

NARRATIVE:

SURVEY TO CREATE SUBDIVISION SHOWN. THE ALIGNMENT OF NW EDENBOWER BLVD. WAS ESTABLISHED PER AGREEMENT WITH THE CITY OF ROSEBURG FOR FURTHER EXTENSION TO TIE WITH STEWART PARKWAY AT THE INTERSECTION WITH BROAD STREET. SURVEYS OF RECORD ARE M114-35 AND LP 1990-0023.

FIELD CREW: DAVE WILLIAMS & ROD McALLISTER
OFFICE: ROMIE WARE
DRAFTING: TIM ADAMS

NOTE:
ACCESS RIGHTS TO STEWART PARKWAY ARE RELINQUISHED AS A CONDITION OF APPROVAL OF THIS PLAT.

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:
A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN AND BEING A PORTION OF PARCEL 2 OF THAT LAND PARTITION RECORDED AS LP1990-0023 IN THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE SAID PARCEL 2 FROM WHICH POINT THE SOUTHWEST CORNER OF EDENBOWER ORCHARD TRACTS BEARS S52°24'48"W 3514.65 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF STEWART PARKWAY S2°42'57"W 427.74 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE S67°23'53"W 134.30 FEET; THENCE S1°37'30"W 24.95 FEET; THENCE S67°05'49"W 295.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EDENBOWER STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N4°25'33"W 42.49 FEET AND N47°30'W 60.00 FEET; THENCE ALONG THE ARC OF A 379.26 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N38°50'56"E 46.19 FEET) 46.22 FEET; THENCE N35°21'32"E 304.23 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N23°25'15"E 194.44 FEET) 195.85 FEET TO THE NORTHERLY LINE OF THE ABOVE SAID PARCEL 2; THENCE ALONG SAID NORTHERLY LINE N73°32'03"E 78.81 FEET, N49°18'13"E 41.90 FEET, AND N72°24'17"E 79.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.18 ACRES OF LAND, MORE OR LESS.

I ALSO CERTIFY THAT THE POST-MONUMENTATION OF MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH ORS 92.060

INTERIOR CORNER MONUMENTATION:

IN ACCORDANCE WITH 92.070, CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN DOCUMENT NO. BOOK 1435 PAGE 537 DOUGLAS COUNTY DEED RECORDS.

APPROVED THE 2ND DAY OF OCT. 1996

Janet R. Funder
DOUGLAS COUNTY SURVEYOR

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

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Gay Fields*
DEPUTY

VOL 18 PG 38 FEE 15.00

APPROVALS:

Bob Deane 5/24/95
PLANNING COMMISSION, CHAIRPERSON DATE

Dave Smith 5-25-95
COMMUNITY DEVELOPMENT DEPT., DIRECTOR DATE

Chris S. Brown 5/24/95
PUBLIC WORKS DIRECTOR DATE

Steve Morgan 6/19/95
DOUGLAS COUNTY COMMISSIONER, CHAIRPERSON DATE

Steve Morgan 6-19-95
DOUGLAS COUNTY COMMISSIONER DATE

Marie J. Reddakopp 6-19-95
DOUGLAS COUNTY ASSESSOR DATE

Janet R. Funder June 16, 1995
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

DEDICATION:

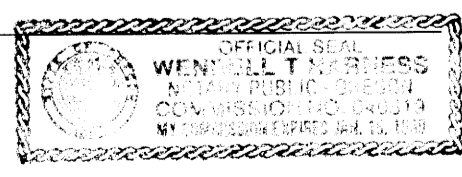
KNOW ALL PEOPLE BY THESE PRESENTS THAT RENANNAND ASSOCIATES, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS SHOWN ON THIS MAP, AND DO HEREBY DEDICATE THAT PORTION OF EDENBOWER BLVD. AND THE EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER.

John Stephens
JOHN STEPHENS
RENANN & ASSOCIATES

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS
KNOW ALL PEOPLE BY THESE PRESENT ON THIS 28th DAY OF APRIL 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN STEPHENS, RENANN AND ASSOCIATES WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell Thomas
MY COMMISSION EXPIRES: 1-18-99



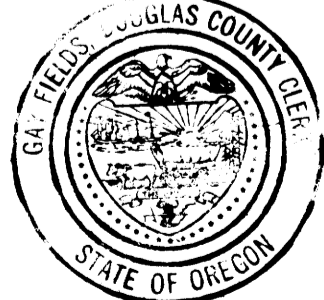
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 6/19/95
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20th DAY OF JUNE 1995 8:35 O'CLOCK AM

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK

FD BRASS CAP
D.G.S.O. "LINDA"
NE COR. OF
STEWART PARKWAY
OVERPASS OVER
I-5 FREEWAY



REGISTERED
OREGON
LAND SURVEYOR

Donald A. Bentz
JULY 12, 1968
DONALD A. BENTZ
839

EXPIRES 12-31-95

GREEN WAY SUBDIVISION

IN: NW1/4 SEC 12, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
RENANN & ASSOCIATES
432 W. RIVERSIDE
ROSEBURG, OREGON 97470

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

SCALE: 1" = 50' DATE: APRIL 1995 149-27 PAGE: 1 OF 1