

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.

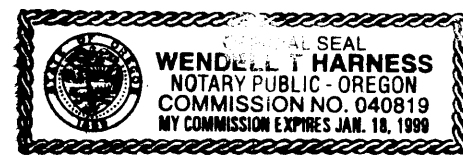
*Scott Williams*  
SCOTT WILLIAMS SECRETARY, OLD SCHOOL OFFICES, INC.

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT ON THIS 7<sup>th</sup> 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 3/8" 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. Johnson* 2/15/95  
DIRECTOR, COMMUNITY DEVELOPMENT DEPT. DATE

*Chris S. Berger* 2/15/95  
PUBLIC WORKS DIRECTOR DATE

*Bob Leone* 2/16/95  
PLANNING COMMISSION CHAIRPERSON DATE

*Joyce Morgan* 3/28/95  
DOUGLAS COUNTY COMMISSIONER DATE

*Michael D. Winton* 3-28-95  
DOUGLAS COUNTY COMMISSIONER DATE

*Shirley Reddekopp* 3/28/95  
DOUGLAS COUNTY ASSESSOR DATE

*Larry J. Morrison* 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

CAY 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

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|-------------|---|--|
|             | <b>OLD SCHOOL SUBDIVISION</b><br>REPLAT OF BLOCKS 11 & 17 & PORTIONS OF BLOCKS 10 & 16<br>IN "RIVERSIDE ADDITION TO ROSEBURG"<br>IN: NEV4 SEC 13, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON |  |
|             | SURVEYED FOR:<br>SCOTT WILLIAMS<br>1376 NE WALNUT STREET<br>ROSEBURG, OREGON 97470  | SURVEYED BY:<br><br>548 S.E. Jackson Suite 3<br>Roseburg, Oregon 97470<br>PHONE (503) 673-0166<br>FAX (503) 440-9392 |
| SCALE: NONE | DATE: OCT. 1994   | 263-03      PAGE: 2 OF 2   |