

ORCHARD ESTATES PHASE 2

VOL. 18 PAGE 57 A

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN HEREBY 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 FROM WHICH THE NORTHWEST CORNER OF LOT 1, BLOCK 3, CEDAR VALE AS RECORDED IN VOLUME 7, PAGE 22 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON BEARS S0'23'31"E 285.40 FEET; THENCE S0'08"E 94.38 FEET; THENCE S0'31'11"E 191.02 FEET; THENCE S0'16'33"E 84.95 FEET; THENCE S0'23'44"E 169.98 FEET; THENCE S89'38'00"W 100.46 FEET; THENCE S88'50'37"W 60.01 FEET; THENCE S89'38"W 100.00 FEET; THENCE N45'59'32"W 49.68 FEET; THENCE N64'13'03"W 9.08 FEET; THENCE N15'05'40"E 13.75 FEET; THENCE N0'22'W 123.00 FEET; THENCE S89'38"W 30.00 FEET; THENCE N0'22'W 93.75 FEET; THENCE N83'03'06"W 251.35 FEET; THENCE N0'25'43"E 110.51 FEET; THENCE S89'48'37"W 11.41 FEET; THENCE N1'07'52"E 50.00 FEET; THENCE N1'28'14"E 82.95 FEET; THENCE N1'41'17"E 2.12 FEET TO THE SOUTHWEST CORNER OF ORCHARD ESTATES PHASE ONE; THENCE ALONG THE SOUTHERLY LINE OF SAID ORCHARD ESTATES PHASE ONE AS FOLLOWS: S85'08'55"E 256.20 FEET, N89'38'E 230 FEET, N0'22'W 18.16 FEET, AND N89'38'E 100.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.32 ACRES OF LAND, MORE OR LESS

Donald A. Bentz
DONALD A. BENTZ
REGISTERED LAND SURVEYOR, 839

NARRATIVE:

SURVEY FOR THE PURPOSE OF CREATING THE SECOND PHASE OF A SUBDIVISION ON THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 92-09703 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE PERIMETER OF SUBJECT PARCEL WAS ESTABLISHED FROM FOUND MONUMENTS AS SHOWN. SURVEYS OF RECORD ARE M18-61, M18-65, M105-18, M113-66, M118-37, AND PLATS OF RECORD "RIVERFRONT SUBDIVISION" & "CEDAR VALE".

SURVEY CREW: NEIL HIBBS, ROD MCCALLISTER, AND DAN SHEPARD
EQUIPMENT: NIKKON TOTAL STATION
OFFICE COMPUTATIONS: ROMIE WARE
DRAFTING: KEVIN CATES

SUBJECT TO PROTECTIVE COVENANTS AS FILED HEREWITH, DOUGLAS COUNTY, OREGON, VOL. 1395, PG. 771

CITY PLANNING DEPT. FILE NO.: S-94-8 PHASE 2

ZONING: R-1-6 w/FLOODPLAIN OVERLAY
COMP. PLAN: LOW DENSITY RES.
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ORCHARD ESTATES, A PARTNERSHIP OF L & H LUMBER & BASKIDS INDUSTRIAL ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN ON THIS MAP AND DO HEREBY DEDICATE THE STREETS SHOWN HEREON TO THE PUBLIC USE.

L & H LUMBER

Peter Leiken
PETER LEIKEN

BASKIDS INDUSTRIAL:

Jamie B. Yraguen
JAMIE B. YRAGUEN

Nicolas B. Yraguen
NICOLAS B. YRAGUEN

Juan J. Yraguen
JUAN J. YRAGUEN

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF DECEMBER, 1995, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PETER LEIKEN FOR L & H LUMBER AND JAMIE B. YRAGUEN, NICOLAS B. YRAGUEN, AND JUAN J. YRAGUEN FOR BASKIDS INDUSTRIAL BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell W. Bennett
NOTARY PUBLIC, STATE OF OREGON

MY COMMISSION
EXPIRES 1/18/99.

APPROVALS:

<i>St. Luce</i>	1/12/96
CHAIRPERSON PLANNING COMMISSION	DATE
<i>James A. De...</i>	1-12-96
DIRECTOR, COMMUNITY DEVELOPMENT DEPT.	DATE
<i>Chris S. Bergant</i>	2-5-96
PUBLIC WORKS DIRECTOR	DATE
<i>Fanny E. Monahan</i>	2-16-96
DOUGLAS COUNTY SURVEYOR DEPUTY	DATE
<i>Stasia J. Reddekopp</i>	2-29-96
DOUGLAS COUNTY ASSESSOR	DATE
<i>Michael J. ...</i>	2-29-96
DOUGLAS COUNTY COMMISSIONER	DATE
<i>... Morgan</i>	2/29/96
DOUGLAS COUNTY COMMISSIONER	DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.	
<i>Vickery Sanfelani, deputy</i>	2-29-96
DOUGLAS COUNTY TAX COLLECTOR	DATE

96-04768

FILED THIS 29th DAY OF FEBRUARY, 1996,
3:33 O'CLOCK PM, IN VOLUME _____ PAGE _____

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

GAY FIELDS, County Clerk
COUNTY CLERK BY: DEPUTY *Stasia J. Reddekopp*

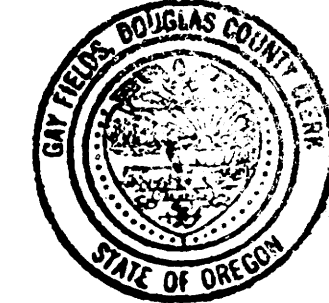
96 FEB 29 PM 3:33

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY: *Stasia J. Reddekopp*

FEE *PP*



96-04788

ORCHARD ESTATES PHASE 2

LYING IN THE SE. AND SW. 1/4 SECTION 14, TOWNSHIP 27 SOUTH, RANGE 6 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
ORCHARD ESTATES PARTNERSHIP
P.O. BOX 1203
ROSEBURG, OREGON 97470
(503) 672-4786

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

REGISTERED
OREGON
LAND SURVEYOR

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

EXPIRES 12-31-95

SCALE: NO SCALE DATE: AUG. 1995 140-20 PAGE: 1 OF 2

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

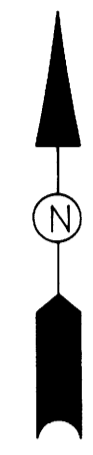
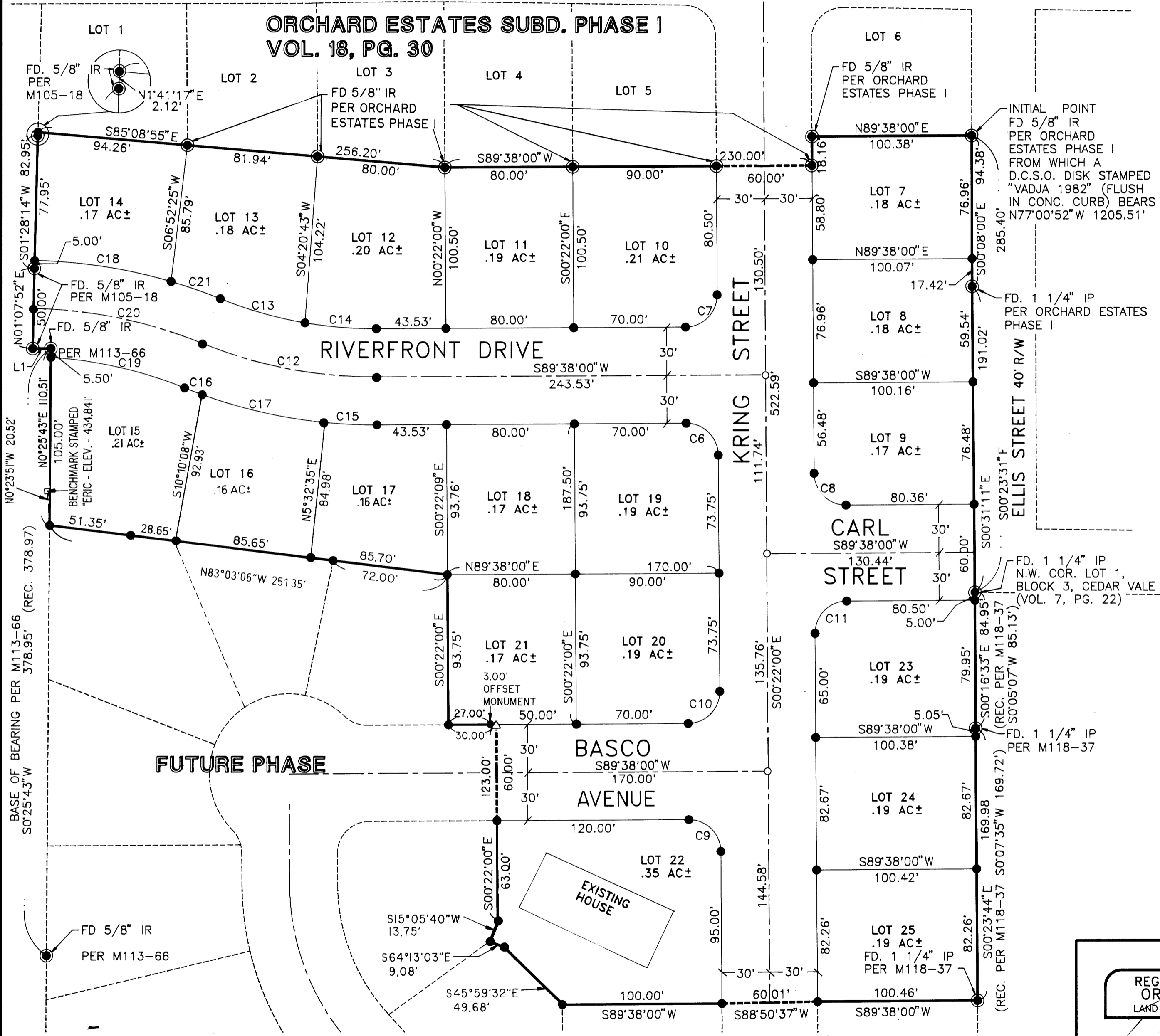
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COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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HARVEY AVENUE

ORCHARD ESTATES SUBD. PHASE I
VOL. 18, PG. 30



LINE	DIRECTION	DISTANCE
L1	S89°48'37"W	11.41'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C6	20.00'	31.42'	20.00'	28.28'	N45°22'00"W	90°00'00"
C7	20.00'	31.42'	20.00'	28.28'	N44°38'00"E	90°00'00"
C8	20.00'	31.42'	20.01'	28.29'	S45°21'59"E	90°01'27"
C9	20.00'	31.42'	19.99'	28.28'	N45°22'00"W	89°58'58"
C10	20.00'	31.42'	20.00'	28.28'	N44°38'00"E	90°00'00"
C11	20.00'	31.42'	20.00'	28.28'	S44°38'00"W	90°00'00"
C12	287.87'	111.93'	56.68'	111.22'	S79°13'40"E	22°16'39"
C13	257.87'	55.33'	27.77'	55.23'	S74°14'10"E	12°17'40"
C14	257.87'	44.93'	22.52'	44.87'	S85°22'30"E	09°58'59"
C15	317.87'	32.78'	16.41'	32.77'	S87°24'38"E	05°54'34"
C16	317.87'	11.87'	5.94'	11.87'	S69°09'31"E	2°08'23"
C17	317.87'	78.94'	39.68'	78.74'	S77°20'36"E	14°13'46"
C18	330.00'	86.96'	43.74'	86.71'	N81°18'44"W	15°05'57"
C19	270.00'	86.43'	43.59'	86.06'	N77°15'35"W	18°20'24"
C20	300.00'	108.80'	55.00'	108.20'	N78°28'41"W	20°46'39"
C21	330.00'	32.68'	16.35'	32.66'	N70°55'33"W	05°40'24"

LEGEND:

- BENCHMARK - SET 5/8" x 30" IR w/ALUM. CAP
STAMPED "ERIC - ELEV. - 434.84"
CAP SET FLUSH IN CONCRETE (12" X 30") FLUSH WITH GROUND
- SET 5/8"x30" IR W/ CAP
MARKED "i.e. ENGINEERING"
- ⊙ FD AS NOTED
- INTERSECTION MONUMENT BOX
2" IRON PIPE w/ BRASS CAP
SET IN CONCRETE
- △ CALCULATED POINT

NOTE:

IF SIDEWALKS HAVE NOT BEEN CONSTRUCTED AFTER TWO YEARS FROM THE FILING DATE OF THE FINAL SUBDIVISION PLAT, THE CITY OF ROSEBURG WILL REQUIRE ALL PARCELS TO INSTALL THE SIDEWALKS AT THAT TIME AT THE SOLE EXPENSE OF THE PROPERTY OWNER.

NOTE:

BENCHMARK - BRASS CAP AT S.W. COR. TENNIS COURT @ STEWART PARKWAY & HARVEY CT. - STAMPED "26-2" ELEV. = 436.96

96-04788

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