

# 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

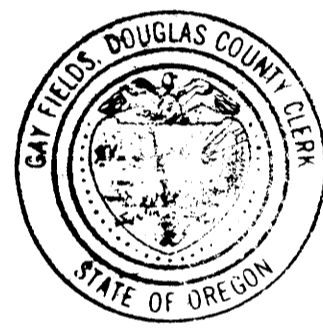
96 AUG 13 AM 8:19

GAY FIELDS  
 DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carl Engel Deputy*

96-17070 REC. PP



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 REC. 35

**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

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

*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

*re recorded at 11:12 AM same date*

**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 21<sup>st</sup> 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] 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: NONE	DATE: MARCH 1996	PAGE: 1 OF 2

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