

LEGEND

- FOUND I.R. MARKED AS SHOWN
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR 1181
- ▲ STREET MONUMENT SET, 5/8" X 30" I.R. WITH YELLOW PLASTIC CAP MARKED M.E. FARR 1181 IN A 12" CAST IRON BOX WITH 'MON' STAMPED ON LID
- PUE PUBLIC UTILITY EASEMENT
- () - RECORD PER WAREWOOD VALLEY
- (=) - RECORD PER 1ST ADDN TO WAREWOOD VALLEY
- COMP PLAN LOW DENSITY RESIDENTIAL ZONE R-1-7.5/GEO HAZARD OVERLAY
- WATER CITY OF ROSEBURG
- SEWER ROSEBURG URBAN SANITARY AUTHORITY
- NO APPURTENANT WATER RIGHTS FOUND

	BEARING	DIST
1	N 81° 28' 18" W	22.14
2	N 52° 06' 18" W	40.84
3	N 52° 06' 18" W	8.28
4	S 52° 06' 18" E	36.65
5	S 52° 06' 18" E	12.43
6	S 81° 28' 18" E	28.12
7	S 14° 48' 35" E	5.44
8	N 81° 37' 31" W	4.00
9	N 10° 32' 47" E	5.00
10	N 31° 55' 08" W	44.73
11	N 85° 50' 16" W	27.55
12	S 65° 23' 13" W	21.98
13	N 29° 37' 07" W	14.01

SURVEYED FOR

JOHN & DONNA ATKINSON
2631 NW KLINE STREET
ROSEBURG, OR 97470
PH (541) 672-8445

NOTE:
THIS MAP IS ALSO TO BE CONSIDERED AS A BOUNDARY LINE ADJUSTMENT SURVEY FOR THAT LAND SOUTHWEST OF LOT 7, AND SOUTHWEST OF LOT 6, BOTH IN WAREWOOD VALLEY FIRST ADDITION, AND THAT LAND WESTERLY OF LOT 1, BLOCK 2, WAREWOOD VALLEY.

SUBJECT TO PROTECTIVE COVENANTS AS FILED HEREWITH, DOUGLAS COUNTY.

OREGON, VOL 1394 PAGE 260
96-04191

SECOND ADDITION TO WAREWOOD VALLEY

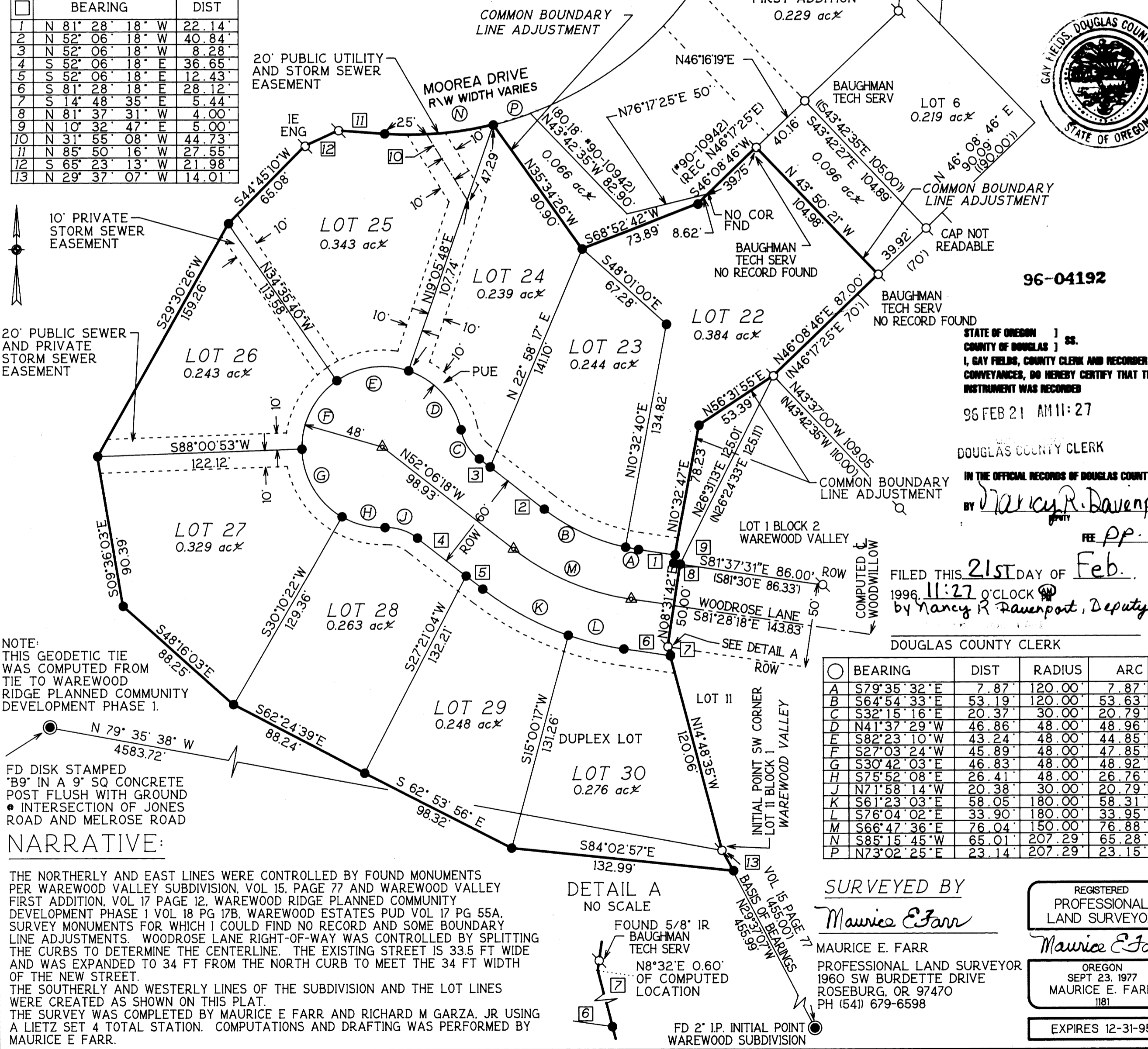
NW 1/4, SEC 11, TWP 27 S, R 6 W, WM
CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON

DECEMBER 30, 1995

SCALE 1" = 50'

PLANNING DEPARTMENT FILE NO SUB-94-04
INSTRUMENT #95-1015

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.



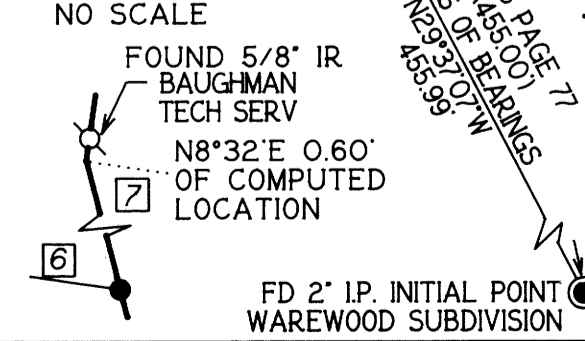
NOTE:
THIS GEODETIC TIE WAS COMPUTED FROM TIE TO WAREWOOD RIDGE PLANNED COMMUNITY DEVELOPMENT PHASE 1.

FD DISK STAMPED 'B9' IN A 9" SQ CONCRETE POST FLUSH WITH GROUND
● INTERSECTION OF JONES ROAD AND MELROSE ROAD

NARRATIVE:

THE NORTHERLY AND EAST LINES WERE CONTROLLED BY FOUND MONUMENTS PER WAREWOOD VALLEY SUBDIVISION, VOL 15, PAGE 77 AND WAREWOOD VALLEY FIRST ADDITION, VOL 17 PAGE 12, WAREWOOD RIDGE PLANNED COMMUNITY DEVELOPMENT PHASE 1 VOL 18 PG 17B, WAREWOOD ESTATES PUD VOL 17 PG 55A, SURVEY MONUMENTS FOR WHICH I COULD FIND NO RECORD AND SOME BOUNDARY LINE ADJUSTMENTS. WOODROSE LANE RIGHT-OF-WAY WAS CONTROLLED BY SPLITTING THE CURBS TO DETERMINE THE CENTERLINE. THE EXISTING STREET IS 33.5 FT WIDE AND WAS EXPANDED TO 34 FT FROM THE NORTH CURB TO MEET THE 34 FT WIDTH OF THE NEW STREET. THE SOUTHERLY AND WESTERLY LINES OF THE SUBDIVISION AND THE LOT LINES WERE CREATED AS SHOWN ON THIS PLAT. THE SURVEY WAS COMPLETED BY MAURICE E FARR AND RICHARD M GARZA, JR USING A LIETZ SET 4 TOTAL STATION. COMPUTATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

DETAIL A



	BEARING	DIST	RADIUS	ARC
A	S79°35'32"E	7.87	120.00	7.87
B	S64°54'33"E	53.19	120.00	53.63
C	S32°15'16"E	20.37	30.00	20.79
D	N41°37'29"W	46.86	48.00	48.96
E	S82°23'10"W	43.24	48.00	44.85
F	S27°03'24"W	45.89	48.00	47.85
G	S30°42'03"E	46.83	48.00	48.92
H	S75°52'08"E	26.41	48.00	26.76
J	N71°58'14"W	20.38	30.00	20.79
K	S61°23'03"E	58.05	180.00	58.31
L	S76°04'02"E	33.90	180.00	33.95
M	S66°47'36"E	76.04	150.00	76.88
N	S85°15'45"W	65.01	207.29	65.28
P	N73°02'25"E	23.14	207.29	23.15

SURVEYED BY

Maurice E Farr
PROFESSIONAL LAND SURVEYOR
1960 SW BURDETTE DRIVE
ROSEBURG, OR 97470
PH (541) 679-6598

REGISTERED PROFESSIONAL LAND SURVEYOR
MAURICE E FARR
OREGON SEPT 23, 1977
MAURICE E. FARR 1181
EXPIRES 12-31-95

SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A 5/8" IRON ROD (IR) AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 1, WAREWOOD VALLEY SUBDIVISION, THENCE N14°48'35"W 120.06 FEET TO A 5/8" IR; THENCE N14°48'35"W 5.44 FEET TO A POINT; THENCE N08°31'42"E 50.00 FEET TO A 5/8" IR; THENCE N81°37'31"W 4.00 FEET TO A 5/8" IR; THENCE N10°32'47"E 5.00 FEET TO A 5/8" IR; THENCE N10°32'47"E 78.23 FEET TO A 5/8" IR; THENCE N56°31'55"E 53.39 FEET TO A 5/8" IR; THENCE N46°08'46"E 87.00 FEET TO A 5/8" IR; THENCE N43°50'21"W 104.98 FEET TO A 5/8" IR; THENCE S46°08'46"W 48.37 FEET TO A 5/8" IR; THENCE S68°52'42"W 73.89 FEET TO A 5/8" IR; THENCE N35°34'26"W 90.90 FEET TO A 5/8" IR ON THE SOUTHERN BOUNDARY OF MOOREA DRIVE AND THE NORTHERLY BOUNDARY OF LAND DESCRIBED IN INSTRUMENT #95-1015; THENCE ALONG SAID BOUNDARIES ON A 207.29 FT RADIUS CURVE TO THE RIGHT, (THE LONG CHORD OF WHICH BEARS S85°15'45"W 65.01 FEET) 65.28 FEET TO A 5/8" IR; THENCE N85°50'16"W 27.55 FEET TO A 5/8" IR; THENCE CONTINUING ALONG SAID BOUNDARIES S65°23'13"W 21.98 FT TO A 5/8" IR; THENCE CONTINUING ALONG SAID BOUNDARIES S44°45'10"W 65.08 FEET TO A 5/8" IR; THENCE S29°30'26"W 159.26 FEET TO A 5/8" IR; THENCE S09°36'03"E 90.39 FEET TO A 5/8" IR; THENCE S48°16'03"E 88.25 FEET TO A 5/8" IR; THENCE S62°24'39"E 88.24 FEET TO A 5/8" IR; THENCE S62°53'56"E 98.32 FEET TO A 5/8" IR; THENCE S84°02'57"E 132.99 FEET TO A 5/8" IR; THENCE N29°37'07"W 14.01 FEET TO THE POINT OF BEGINNING, CONTAINING 2.94 ACRES, MORE OR LESS, ALL LOCATED IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, CITY OF ROSEBURG, DOUGLAS COUNTY, OR.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN ATKINSON AND DONNA ATKINSON, HUSBAND AND WIFE, AND JOHN ATKINSON, PRESIDENT OF ATKINSON AND ATKINSON, INC. ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED, AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS MAP, AND HEREBY CREATE THE EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DEDICATE THE STREET AND PUBLIC UTILITY EASEMENTS TO THE PUBLIC FOREVER.

John Atkinson
Donna Atkinson
JOHN ATKINSON
DONNA ATKINSON

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 1st DAY OF Feb. 1996, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN ATKINSON AND DONNA ATKINSON WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Henda D. Silbald
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: 4-16-97

APPROVALS

- Bot Deane 2/12/96
CHAIRPERSON, PLANNING COMMISSION DATE
- 2-9-96
DIRECTOR, COMMUNITY DEVELOPMENT DEPT DATE
- 2/9/96
PUBLIC WORKS DIRECTOR DATE
- 2-14-96
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
- 2-20-96
DOUGLAS COUNTY ASSESSOR DATE
- 2-20-96
DOUGLAS COUNTY COMMISSIONER DATE
- 2-20-96
DOUGLAS COUNTY COMMISSIONER DATE

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

Vicky O'Winders deputy
DOUGLAS COUNTY TAX COLLECTOR
2-20-96
DATE

96-04192