

THE POINT IN WAREWOOD

VOL. 19 PAGE 10 A

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 A 5/8" IR AT THE SOUTHWESTERN CORNER OF LOT 13 WAREWOOD RIDGE PLANNED COMMUNITY DEVELOPEMENT PHASE I IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG THE PERIMETER OF WAREWOOD RIDGE PLANNED COMMUNITY DEVELOPEMENT PHASE I N84°02'01"E 108.14 FEET, N85°36'00"E 100.00 FEET, AND S80°49'00"E 93.24 FEET TO A 5/8" IR ON THE PERIMETER OF "SECOND ADDITION TO WAREWOOD VALLEY;" THENCE ALONG THE PERIMETER OF "SECOND ADDITION TO WAREWOOD VALLEY" S44°26'54"W 65.36 FEET TO A 5/8" IR, S29°23'13"W 159.04 FEET TO A 5/8" IR, S9°43'25"E 90.40 FEET TO A 5/8" IR, S48°25'03"E 88.23 FEET TO A 5/8" IR, AND S62°28'04"E 88.15' TO A 5/8" IR; THENCE LEAVING ABOVE SAID SECOND ADDITION S14°34'05"W 256.55 FEET; THENCE S70°11'19"W 175.00 FEET; THENCE N76°43'14"W 101.36 FEET; THENCE N34°00'13"W 158.67 FEET; THENCE N37°55'33"W 186.65 FEET; THENCE N12°57'17"W 294.43 FEET; THENCE N44°03'00"E 11.35 FEET; THENCE N82°46'03"E 106.47 FEET; THENCE N1°40'00"W 55.00 FEET; THENCE ALONG THE ARC OF A 17.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N53°00'32"W 26.55 FEET) 30.47 FEET TO THE SOUTH BOUNDARY OF WAREWOOD RIDGE PLANNED COMMUNITY DEVELOPEMENT PHASE I; THENCE ALONG THE ARC OF THE SOUTHERLY BOUNDARY OF ABOVE SAID WAREWOOD RIDGE, OF A 165.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N64°50'42"E 61.86 FEET) 62.23 FEET; THENCE LEAVING SOUTHERLY BOUNDARY OF ABOVE SAID WAREWOOD RIDGE S1°40'00"E 89.72 FEET; THENCE N82°46'03"E 99.39 FEET; THENCE N17°13'42"E 48.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.25 ACRES MORE OR LESS.
 AS PER O.R.S. 92.070 (PAR. 2), I ALSO CERTIFY THAT THE POST MONUMENTATION IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

Donald A. Bentz
 DONALD A. BENTZ DE 839

NARRATIVE:

SURVEY TO CREATE AND MONUMENT "THE POINT IN WAREWOOD," A PLANNED COMMUNITY DEVELOPEMENT. THE NORTHEASTERLY LINES ARE CONTROLLED BY FOUND PINS FROM "SECOND ADDITION TO WAREWOOD VALLEY" VOL. 18 PAGE 55. MOST OF THE NORTHERLY LINES ARE CONTROLLED BY FOUND PINS FROM "WAREWOOD RIDGE PLANNED COMMUNITY DEVELOPEMENT PHASE I" VOL. 18 PAGE 17. THE REMAINING PERIMETER AND LOT LINES CREATED AS SHOWN ON MAP.
 FIELD CREW: NEIL HIBBS & ROD MCCALLISTER
 EQUIPMENT: NIKON A20-LG
 OFFICE: TOM BIXBY
 DRAFTING: KEVIN CATES

INTERIOR CORNER MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.070, INTERIOR 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. 99-13232 DOUGLAS COUNTY DEED RECORDS.

APPROVED THIS 24 DAY OF MAY, 1999

Ed. Moore Deputy
 DOUGLAS COUNTY SURVEYOR

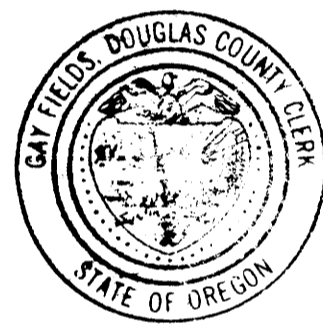
**COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE**

WATER: CITY OF ROSEBURG
 SEWER: RUSA
 COMP. PLAN: LOW DENSITY RESIDENTIAL
 ZONING: R-1-7.5
 PLANNING DEPARTMENT FILE NO. PUD-93-1

SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith,
 DOUGLAS COUNTY, OREGON VOL. ~~1425~~, PG. ~~935~~
 record VOL. 1426 PG. 63

NOTE:
 ALL STREETS SHOWN WITHIN THIS PLANNED COMMUNITY DEVELOPEMENT ARE PRIVATE STREETS AND NOT PUBLIC RIGHT-OF-WAY. THE CITY OF ROSEBURG DOES NOT PROVIDE MAINTENANCE FOR PRIVATE STREETS OR UTILITIES.
 RACHEL LYNN WAY SERVES AS A PUBLIC UTILITY EASEMENT FOR THE CITY OF ROSEBURG WATER DEPARTMENT AND FOR ANY OTHER PUBLIC UTILITY SERVICING THE LOTS IN "THE POINT IN WAREWOOD."

STATE OF OREGON)
 COUNTY OF DOUGLAS) SS.
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
 96 AUG 13 AM 8:19
 GAY FIELDS
 DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 BY *Carl Engel Deputy*
 96-17070



RERECORDED TO CORRECT VOLUME AND PAGE NUMBER OF COVENANTS

STATE OF OREGON)
 COUNTY OF DOUGLAS) SS.
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
 96 AUG 13 AM 11:12
 GAY FIELDS
 DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 BY *Carl Engel Deputy*
 96-17123

APPROVALS:

Bob Deane 7/23/96
 PLANNING COMMISSIONER CHAIRPERSON DATE
 CITY OF ROSEBURG
Ken A. ... 7-22-96
 COMMUNITY DEVELOPEMENT DIRECTOR DATE
 CITY OF ROSEBURG
Chris S. Bergant 7/19/96
 PUBLIC WORKS DIRECTOR DATE
 CITY OF ROSEBURG
Michael J. Winter 8-8-96
 DOUGLAS COUNTY COMMISSIONER DATE
Joyce Morgan 8-8-96
 DOUGLAS COUNTY COMMISSIONER DATE
Carly Rierson Deputy AUGUST 8, 1996
 DOUGLAS COUNTY ASSESSOR DATE
Francis M. ... July 31, 1996
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Suzanne Woods Dep 8-8-96
 DOUGLAS COUNTY TAX COLLECTOR DATE
 FILED THIS 13 DAY OF August, 1996 at 8:19 AM
 GAY FIELDS, County Clerk by *Carl Engel Deputy*
 DOUGLAS COUNTY CLERK

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN R. & DONNA M. ATKINSON ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN ON THIS MAP AND HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON.

John R. Atkinson
 JOHN R. ATKINSON
Donna M. Atkinson
 DONNA M. ATKINSON

ACKNOWLEDGEMENT:

STATE OF OREGON
 COUNTY OF DOUGLAS
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21st DAY OF June, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN R. & DONNA M. ATKINSON, WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOLLOWING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.
Patricia A. Toombs
 NOTARY PUBLIC



REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 12, 1988 DONALD A. BENTZ 839 EXPIRES 12-31-97	THE POINT IN WAREWOOD IN THE N.W. 1/4 SECTION 11, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: JOHN ATKINSON 2631 NW KLINE ROSEBURG, OR 97470	SURVEYED BY: i.e. [ENGINEERING]
SCALE: NONE	DATE: MARCH 1996	PAGE: 1 OF 2

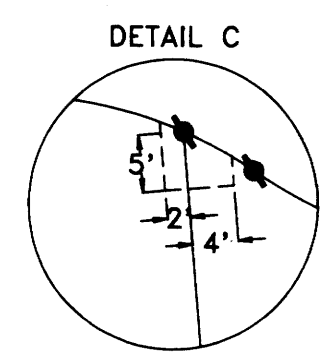
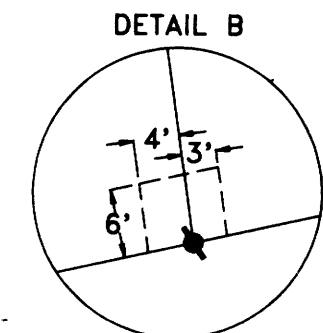
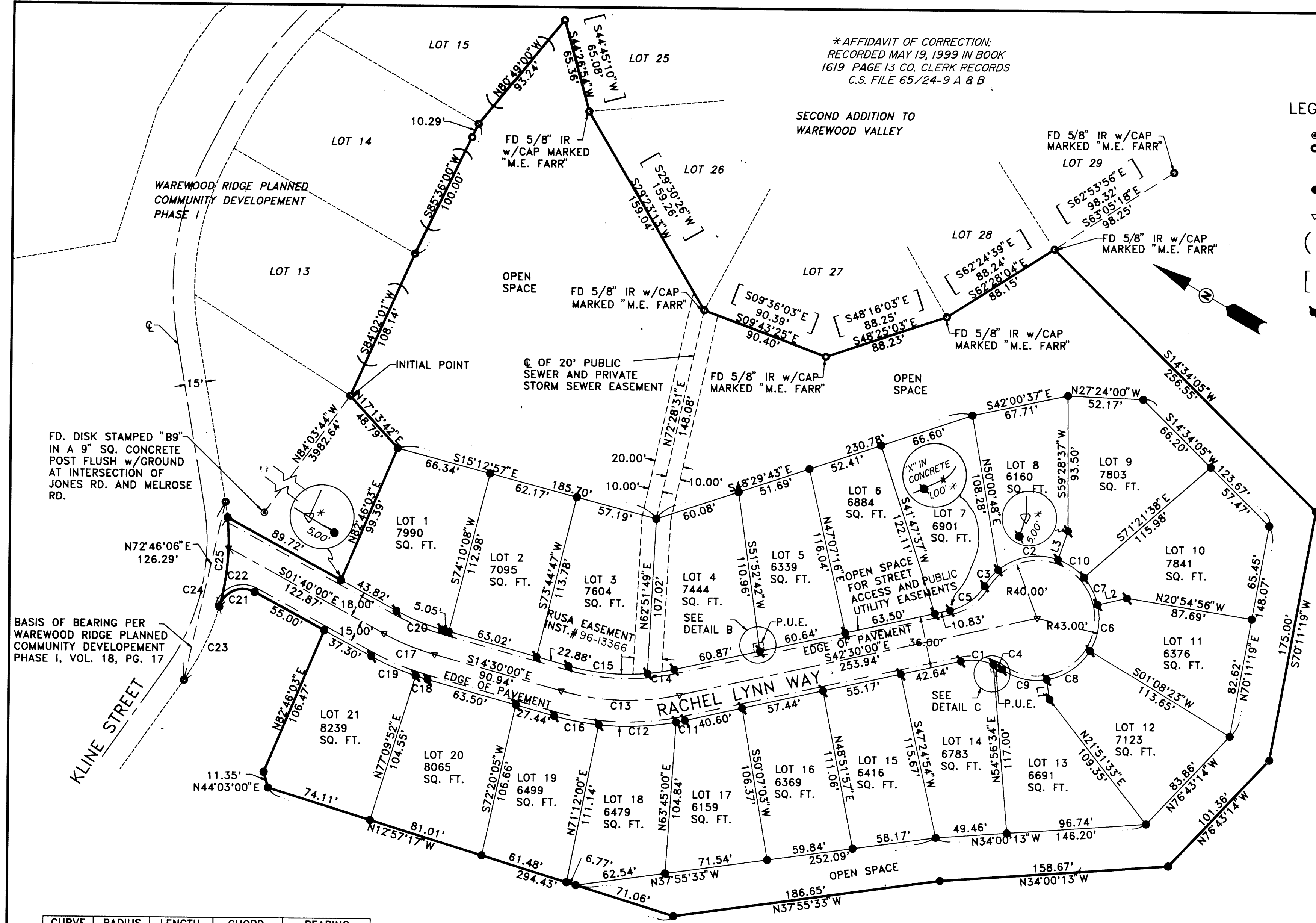
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*AFFIDAVIT OF CORRECTION:
RECORDED MAY 19, 1999 IN BOOK
1619 PAGE 13 CO. CLERK RECORDS
C.S. FILE 65/24-9 A & B

LEGEND

- ⊙ FD DISK AS NOTED
- FD 5/8" IR w/ CAP MARKED "i.e. ENGINEERING" UNLESS OTHERWISE NOTED
- SET 5/8" x 30" IR w/ CAP MARKED "i.e. ENGINEERING"
- ▽ CALCULATED POINT
- () RECORD PER WAREWOOD RIDGE PLANNED COMMUNITY DEVELOPEMENT PHASE I, VOL. 18, PG. 17
- [] RECORD PER SECOND ADDITION TO WAREWOOD VALLEY, VOL. 18, PG. 55
- ⚡ DENOTES A 5/8" x 30" IR w/ YELLOW PLASTIC CAP INSCRIBED "i.e. ENG." TO BE SET WITHIN TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE. SET ON JANUARY 12, 1999

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	37.00'	23.06'	22.69'	N24°38'32\"
C2	43.00'	44.04'	42.14'	N40°14'42\"
C3	43.00'	14.62'	14.55'	N79°19'32\"
C4	37.00'	7.01'	7.00'	N01°21'30\"
C5	37.00'	30.07'	29.25'	S65°47'01\"
C6	43.00'	33.00'	32.20'	N69°09'07\"
C7	43.00'	21.41'	21.19'	N32°54'06\"
C8	43.00'	37.29'	36.13'	S64°00'59\"
C9	43.00'	32.45'	31.69'	S17°33'09\"
C10	43.00'	22.17'	21.93'	N03°51'59\"
C11	188.00'	6.23'	6.23'	S41°33'01\"
C12	188.00'	53.92'	53.73'	S32°23'03\"
C13	170.00'	83.08'	82.25'	S28°30'00\"
C14	152.00'	18.81'	18.80'	S38°57'15\"

CURVE	RADIUS	LENGTH	CHORD	BEARING
C15	152.00'	55.47'	55.16'	S24°57'15\"
C16	188.00'	31.72'	31.68'	S19°20'02\"
C17	170.00'	38.08'	38.00'	S08°05'00\"
C18	188.00'	8.56'	8.56'	S13°11'45\"
C19	188.00'	33.55'	33.51'	S06°46'45\"
C20	152.00'	34.05'	33.97'	S08°05'00\"
C21	17.00'	30.47'	26.55'	N53°00'32\"
C22	165.00'	41.29'	41.18'	N68°28'49\"
C23	165.00'	56.50'	56.23'	N85°27'33\"
C24	165.00'	129.60'	126.29'	N72°46'06\"
C25	165.00'	62.23'	61.86'	N64°50'42\"

LINE	DIRECTION	DISTANCE
L1	N50°49'32\"	13.78'
L2	N42°50'06\"	20.70'
L3	S79°05'34\"	20.89'

96-17123

REGISTERED PROFESSIONAL LAND SURVEYOR
Donald A. Bentz
OREGON
JULY 12, 1988
DONALD A. BENTZ
839
EXPIRES 12-31-97

THE POINT IN WAREWOOD
96-17070
IN THE N.W. 1/4 SECTION 11, T27S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
JOHN ATKINSON
2631 NW KLINE
ROSEBURG, OR 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: MARCH 1996 104-13 PAGE: 2 OF 2