

NOTE: STATE FIRE, LIFE & SAFETY CODES RESTRICT THE PLACEMENT OF STRUCTURES ON LOTS 1 & 2 TO NOT CLOSER THAN 20 FEET FROM THE EXTERIOR WALLS OF THE EXISTING GYMNASIUM LOCATED ON LOT 4.

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

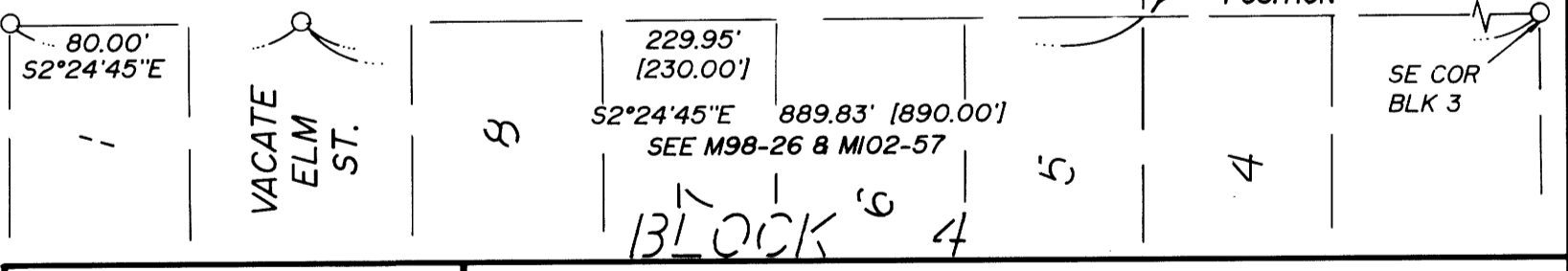
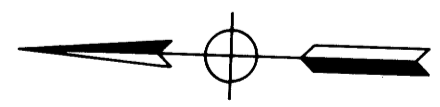
COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

SEP 29 PM 3:53
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Gay Fields*
Vol 18 DEPUTY
FE 30
95-06548

FD, DCSO DISK STAMPED
"T27S, R6W, DLC 56- DLC 65 - 1984"
75± EAST OF MULHOLLAND DR. & GARDEN VALLEY BLVD. INTERSECTION
Y = 581, 577.00
X = 1238, 478.50

LEGEND

- FD 5/8" I.R. UNLESS NOTED OTHERWISE
- SET 5/8" x 30" I.R. w/CAP MARKED "I.e. ENGINEERING" UNLESS NOTED OTHERWISE
- () RECORD DATA PER M99-60
- [] RECORD DATA PER PLAT VOL. I, PG. 10
- △ COMPUTED POINT



REGISTERED OREGON LAND SURVEYOR JULY 12, 1968 DONALD A. BENTZ 839 EXPIRES 12-31-95		OLD SCHOOL SUBDIVISION REPLAT OF BLOCKS 11 & 17 & PORTIONS OF BLOCKS 10 & 16 IN "RIVERSIDE ADDITION TO ROSEBURG" IN: NEV4 SEC 13, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: SCOTT WILLIAMS 1376 NE WALNUT STREET ROSEBURG, OREGON 97470		SURVEYED BY: 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392	
SCALE: 1"=50'	DATE: OCT. 1994	263-03	PAGE: 1 OF 2

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT SCOTT WILLIAMS SECRETARY, OLD SCHOOL OFFICES, INC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND EASEMENTS SHOWN ON THIS MAP.

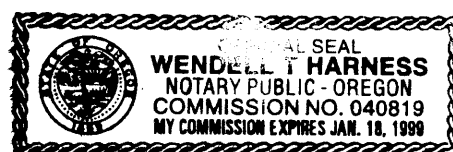
Scott Williams
SCOTT WILLIAMS SECRETARY, OLD SCHOOL OFFICES, INC.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT ON THIS 7th DAY OF FEBRUARY, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SCOTT WILLIAMS WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell T. Harness



SURVEYORS CERTIFICATE:

I, DONALD A. BENTZ, BEING 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 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 16 OF RIVERSIDE ADDITION TO ROSEBURG AS RECORDED IN VOLUME 1, PAGE 10 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE S87°23'19"W 460.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF CEDAR STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N2°24'45"W 595.49 FEET; THENCE ALONG THE ARC OF A 44.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N43°24'55"E 62.02 FEET) 68.62 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GARDEN VALLEY BLVD.; THENCE ALONG SAID RIGHT-OF-WAY LINE N89°14'36"W 393.92 FEET; THENCE ALONG THE ARC OF A 13.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S78°03'50"E 5.71 FEET) 5.76 FEET; THENCE ALONG THE ARC OF A 33.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S46°49'28"E 20.99 FEET) 21.36 FEET; THENCE ALONG THE ARC OF A 5.75 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S15°23'33"E 2.56 FEET) 2.58 FEET TO THE ABOVE SAID WEST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S2°30'28"E 606.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.66 ACRES OF LAND, MORE OR LESS.

Donald A. Bentz
DONALD A. BENTZ, P.L.S. NO. 839

APPROVALS:

- David L. ...* 2/15/95
DIRECTOR, COMMUNITY DEVELOPMENT DEPT. DATE
- Chris S. ...* 2/15/95
PUBLIC WORKS DIRECTOR DATE
- Bob ...* 2/16/95
PLANNING COMMISSION CHAIRPERSON DATE
- Joyce Morgan* 3/28/95
DOUGLAS COUNTY COMMISSIONER DATE
- Michael D. ...* 3-28-95
DOUGLAS COUNTY COMMISSIONER DATE
- Shirley Reddekopp* 3/28/95
DOUGLAS COUNTY ASSESSOR DATE
- Larry J. ...* 3/21/95
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Anne E. Schroeder 3/28/95
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29th DAY OF March, 1995, 5:53 O'CLOCK PM

Gay Fields, County Clerk by *Carol Enyeh, Deputy*
DOUGLAS COUNTY CLERK



95-06343

ZONING: GENERAL COMMERCIAL (C-3)
COMP. PLAN: COMMERCIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

PLANNING DEPT. FILE NO.: SRE-94-2

NARRATIVE:

SURVEY TO REPLAT BLOCKS 11 & 17 AND PORTIONS OF BLOCKS 10 & 16, RIVERSIDE ADDITION TO ROSEBURG AS SHOWN HEREON. THE NORTHEAST CORNER OF SUBJECT PARCEL, THE WEST RIGHT-OF-WAY OF WALNUT STREET, AND THE SOUTH RIGHT-OF-WAY OF GARDEN VALLEY BLVD., WAS RESET FROM PREVIOUS FIELD CONTROL POINTS THIS SURVEYOR HAD SET FOR A PREVIOUS PROJECT FOR THE CITY OF ROSEBURG. THESE LINES WERE ESTABLISHED PRIOR TO CONSTRUCTION WORK BY THE CITY THAT DESTROYED THE ORIGINAL MONUMENTS. THE EAST RIGHT-OF-WAY LINE OF CEDAR STREET AND THE SOUTH LINE OF SUBJECT PARCEL WAS ESTABLISHED FROM FOUND MONUMENTS PER SURVEYS M98-26 AND M102-57. FOR RECORD SURVEYS SEE M21-48, M21-55, M37-34, M98-26, M99-60, M102-57, AND PLAT OF RIVERSIDE ADDITION TO ROSEBURG (VI, PIO).

FIELD CREW: NEIL HIBBS & ROD McALLISTER
EQUIPMENT: NIKKON TOTAL STATION
OFFICE: ROMNEY WARE
DRAFTING: BETH MORGAN

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

REGISTERED OREGON LAND SURVEYOR		OLD SCHOOL SUBDIVISION	
JULY 12, 1868 DONALD A. BENTZ 839		REPLAT OF BLOCKS 11 & 17 & PORTIONS OF BLOCKS 10 & 16 IN "RIVERSIDE ADDITION TO ROSEBURG" IN: NEV4 SEC 13, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON	
EXPIRES 12-31-95		SURVEYED FOR: SCOTT WILLIAMS 1376 NE WALNUT STREET ROSEBURG, OREGON 97470	
SCALE: NONE		SURVEYED BY: i.e. ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392	
DATE: OCT. 1994		263-03 PAGE: 2 OF 2	