

INTERIOR CORNER MONUMENTATION
IN ACCORDANCE WITH 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTATION. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED IN DOUGLAS COUNTY DEED RECORDS.

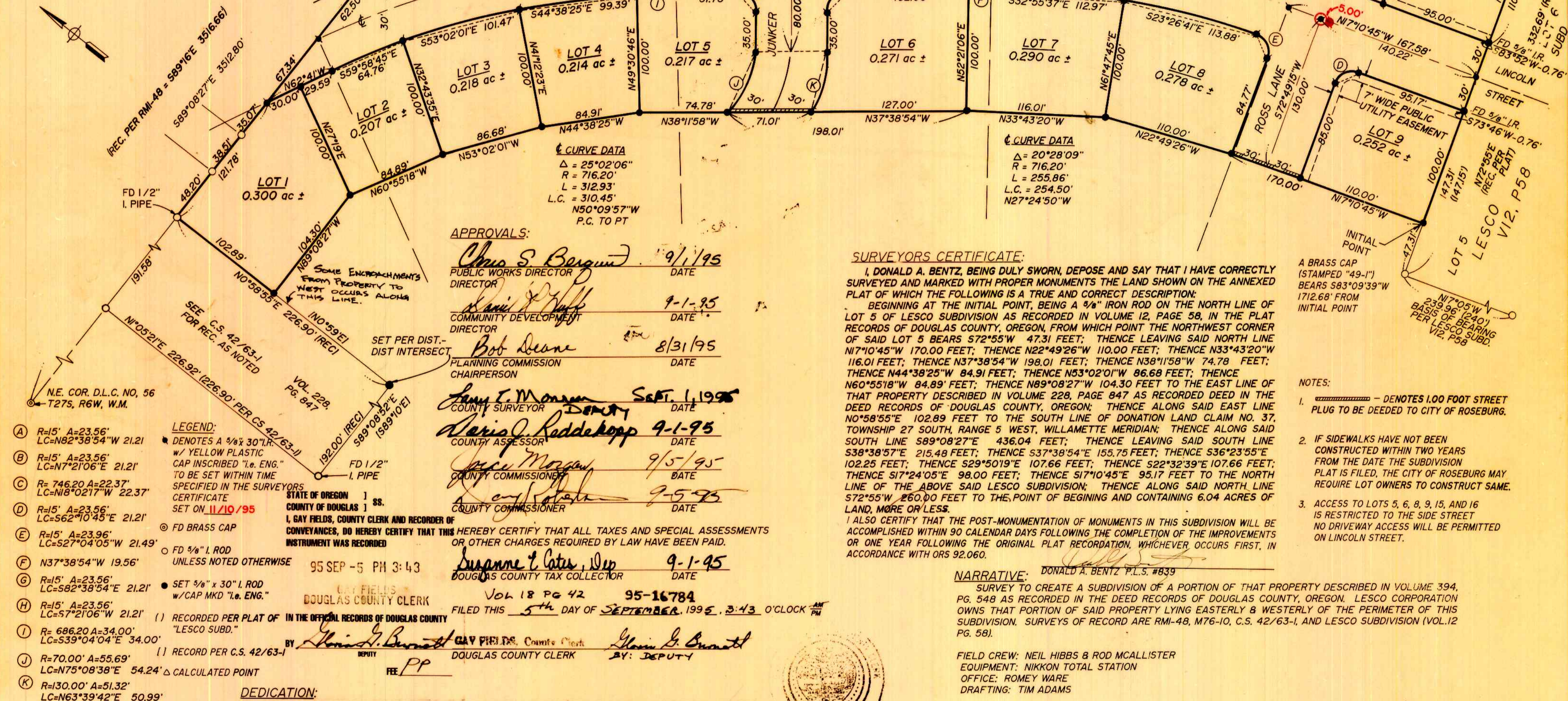
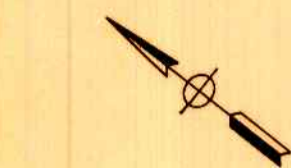
AFFIDAVIT OF CORRECTION
RECORDED JAN. 14, 1997
BOOK 1450 PAGE 537
C.S. FILE 65/14-2

BOOK 1384 PAGE 218 & 219 C.S. FILE 63/125-4)

APPROVED THIS 18th DAY OF DEC. 1995

Janet R. Gunden
DOUGLAS COUNTY SURVEYOR

MANHOLE, CONSTRUCTED AFTER RECORDING



CURVE DATA
Δ = 25°02'06"
R = 716.20'
L = 312.93'
L.C. = 310.45'
N50°09'57"W
P.C. TO PT

CURVE DATA
Δ = 20°28'09"
R = 716.20'
L = 255.86'
L.C. = 254.50'
N27°24'50"W

APPROVALS:
Chris S. Bergum 9/1/95
Public Works Director
Dennis J. Puff 9-1-95
Community Development Director
Bob Deane 8/31/95
Planning Commission Chairperson
Janet R. Gunden Sept. 1, 1995
County Surveyor
Arlis J. Roddehop 9-1-95
County Assessor
Janet R. Gunden 9/5/95
County Commissioner
Janet R. Gunden 9-5-95
County Commissioner
Suzanne L. Cate 9-1-95
Douglas County Tax Collector

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 THE INITIAL POINT, BEING A 5/8" IRON ROD ON THE NORTH LINE OF LOT 5 OF LESCO SUBDIVISION AS RECORDED IN VOLUME 12, PAGE 58, IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH POINT THE NORTHWEST CORNER OF SAID LOT 5 BEARS S72°55'W 47.31 FEET; THENCE LEAVING SAID NORTH LINE N17°10'45"W 170.00 FEET; THENCE N22°49'26"W 110.00 FEET; THENCE N33°43'20"W 116.01 FEET; THENCE N37°38'54"W 198.01 FEET; THENCE N38°11'58"W 74.78 FEET; THENCE N44°38'25"W 84.91 FEET; THENCE N53°02'01"W 86.68 FEET; THENCE N60°55'18"W 84.89 FEET; THENCE N89°08'27"W 104.30 FEET TO THE EAST LINE OF THAT PROPERTY DESCRIBED IN VOLUME 228, PAGE 847 AS RECORDED DEED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID EAST LINE N0°58'55"E 102.89 FEET TO THE SOUTH LINE OF DONATION LAND CLAIM NO. 37, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE ALONG SAID SOUTH LINE S89°08'27"E 436.04 FEET; THENCE LEAVING SAID SOUTH LINE S38°38'57"E 215.48 FEET; THENCE S37°38'54"E 155.75 FEET; THENCE S36°23'55"E 102.25 FEET; THENCE S29°50'19"E 107.66 FEET; THENCE S22°32'39"E 107.66 FEET; THENCE S17°24'05"E 98.00 FEET; THENCE S17°10'45"E 95.17 FEET TO THE NORTH LINE OF THE ABOVE SAID LESCO SUBDIVISION; THENCE ALONG SAID NORTH LINE S72°55'W 260.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.04 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.

A BRASS CAP (STAMPED "49-1") BEARS S83°09'39"W 1712.68' FROM INITIAL POINT

NOTES:

- 1. DENOTES 100 FOOT STREET PLUG TO BE DEEDED TO CITY OF ROSEBURG.
- 2. IF SIDEWALKS HAVE NOT BEEN CONSTRUCTED WITHIN TWO YEARS FROM THE DATE THE SUBDIVISION PLAT IS FILED, THE CITY OF ROSEBURG MAY REQUIRE LOT OWNERS TO CONSTRUCT SAME.
- 3. ACCESS TO LOTS 5, 6, 8, 9, 15, AND 16 IS RESTRICTED TO THE SIDE STREET NO DRIVEWAY ACCESS WILL BE PERMITTED ON LINCOLN STREET.

NARRATIVE:

DONALD A. BENTZ P.L.S. #839
SURVEY TO CREATE A SUBDIVISION OF A PORTION OF THAT PROPERTY DESCRIBED IN VOLUME 394, PG. 548 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. LESCO CORPORATION OWNS THAT PORTION OF SAID PROPERTY LYING EASTERLY & WESTERLY OF THE PERIMETER OF THIS SUBDIVISION. SURVEYS OF RECORD ARE RMI-48, M76-10, C.S. 42/63-1, AND LESCO SUBDIVISION (VOL. 12 PG. 58).

FIELD CREW: NEIL HIBBS & ROD MCALLISTER
EQUIPMENT: NIKKON TOTAL STATION
OFFICE: ROMEY WARE
DRAFTING: TIM ADAMS



DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT LESCO CORPORATION, AN OREGON CORPORATION, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON, AND HEREBY DEDICATE THE STREETS AND PUBLIC UTILITY EASEMENT AS SHOWN TO THE PUBLIC FOREVER.
Werner W. Junker, President of Lesco Corporation

ACKNOWLEDGMENT:

KNOW ALL THESE PEOPLE BY THESE PRESENT, ON THIS 6th DAY OF Feb., 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WERNER W. JUNKER, WHO BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.
Jean H. Crawford

SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY CLERKS RECORDING NO.:
VOL 1367 PG 101
INST. NO. 95-16054
ZONE: RI
COMP. PLAN: SFR
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.
NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY
PLANNING DEPT. FILE NO.: S-94-9

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

VIRGINIA HEIGHTS SUBDIVISION
IN: NW1/4 SEC 18, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON
SURVEYED FOR: LESCO CORP. 1751 N.E. BEULAH 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"=60' DATE: DEC. 1994 703-01 PAGE: 1 OF 1