

# ROSEWOOD ESTATES PHASE I

IN SE 1/4 SEC. 3, T28S, R.6W., W. M.  
PART OF LOTS 46 and 51 ROSEBURG HOME ORCHARD TRACTS PLAT H  
DOUGLAS COUNTY, OREGON

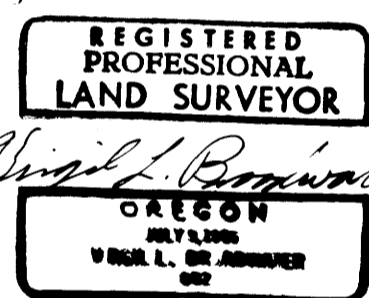
THIS PLAT IS SUBJECT TO THE PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN Book 1333 Page 782, 95-00402 DOUGLAS COUNTY DEED RECORDS.

Surveyor's Certificate

I, Virgil L. Broadwater, a registered land surveyor for Oregon, hereby certify that I have surveyed and marked with proper monuments the land shown hereon as Rosewood Estates Phase I Subdivision, which is described as follows: beginning at the Initial corner of this subdivision which is marked by a Brass disk set in a concrete monument flush with the surface of the ground, said disk being marked with "Rosewood Estates Phase I, L.S. 682", said initial corner being 2,012.84 feet, North 16°11'18" West from Sections common to Sections 2, 3, 10 and 11, Township 28 South, Range 6 West, Willamete Meridian, also common to the North East corner of parcel surveyed as set forth in survey No. M 120-71 by BTS Engineering and Surveying INC. 431 S.E. Main St., Roseburg, Oregon 97470, and running thence South 89°57'36" West, 85.0 feet to 5/8" iron rod, thence North 00°02'24" West, 500.00 feet to an 5/8" iron rod, thence North 89°57'36" East, 85.0 feet to an 5/8" iron rod, said point being on the newly established westerly right of way of County Road No. 186, as recorded in book 1322 page 188, thence along said County Road R/W, South 00°02'24" East, 500.00 feet to the point of beginning and containing 0.98 acres.

All being in the S.E. 1/4 of Section 3, Township 28, South, Range 6 West of the Willamete Meridian, Douglas County, Oregon.

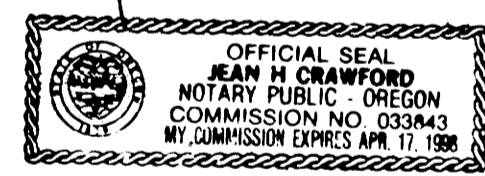
Virgil L. Broadwater  
4439 39th Ave. N.E.  
Salem, Oregon 97305



Registered Professional Land Surveyor No. 682 expires 12-31-95

Subscribed and sworn to before me this 27<sup>th</sup> day of December, 1995

Notary Public for Oregon  
My commission expires 2-17-98



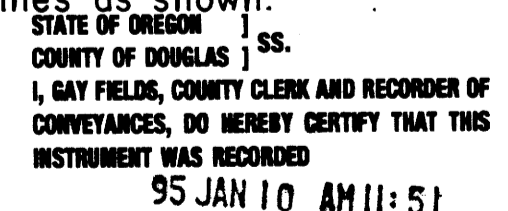
Narrative

Survey to partition part of Lots 46 and 51, Roseburg Home Orchard Tracts-Plat "H" as shown and platted as "Rosewood Estates Phase I". Points found and used for control as "Basis of Bearings" from survey M-120-71 by BTS Engineering and Surveying INC.

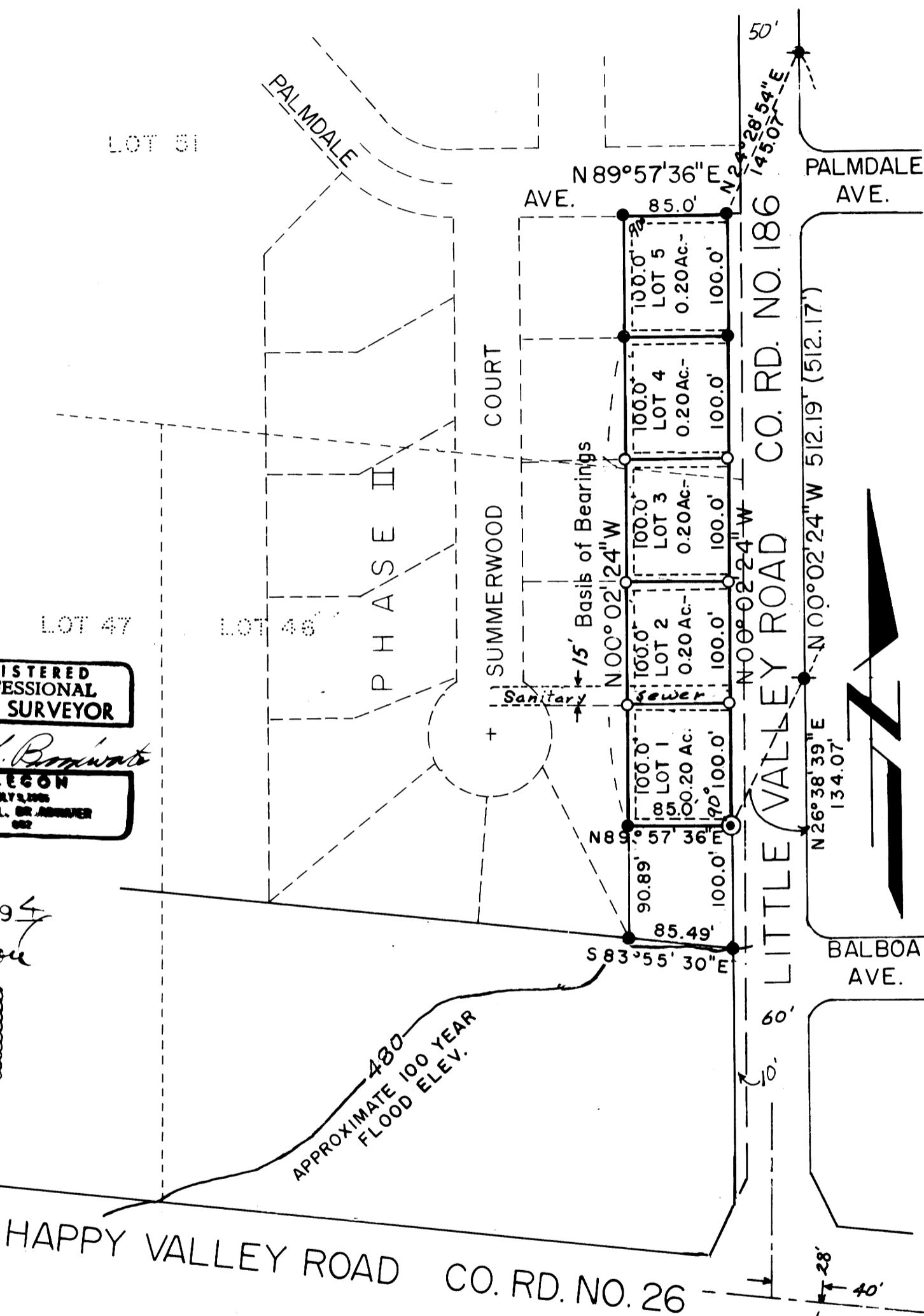
Note:

- There are no water rights appurtenant to this property.
- There will be no variances granted for setbacks for any lots fronting the collector or arterial streets.
- Utilities Easements of 6ft. along lot lines as shown.

Comp. Plan: RLD & RMD  
Zoning: RS, R-1  
Planning File No: 94-175  
Water: Roberts Creek Water District  
Sewer: Green Sanitary District



GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY: *Alvin J. Bennett*  
95-00403  
VOL. 18 PG. 28



**LEGEND**  
 ○ Set 5/8" x 24" Iron Rod with cap marked L.S. 682  
 ● Fd. 5/8" Iron Rod, Santa Maria Estates (Record)  
 BM Δ PK Nail set in concrete headwall of box culvert (LV I, Elev. 477.363)  
 ● Fd. 5/8" Iron Rod, Survey M-120-71  
 ⊙ Set INITIAL POINT Brass Disk in Conc. Mon.  
 Scale: 1" = 100', Date: Oct. 21, 1994  
 The parcel shown as Lot 5 was previously created per PD File 94-174 and M120-71. It will now be referred to as Lot 5.

Dedication

Known all men by these presents

that we, Ronald G. Poteet and Anita R. Poteet, husband and wife being the owners of the land described in the surveyors certificate hereon made, and desiring to dispose of the same in lots have caused the same to be surveyed and platted. The name to be known as "Rosewood Estates Phase I".

We hereby dedicate to the public use forever all easements laid out through and upon said land as shown or noted on the within plat. We hereby certify that all taxes and assessments levied against said land have been paid in full.

*Ronald G. Poteet*  
Ronald G. Poteet, 114 Poteet Ave., Roseburg Oregon 97470

*Anita R. Poteet*  
Anita R. Poteet,

State of Oregon  
s.s.  
County of Douglas

On this 5<sup>th</sup> day of Jan., 1995, before me appeared Ronald G. Poteet and Anita R. Poteet, sworn that they are owners of said land to be "Rosewood Estates Phase I".

*Jean H. Crawford*  
Notary Public for Oregon  
My Commission Expires April 17, 1998



Douglas County

*Nancy Broyhill*, Deputy  
Assessor

1/6/95  
Date

*W. Morgan*  
Commissioner

1/6/95  
Date

*Ray Robertson*  
Commissioner

1-6-95  
Date

*Keith L. Cubic*  
Planning Director

1/3/95  
Date

*Janet R. Sundeen*  
Surveyor

1/6/95  
Date

GAY FIELDS, County Clerk  
County Clerk

1/10/95  
Date

State of Oregon  
s.s.  
County of Douglas

I, Gay Fields Douglas County clerk, hereby certify that the within plat was received and duly recorded by me in Douglas County Records in the Book of Plats in Volume 18, Page 28, on the 10<sup>th</sup> day of JANUARY 1995 at 11:51 A.M. o'clock.

GAY FIELDS, County Clerk  
Douglas County clerk BY: *Alvin J. Bennett* 95-00403

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  
1-6-95  
Date