

NARRATIVE

THIS SUBDIVISION WAS REQUESTED BY VALYNN CURRIE FOR THE PURPOSE OF CREATING RESIDENTIAL LOTS. THE SUBDIVISION COMPRISES PARCEL 2, L.P. 1994-0045 AND PARCEL 3, L.P. 1994-0044. MONUMENTATION RECOVERED FROM THESE PARTITIONS WAS USED TO CONTROL THE BOUNDARIES OF THIS SUBDIVISION ALONG WITH MONUMENTATION RECOVERED FROM EXISTING SUBDIVISIONS ON THE NORTH AND EAST.

THE LOCATION OF KEELER COURT WAS COMPUTED USING THE RECORD DESCRIPTION (INST. NO. 94-09426 O.R.D.C.) AND MONUMENTATION RECOVERED ALONG THE WEST LINE OF PARCEL 3, L.P. 1994-0044. THIS LOCATION DOES NOT COINCIDE PRECISELY WITH OTHER EXISTING MONUMENTATION; THEREFORE, THE COMPUTED CENTERLINE DOESN'T FALL PRECISELY MIDWAY BETWEEN THE RIGHT-OF-WAY MONUMENTS ON THE E-W TANGENT.

SURVEYOR'S CERTIFICATE

I, ROBERT E. FINDORFF, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, REGISTRATION NUMBER 2479, DO HEREBY CERTIFY THAT IN JUNE-SEPT 1994, I PERFORMED THE SURVEY OF THE HEREIN DESCRIBED PARCELS OF LAND AND PLATTED SAME AS SHOWN HEREON PURSUANT TO ORS CHAPTERS 92 AND 209, 1993, AS AMENDED, AND THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NE1/4, SECTION 10, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON DESCRIBED AS COMMENCING AT A 5/8" REBAR MARKING THE SOUTHWEST CORNER TO LOT 3, BLOCK 1, EIGHTH ADDITION TO SUNNYSLOPE RECORDED IN VOLUME 15, PAGE 42, DOUGLAS COUNTY, OREGON PLAT RECORDS; THENCE ALONG THE WEST LINE OF SAID LOT 3 N0'04'08"E 49.90 FEET TO A 5/8" REBAR AND THE SOUTHEAST CORNER OF PARCEL 3, LAND PARTITION PLAT NO. 1994-0044, DOUGLAS COUNTY, OREGON PLAT RECORDS AND THE INITIAL POINT; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 3 N88'40'53"W 262.98 FEET TO A 5/8" REBAR AND THE SOUTHWEST CORNER OF PARCEL 3; THENCE ALONG THE WEST LINE OF PARCEL 3 N0'18'17"E 64.99 FEET TO A 5/8" REBAR; THENCE CONTINUING N0'18'17"E 65.00 FEET TO A 5/8" REBAR AND THE SOUTHEAST CORNER OF PARCEL 2, LAND PARTITION PLAT NO. 1993-0053, DOUGLAS COUNTY, OREGON PLAT RECORDS; THENCE ALONG THE EAST LINE OF SAID PARCEL 2 N0'14'47"E 65.01 FEET TO A 5/8" REBAR, THE NORTHEAST CORNER OF PARCEL 2, AND THE SOUTH RIGHT-OF-WAY LINE OF KEELER COURT RECORDED AS INSTRUMENT NO. 94-09426, OFFICIAL RECORDS OF DOUGLAS COUNTY; THENCE ALONG SAID RIGHT-OF-WAY S88'40'40"E 43.01 FEET; THENCE ALONG THE ARC OF A 72.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S56'18'21"E 77.10 FEET) 81.36 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S8'47'18"W 21.62 FEET) 22.84 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S24'11'05"E 91.14 FEET) 114.67 FEET; THENCE CONTINUING ALONG THE ARC OF SAID 50.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N20'15'58"E 93.88 FEET) 121.91 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N30'14'48"W 13.25 FEET) 13.51 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N49'47'30"W 160.71 FEET) 173.74 FEET; THENCE N88'43'11"W 53.52 FEET TO A 5/8" REBAR AND THE SOUTHEAST CORNER OF PARCEL 1, LAND PARTITION PLAT NO. 1994-0045, DOUGLAS COUNTY, OREGON PLAT RECORDS; THENCE ALONG THE EAST LINE OF PARCEL 1 N0'16'04"E 75.69 FEET TO THE SOUTH LINE OF LOT 4, BLOCK 1, 1ST ADDITION TO CLEARVIEW ESTATES RECORDED IN VOLUME 16, PAGE 64, DOUGLAS COUNTY, OREGON PLAT RECORDS; THENCE ALONG SAID SOUTH LINE S89'20'15"E 4.18 FEET TO A 5/8" REBAR AND THE SOUTHWEST CORNER OF LOT 6, BLOCK 1, CLEARVIEW ESTATES RECORDED IN VOLUME 15, PAGE 72, DOUGLAS COUNTY, OREGON PLAT RECORDS; THENCE ALONG THE SOUTH LINE OF SAID CLEARVIEW ESTATES S89'49'05"E 76.84 FEET TO A 5/8" REBAR AND THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89'16'35"E 105.24 FEET TO A 5/8" REBAR AND THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, CLEARVIEW ESTATES; THENCE S89'21'55"E 85.01 FEET TO THE WEST LINE OF LOT 8, BLOCK 1, SAID EIGHTH ADDITION TO SUNNYSLOPE; THENCE ALONG THE WEST LINE OF SAID LOT 8 S0'03'23"W 23.67 FEET TO A 5/8" REBAR AND THE SOUTHWEST CORNER OF LOT 6; THENCE CONTINUING S0'03'23"W 141.65 FEET TO A 5/8" REBAR AND THE NORTHWEST CORNER OF LOT 5, BLOCK 1, EIGHTH ADDITION TO SUNNYSLOPE; THENCE S0'11'39"W 69.90 FEET TO A 5/8" REBAR AND THE SOUTHWEST CORNER OF SAID LOT 5; THENCE S0'02'17"W 70.05 FEET TO A 5/8" REBAR AND THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, EIGHTH ADDITION TO SUNNYSLOPE; THENCE S0'04'08"W 25.10 FEET TO THE INITIAL POINT. SAID PARCEL CONTAINS 1.59 ACRES, MORE OR LESS.

DEDICATION

STATE OF OREGON }
COUNTY OF DOUGLAS } ss

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT L. KEELER, DORIS L. KEELER, DAVID W. CURRIE AND VALYNN CURRIE ARE THE OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED PROPERTY AND THAT THEY HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN ON THE ANNEXED PLAT AND THAT THEY HEREBY DEDICATE "ALL LAND INTENDED FOR PUBLIC USE AND COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, ROADS, PARKS, SEWAGE DISPOSAL AND WATER SUPPLY SYSTEMS THE DONATION OF WHICH WAS MADE A CONDITION OF APPROVAL OF THE TENTATIVE PLAN," AND EASEMENTS AS SHOWN HEREON FOR THEIR RESPECTIVE USES. ALSO SAID SUBDIVISION IS SUBJECT TO "PROTECTIVE COVENANTS FOR CURRIECO TRACTS" AS RECORDED IN INSTR. NO. 95-04019.

Robert L. Keeler
ROBERT L. KEELER

David W. Currie
DAVID W. CURRIE

Doris L. Keeler
DORIS L. KEELER

Valynn Currie
VALYNN CURRIE

REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT E. FINDORFF
JANUARY 29, 1991
ROBERT E. FINDORFF 2479
9/19/94

EXPIRES 12-31-95

ACKNOWLEDGEMENT

ON THE 26th DAY OF SEPTEMBER, 1994 APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, THE ABOVE NAMED ROBERT L. KEELER, DORIS L. KEELER, DAVID W. CURRIE AND VALYNN CURRIE, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE ABOVE STATED DEDICATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 26th DAY OF SEPTEMBER, 1994.

STATE OF OREGON }
COUNTY OF DOUGLAS } ss

I, GAY FIELDS, COUNTY CLERK & RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED THIS 7th DAY OF JUNE 1995.



IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Gay Fields, County Clerk
DEPUTY

VOL. 18, PAGE 36

STATE OF OREGON } ss
COUNTY OF DOUGLAS }
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
95 JUN -7 PM 0:48
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Gay Fields, Deputy
VOL 18 PG 36 FEB 30 1995

APPROVALS

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

3/24/95
DATE

Keith L. Cubic
DOUGLAS COUNTY PLANNING DIRECTOR

5/31/95
DATE

Lynn E. Moore
DOUGLAS COUNTY SURVEYOR

MARCH 17, 1995
DATE

Loyce Morgan
DOUGLAS COUNTY COMMISSIONER

3-24-95
DATE

Michael J. Wintem
DOUGLAS COUNTY COMMISSIONER

3-24-95
DATE

Nancy Broughill, Deputy
DOUGLAS COUNTY ASSESSOR

March 24, 1995
DATE

PROPERTY OWNERS:

ROBERT L. & DORIS L. KEELER
435 NE CUMMINS
ROSEBURG, OR 97470

DAVID W. & VALYNN CURRIE
6387 OLD HWY 99 SOUTH
ROSEBURG, OR 97470

SUBDIVIDER:

VALYNN CURRIE
6387 OLD HWY 99 SOUTH
ROSEBURG, OR 97470

ZONING: R-1

COMPREHENSIVE PLAN: RMD

PLANNING DEPARTMENT FILE: 94-230

SEWER: GREEN SANITARY DISTRICT

WATER: ROBERTS CREEK WATER DISTRICT

WATER RIGHTS: NONE APPURTENANT.

95-10721

CURRIECO TRACTS

A PART OF THE SW1/4, NE1/4 OF SECTION 10, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON

PARCEL 2, PART. PLAT 1994-0045 & PARCEL 3, PART. PLAT 1994-0044 T.L. 28-06-10-4002 & 4302

Geomax OF OREGON, INC.

ENGINEERING, LAND SURVEYING, BUILDING DESIGN
806 N. NINTH STREET COTTAGE GROVE, OREGON 97424
TELEPHONE- (503) 942-0126 FAX- (503) 942-7935

JOB NO.: 94087 DRAWN: T.F.J. CHECKED: R.E.F.
DATE: 8/29/94 SHT. 2 OF 2

Robert E. Findorff
ROBERT E. FINDORFF, 2479

9/19/94
DATE

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE