

FD D.C.S.O. DISK STAMPED  
"HAPPY VALLEY  
BASELINE B 1972"

FD 5/8" I.R.  
NW COR LOT 34 ROSEBURG  
HOME ORCHARD TRACTS  
PLAT H

FD D.C.S.O. DISK STAMPED  
"HAPPY VALLEY BASELINE A 1972"  
N = 558,786.75  
E = 1,226,512.80

AUSTIN, WILLIAM JR & DOROTHY  
REF. #: 76 - 18205  
ACCT. #: 65278.03

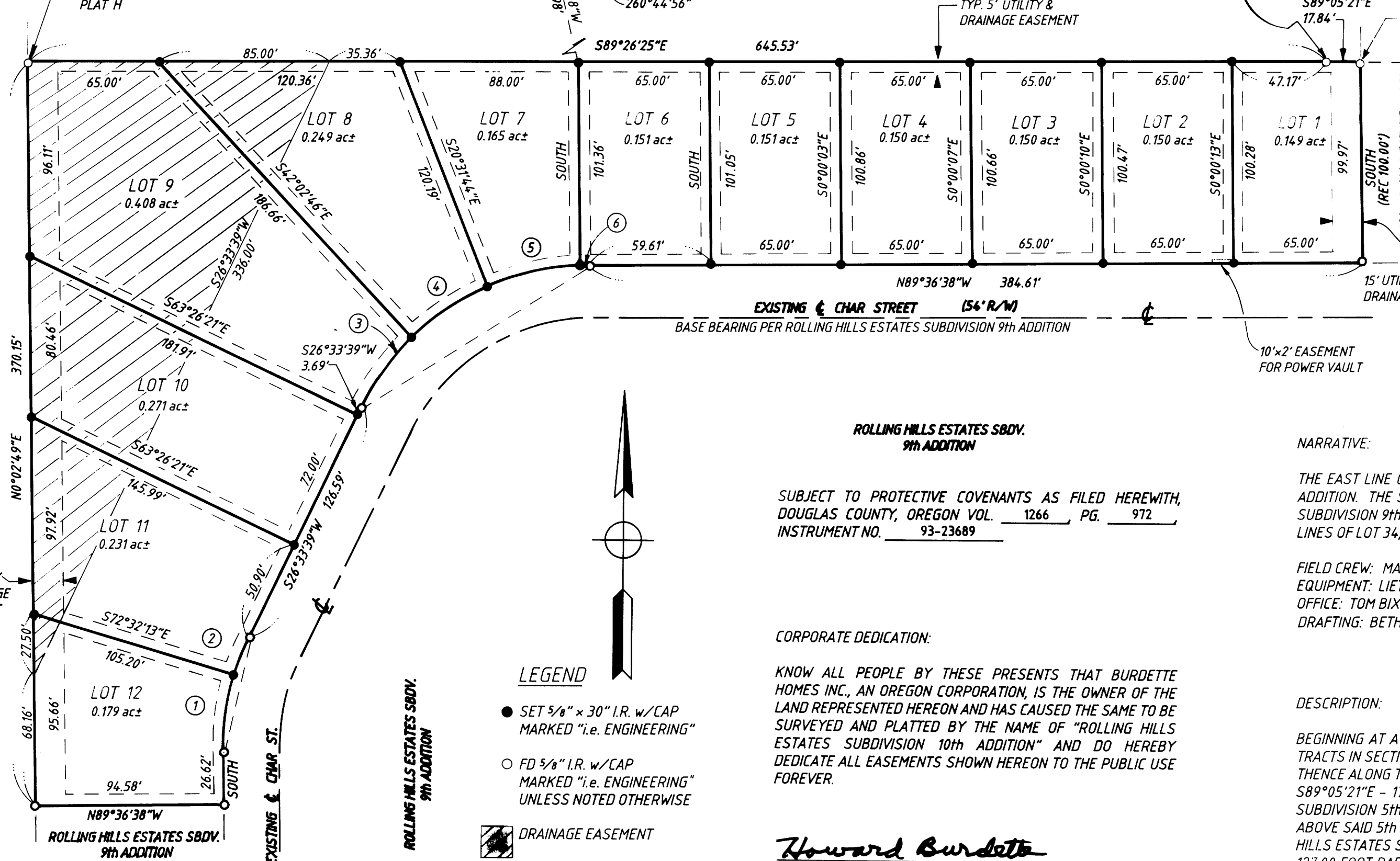
ZONNING: R - 1  
COMP. PLAN: RMD  
WATER: ROBERTS CREEK WATER DISTRICT  
NO APPURTENANT WATER RIGHTS KNOWN  
TO EXIST ON THIS PROPERTY  
PLANNING DEPARTMENT FILE NO. 93 - 202

FILED THIS 3<sup>RD</sup> DAY OF JAN, 1994  
GAY FIELDS, County Clerk  
COUNTY CLERK

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

94 JUL - 9 PM 3:10  
GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Glenn A. Bennett  
DEPUTY  
VOL 18 PG 8  
FEE 15.00

WELLS, ROY & MILNA  
C/O BLAZINA, MARTIN & JANE  
TRUSTEES  
REF. #: 91 - 00204  
ACCT. #: 10200.00



SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith,  
DOUGLAS COUNTY, OREGON VOL. 1266 PG. 972  
INSTRUMENT NO. 93-23689

CORPORATE DEDICATION:  
KNOW ALL PEOPLE BY THESE PRESENTS THAT BURDETTE  
HOMES INC., AN OREGON CORPORATION, IS THE OWNER OF THE  
LAND REPRESENTED HEREON AND HAS CAUSED THE SAME TO BE  
SURVEYED AND PLATTED BY THE NAME OF "ROLLING HILLS  
ESTATES SUBDIVISION 10th ADDITION" AND DO HEREBY  
DEDICATE ALL EASEMENTS SHOWN HEREON TO THE PUBLIC USE  
FOREVER.

Howard Burdette  
HOWARD BURDETTE, PRESIDENT  
BURDETTE HOMES INC.

ACKNOWLEDGEMENT:  
STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3 DAY  
OF Dec., 1993, BEFORE ME, A NOTARY PUBLIC IN AND FOR  
SAID STATE AND COUNTY, PERSONALLY APPEARED HOWARD  
BURDETTE, PRESIDENT BURDETTE HOMES INC., WHO BEING DULY  
SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN  
THE FORGOING INSTRUMENT AND THAT HE EXECUTED SAID  
INSTRUMENT FREELY AND VOLUNTARILY.

Nancy A. Winchell

ROBERTS CREEK WATER DISTRICT HAS ASSURED THE  
SUBDIVIDER THAT WATER WILL BE AVAILABLE TO ALL LOTS OF  
THIS SUBDIVISION UPON EXPANSION OF PLANT CAPACITY WHICH  
EXPANSION ROBERTS CREEK WATER DISTRICT ANTICIPATES WILL  
OCCUR ON OR PRIOR TO JULY 1st, 1994. DOUGLAS COUNTY  
MAKES NO WARRANTIES OR REPRESENTATIONS OF ANY KIND AS  
TO THE CURRENT OR FUTURE AVAILABILITY OF A DOMESTIC  
WATER SOURCE TO THE PARCELS OR LOTS DESCRIBED HEREON.

NARRATIVE:

THE EAST LINE CONTROLLED BY FOUND PINS ON THE WEST LINE OF ROLLING HILLS ESTATES SUBDIVISION 5th ADDITION. THE SOUTH AND SOUTH EASTERLY LINES CONTROLLED BY FOUND PINS ON ROLLING HILLS ESTATES SUBDIVISION 9th ADDITION. THE WEST AND NORTH LINES CONTROLLED BY FOUND PINS ON THE WEST AND NORTH LINES OF LOT 34, PLAT H, ROSEBURG HOME ORCHARD TRACTS.

FIELD CREW: MARC HOLT & NEIL HIBBS  
EQUIPMENT: LIETZ SET-4 TOTAL STATION  
OFFICE: TOM BIXBY  
DRAFTING: BETH MORGAN

DESCRIPTION:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 34, PLAT H, ROSEBURG HOME ORCHARD TRACTS IN SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF ABOVE SAID LOT 34 S89°26'25"E - 645.53 FEET TO A 3/4" IRON PIPE; THENCE S89°05'21"E - 17.84 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 9, ROLLING HILLS ESTATES SUBDIVISION 5th ADDITION; THENCE SOUTH - 99.97 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF ABOVE SAID 5th ADDITION; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF CHAR STREET PER ROLLING HILLS ESTATES SUBDIVISION 9th ADDITION N89°36'38"W - 384.61 FEET TO A 5/8" IRON ROD ALONG THE ARC OF A 127.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CORD WHICH BEARS S58°28'31"W - 134.28 FEET) TO A 5/8" IRON ROD, S26°33'39"W - 126.59 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 127.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CORD OF WHICH BEARS S13°16'50"W - 58.35 FEET) TO A 5/8" IRON ROD AND SOUTH - 26.62 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 12 OF ABOVE SAID 9th ADDITION; THENCE N89°36'38"W - 94.58 FEET TO A 5/8" IRON ROD AT NORTHWEST CORNER OF ABOVE SAID LOT 12; THENCE ALONG THE WEST LINE OF LOT 34, PLAT H, ROSEBURG HOME ORCHARD TRACTS N0°02'49"E - 370.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.40 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

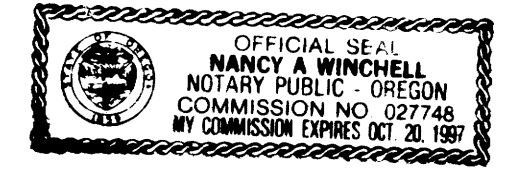
I, DONALD A. BENTZ, BEING DULY SWORN HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON.

Donald A. Bentz  
DONALD A. BENTZ LS 839

CURVE DATA

- 1 R=127.00'  
LC=S8°43'53"W  
38.56'  
ARC=38.71'
- 2 R=127.00'  
LC=S22°00'43"W  
20.14'  
ARC=20.17'
- 3 R=127.00'  
LC=S36°23'28"W  
43.36'  
ARC=43.58'
- 4 R=127.00'  
LC=S56°25'33"W  
45.00'  
ARC=45.24'
- 5 R=127.00'  
LC=S77°17'38"W  
47.00'  
ARC=47.27'
- 6 R=127.00'  
LC=S89°10'24"W  
5.39'  
ARC=5.39'

APPROVALS:  
Beth Morgan 1-3-94  
DOUGLAS COUNTY COMMISSIONER CHAIRPERSON DATE  
Lang Robinson 1-3-94  
DOUGLAS COUNTY COMMISSIONER DATE  
Aerie Q. Raddekopp 12-30-93  
DOUGLAS COUNTY ASSESSOR DATE  
Jerry E. Moman 12-29-93  
DOUGLAS COUNTY SURVEYOR DATE  
Keith L. Cubic 12/14/93  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR  
OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
Anne E. Schroeder 12/30/93  
DOUGLAS COUNTY TAX COLLECTOR DATE



REGISTERED OREGON LAND SURVEYOR  
JULY 12, 1968  
DONALD A. BENTZ  
839  
EXPIRES 12-31-93

ROLLING HILLS ESTATES SBDV. 10th ADDITION  
IN: NW 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
BURDETTE HOMES INC.  
325 TERRACE DRIVE  
ROSEBURG, OREGON 97470

SURVEYED BY:  
i.e. ENGINEERING  
1205 S.E. Court Street  
Roseburg, Oregon 97470  
PHONE (503) 473-0166  
FAX (503) 440-9392

SCALE: 1" = 50' DATE: OCT. 1993 108 - 10 PAGE: 1 OF 1