.56)
L5	95.12	S23°48'22"W	(N23°53'30"E	210.70)
L6	14.98	S66°04'23"E	(N66°07'20"W	15.00)
L7	12.28	S34°37'59"W	(S35°02'03"W	12.30)
L8	27.15	S40°59'07"E	(S40°59'39"E	27.10)
L9	43.13	S23°49'23"E	(S23°46'45"E	43.09)
L10	53.44	S8°27'54"W		
L11	95.48	S22°09'26"W		
L12	46.11	S12°16'06"W		
L13	49.78	N52°58'27"W		
L14	36.77	N67°10'12"W		
L15	35.81	S38°21'28"E		
L16	97.26	S83°39'34"W		
L17	75.84	S40°43'53"W		
L18	66.32	N66°09'23"W		

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	BEARING
C1	3°44'34"	984.93	64.34	64.33	S16°47'02"W
C2	1°46'42"	984.93	30.57	30.57	S19°32'40"W
C3	1°43'08"	984.93	29.55	29.55	S21°17'35"W
C4	1°41'24"	984.93	29.05	29.05	S22°59'51"W
C5	143°07'48"	50.00	124.90	94.87	S47°24'52"E
C6	143°07'48"	50.00	124.90	94.87	N84°17'04"W
C7	94°07'36"	125.00	205.35	183.03	N79°58'25"E

(NORTHERLY EASEMENT LINE OF CURVE)

60' EASEMENT TO BENEFIT LOT 8

A	S66°09'23"E	21.64
B	S22°36'44"E	114.47
C	S53°31'07"E	197.42
D	S 4°01'41"E	101.10
E	S33°43'18"E	47.60
F	N 9°38'42"E	371.67
G	N 4°01'41"W	66.25
H	N53°31'07"W	182.80
J	N22°36'44"W	108.22

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
HERMAN A. PIESKE
JULY 14, 1978
1651
EXP 12/31/94

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