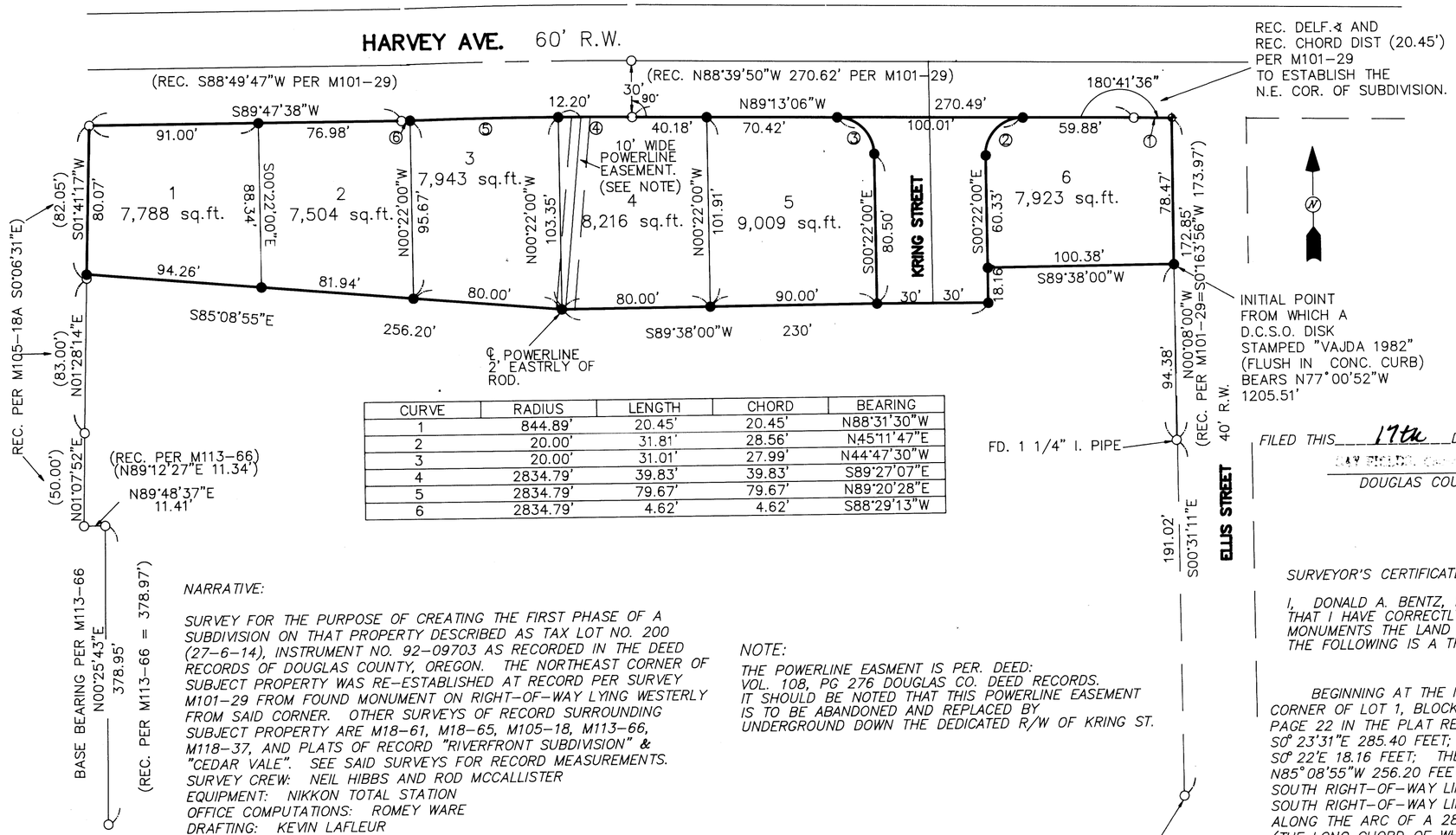

CURVE	RADIUS	LENGTH	CHORD	BEARING
1	844.89'	20.45'	20.45'	N88°31'30"W
2	20.00'	31.81'	28.56'	N45°11'47"E
3	20.00'	31.01'	27.99'	N44°47'30"W
4	2834.79'	39.83'	39.83'	S89°27'07"E
5	2834.79'	79.67'	79.67'	N89°20'28"E
6	2834.79'	4.62'	4.62'	S88°29'13"W

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

95 FEB 17 PM 12:30

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Engels DEPUTY

95-03439 FEE 15/

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FILED THIS 17th DAY OF February, 1995, 12:30 O'CLOCK
GAY FIELDS, COUNTY CLERK
by Carol Engels, Deputy
DOUGLAS COUNTY CLERK

NARRATIVE:

SURVEY FOR THE PURPOSE OF CREATING THE FIRST PHASE OF A SUBDIVISION ON THAT PROPERTY DESCRIBED AS TAX LOT NO. 200 (27-6-14), INSTRUMENT NO. 92-09703 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE NORTHEAST CORNER OF SUBJECT PROPERTY WAS RE-ESTABLISHED AT RECORD PER SURVEY M101-29 FROM FOUND MONUMENT ON RIGHT-OF-WAY LYING WESTERLY FROM SAID CORNER. OTHER SURVEYS OF RECORD SURROUNDING SUBJECT PROPERTY ARE M18-61, M18-65, M105-18, M113-66, M118-37, AND PLATS OF RECORD "RIVERFRONT SUBDIVISION" & "CEDAR VALE". SEE SAID SURVEYS FOR RECORD MEASUREMENTS.
SURVEY CREW: NEIL HIBBS AND ROD MCCALLISTER
EQUIPMENT: NIKKON TOTAL STATION
OFFICE COMPUTATIONS: ROMEY WARE
DRAFTING: KEVIN LAFLEUR

NOTE:
THE POWERLINE EASMENT IS PER. DEED: VOL. 108, PG 276 DOUGLAS CO. DEED RECORDS. IT SHOULD BE NOTED THAT THIS POWERLINE EASEMENT IS TO BE ABANDONED AND REPLACED BY UNDERGROUND DOWN THE DEDICATED R/W OF KRING ST.

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN HEREBY 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 THE INITIAL POINT FROM WHICH THE NORTHWEST CORNER OF LOT 1, BLOCK 3, CEDAR VALE AS RECORDED IN VOLUME 7, PAGE 22 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON BEARS S0° 23'31"E 285.40 FEET; THENCE S89° 38'W 100.38 FEET; THENCE S0° 22'E 18.16 FEET; THENCE S89° 38'W 230.00 FEET; THENCE N85° 08'55"W 256.20 FEET; THENCE N1° 41'17"E 80.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HARVEY AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AS FOLLOWS: N89°47'38"E 167.98 FEET, ALONG THE ARC OF A 2834.79 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N89° 41'49"E 124.12 FEET) 124.13 FEET, S89° 13'06"E 270.49 FEET, AND ALONG THE ARC OF A 844.89 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S88° 31'30"E 20.45 FEET) 20.45 FEET; THENCE LEAVING SAID SOUTH LINE S0° 08'00"E 78.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.25 ACRES OF LAND, MORE OR LESS.

DONALD A. BENTZ LS 839

THIS PLAT IS SUBJECT TO THE PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN Book 1339 page 243 *DOUGLAS COUNTY DEED RECORDS.* 95-03438

APPROVALS:

CHAIRPERSON, PLANNING COMMISSION	2/2/95 DATE
DIRECTOR, COMMUNITY DEVELOPMENT DEPT.	2/1/95 DATE
PUBLIC WORKS DIRECTOR	2.9.95 DATE
DOUGLAS COUNTY SURVEYOR DEPUTY	FEB. 9 1995 DATE
DOUGLAS COUNTY ASSESSOR	Nancy Brownell Deputy 2/17/95 DATE
DOUGLAS COUNTY COMMISSIONER	2-17-95 DATE
DOUGLAS COUNTY COMMISSIONER	2-17-95 DATE

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

Anne E. Schroeder 2-17-95
DOUGLAS COUNTY TAX COLLECTOR DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19 DAY OF January, 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PETE LEIKEN FOR L&H LUMBER AND JAMIE B. YRAGUEN, NICOLAS B. YRAGUEN, AND JUAN J. YRAGUEN FOR BASKIDS INDUSTRIAL BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Heather Iverson

OFFICIAL SEAL
HEATHER IVERSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 023132
MY COMMISSION EXPIRES MAR. 22, 1997

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ORCHARD ESTATES, A PARTNERSHIP OF L&H LUMBER & BASKIDS INDUSTRIAL ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATED INTO LOTS AS SHOWN ON THIS MAP AND DO HEREBY DEDICATE THE PORTION OF KRING STREET THAT LIES WITHIN THE PLAT TO THE PUBLIC USE.

L&H LUMBER:
PETE LEIKEN

BASKIDS INDUSTRIAL:
JAIME B. YRAGUEN
NICOLAS B. YRAGUEN
JUAN J. YRAGUEN

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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LEGEND

- ◆ X IN CONCRETE
- ● SET 5/8"X30" I.R. W/CAP MARKED "i.e. ENGINEERING"
- ○ FD. 5/8" I.R. UNLESS NOTED OTHERWISE

PLANNING DEPT. FILE NO. S-94-8
COMP. PLAN: LOW DENSITY RES.
ZONE: R-1-6
SEWER: R.U.S.A.
WATER: CITY OF ROSEBURG
WATER RIGHTS: PERMIT NO. 16185
CERT. NO. 16904
APPL. NO. 20689

REGISTERED
OREGON
LAND SURVEYOR
JULY 12, 1988
DONALD A. BENTZ
839
EXPIRES 12-31-95

ORCHARD ESTATES PHASE ONE

NE. NW. SW. SE 1/4 OF SECTION 14 TOWNSHIP 27 S.
RANGE 6 W, W.M. DOUGLAS COUNTY, OREGON

SURVEYED FOR:
ORCHARD ESTATES PARTNERSHIP
P.O. BOX 1203
ROSEBURG, OR 97470
(503) 672-4786

SURVEYED BY:
i.e. ENGINEERING
548 S.E. Jackson St. Suite 3
Roseburg, Oregon 97470
PHONE (503) 673-0166
FAX (503) 440-9392

SCALE: 1" = 50'	DATE: JAN. 1995	140-20	PAGE: 1 OF 1

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