

ORCHARD ESTATES PHASE 3

VOL. 19 PAGE 2 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 INITIAL POINT OF "ORCHARD ESTATES PHASE ONE", AS RECORDED IN VOLUME 18, PAGE 30 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, BEARS N0°22'29"W 540.33 FEET; THENCE ALONG THE EAST LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 92-09703 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AS FOLLOWS: S0°20'33"E 425.00 FEET, S0°16'18"E 156.40 FEET, S0°21'35"E 84.85 FEET, S0°19'03"E 163.45 FEET, AND S0°19'44"E 314.94 FEET TO THE SOUTH UMPQUA RIVER; THENCE DOWNSTREAM ALONG SAID SOUTH UMPQUA RIVER AS FOLLOWS: N44°04'11"W 144.55 FEET, N25°04'54"W 407.00 FEET, N30°05'53"W 379.04 FEET, AND N40°50'W 349.26 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 88-18763 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 88-18763 N0°02'03"E 175.52 FEET; THENCE LEAVING SAID WEST LINE N89°38'E 101.72 FEET TO THE EAST LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 88-18763; THENCE ALONG JUST SAID EAST LINE N0°25'43"E 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 15 OF "ORCHARD ESTATES PHASE TWO" AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE SOUTHERLY LINE OF SAID "ORCHARD ESTATES PHASE TWO" AS FOLLOWS: S83°03'06"E 251.35 FEET, S0°22'E 93.75 FEET, N89°38'E 30.00 FEET, S0°22'E 123.00 FEET, S15°05'40"W 13.75 FEET, S64°13'03"E 9.08 FEET, S45°59'32"E 49.68 FEET, N89°38'E 100.00 FEET, N88°50'37"E 60.01 FEET, AND N89°38'E 100.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.13 ACRES OF LAND, MORE OR LESS.

Donald A. Bentz
DONALD A. BENTZ, P.L.S. #839

NARRATIVE:

SURVEY FOR THE PURPOSE OF CREATING THE THIRD 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" & "ORCHARD ESTATES PHASE TWO".

SURVEY CREW: NEIL HIBBS, ROD McALLISTER, AND DAN SHEPARD
EQUIPMENT: NIKKON TOTAL STATION
OFFICE COMPUTATIONS: ROMY WARE
DRAFTING: TIM ADAMS

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

CITY PLANNING DEPT. FILE NO.: S-94-8, PHASE 3
CITY PLANNING DEPT. FILE NO.: BLA 96-3

ZONING: R-1-6 w/FLOODPLAIN OVERLAY

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. LOTS 35, 41, & 45 NEED TO INSTALL SIDEWALK ACCESS RAMPS IN SIDEWALK WHEN CONSTRUCTED.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT ORCHARD ESTATES, A PARTNERSHIP OF L & H LUMBER & BASKIDS INDUSTRIAL ARE THE OWNERS OF THE LAND SHOWN 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 AND EASEMENTS 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

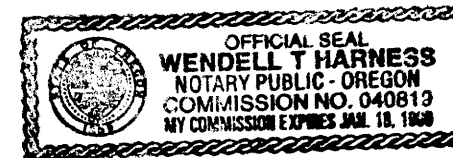
Juan J. Yraguen
JUAN J. YRAGUEN

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF FEBRUARY, 1996, 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 T. Harness
MY COMMISSION EXPIRES: 1/18/99



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

APPROVALS:

<i>Bob Deane</i>	5/21/96
CHAIRPERSON PLANNING COMMISSION	DATE
<i>Paul A. Hill</i>	5-21-96
DIRECTOR, COMMUNITY DEVELOPMENT DEPT.	DATE
<i>Chris S. Bergquist</i>	5-21-96
PUBLIC WORKS DIRECTOR	DATE
<i>Harry E. Manna</i>	5-23-96
DOUGLAS COUNTY SURVEYOR	DATE
<i>David J. Reddekopp</i>	5-23-96
DOUGLAS COUNTY ASSESSOR	DATE
<i>Doug Robertson</i>	5-23-96
DOUGLAS COUNTY COMMISSIONER	DATE
<i>Michael J. Wiatara</i>	5-24-96
DOUGLAS COUNTY COMMISSIONER	DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.	
<i>Vicky Sanjivani</i>	5-23-96
DOUGLAS COUNTY TAX COLLECTOR	DATE

96-11302

FILED THIS 28th DAY OF MAY, 1996, 2:06 O'CLOCK PM, IN VOLUME 9 PAGE 2A-C

GAY FIELDS, County Clerk
COUNTY CLERK *Chris S. Bergquist* BY DEPUTY

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LOUIS V. KRING FOR KRING FAMILY TRUST, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN HEREON AND HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC USE.

LOUIS V. KRING,
KRING FAMILY TRUST

SEE SUBDIVISION PLAT CONSENT AFFIDAVIT AS RECORDED IN VOL. 412, PG. 311 (INSTRUMENT NO. 96-11301).

96-11302

NOTE:

SUBJECT TO UNDERGROUND RIGHT-OF-WAY EASEMENT DESCRIBED IN INST. NO. 95-09905, DEED RECORDS DOUGLAS COUNTY, OREGON

SUBJECT TO OVERHANG EASEMENT DESCRIBED IN INST. NO. 89-01556, DEED RECORDS DOUGLAS COUNTY, OREGON.

THAT PORTION OF LOTS 38, 39, & 40 THAT LIE WITHIN RIVERFRONT SUBDIVISION (PLAT VOL. 17, PG. 28) ARE SUBJECT TO CONDITIONS & RESTRICTIONS RECORDED IN INSTRUMENT NO. 87-17581, DOUGLAS COUNTY, OREGON.

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 MAY 28 PM 1:06

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Chris S. Bergquist*
DEPUTY
FEE PP

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

ORCHARD ESTATES PHASE 3
AND BOUNDARY LINE ADJUSTMENT
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
SCALE: NO SCALE	DATE: MAR. 7, 1996
140-20	PAGE: 1 OF 3

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COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SEE PHASE II

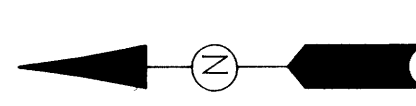
INITIAL POINT OF ORCHARD
ESTATES PHASE ONE AND
PHASE TWO, A D.C.S.O. DISK
STAMPED "VAJDA 1982" BEARS
N77°00'52"W 1205.51'

(REC. PER M118-37 = S0°09'59"W 425.26')

6" WIDE OVERHANG EASEMENT
PER INST. NO. 89-01556,
DEED RECORDS

LINE	BEARING	DISTANCE
L2	S51°14'10"W	32.92
L3	N89°48'37"E	11.41
L4	S15°05'40"W	13.75
L5	S64°13'03"E	9.08

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C22	20.00'	31.42'	20.00'	28.28'	S44°38'00"W	90°00'00"
C23	20.00'	15.50'	8.16'	15.12'	S68°09'32"E	44°24'55"
C24	20.00'	4.81'	2.42'	4.80'	N07°15'12"W	13°46'25"
C25	20.00'	10.70'	5.48'	10.57'	N29°27'40"W	30°38'30"
C26	50.00'	57.64'	32.51'	54.50'	S11°45'14"E	66°03'17"
C27	50.00'	30.51'	15.75'	30.04'	S38°44'50"W	34°57'54"
C28	50.00'	28.17'	14.49'	27.80'	N62°05'50"W	32°19'16"
C29	50.00'	39.74'	20.96'	38.70'	S79°00'51"W	45°29'23"
C30	130.00'	105.19'	55.67'	102.34'	N33°29'07"E	46°21'37"
C34	130.00'	24.21'	12.14'	24.18'	N04°58'06"E	10°40'12"
C35	70.00'	69.67'	38.03'	66.83'	N28°09'00"E	57°01'41"
C36	100.00'	99.54'	54.33'	95.48'	N28°09'00"E	57°01'47"
C37	1030.00'	67.16'	33.59'	67.15'	N40°37'51"W	03°44'10"
C39	1000.00'	159.99'	80.17'	159.82'	N37°55'00"W	09°10'00"
C40	970.00'	83.57'	41.81'	83.54'	N40°01'55"W	04°56'11"
C41	1030.00'	97.63'	48.85'	97.59'	N36°02'58"W	05°25'50"
C42	21.67'	34.04'	21.67'	30.65'	S78°19'39"E	90°00'41"
C43	150.00'	110.30'	57.78'	107.84'	S21°26'00"E	42°08'06"
C44	120.00'	88.25'	46.23'	86.27'	S21°26'00"E	42°08'07"
C45	180.00'	70.47'	35.69'	70.02'	S24°39'23"E	22°25'52"
C53	180.00'	41.10'	20.64'	41.01'	S06°54'45"E	13°04'52"
C54	180.00'	20.80'	10.41'	20.79'	S39°11'59"E	06°37'18"
C55	75.00'	30.84'	15.65'	30.64'	S78°51'41"E	23°34'23"



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

LEGEND:

- SET 5/8" x 30" I.R. w/CAP MKD "I.E. ENG."
- FD 5/8" I.R. w/CAP MKD "I.E. ENG." UNLESS OTHERWISE NOTED
- △ CALCULATED POINT
- INTERSECTION MONUMENT BOX 2" IRON PIPE w/BRASS CAP SET IN CONCRETE
- BENCHMARK - SET 5/8" I.R. w/ALUM. CAP STAMPED "ERIC - ELEV. 434.841" NGVD

36-11302

ORCHARD ESTATES PHASE 3

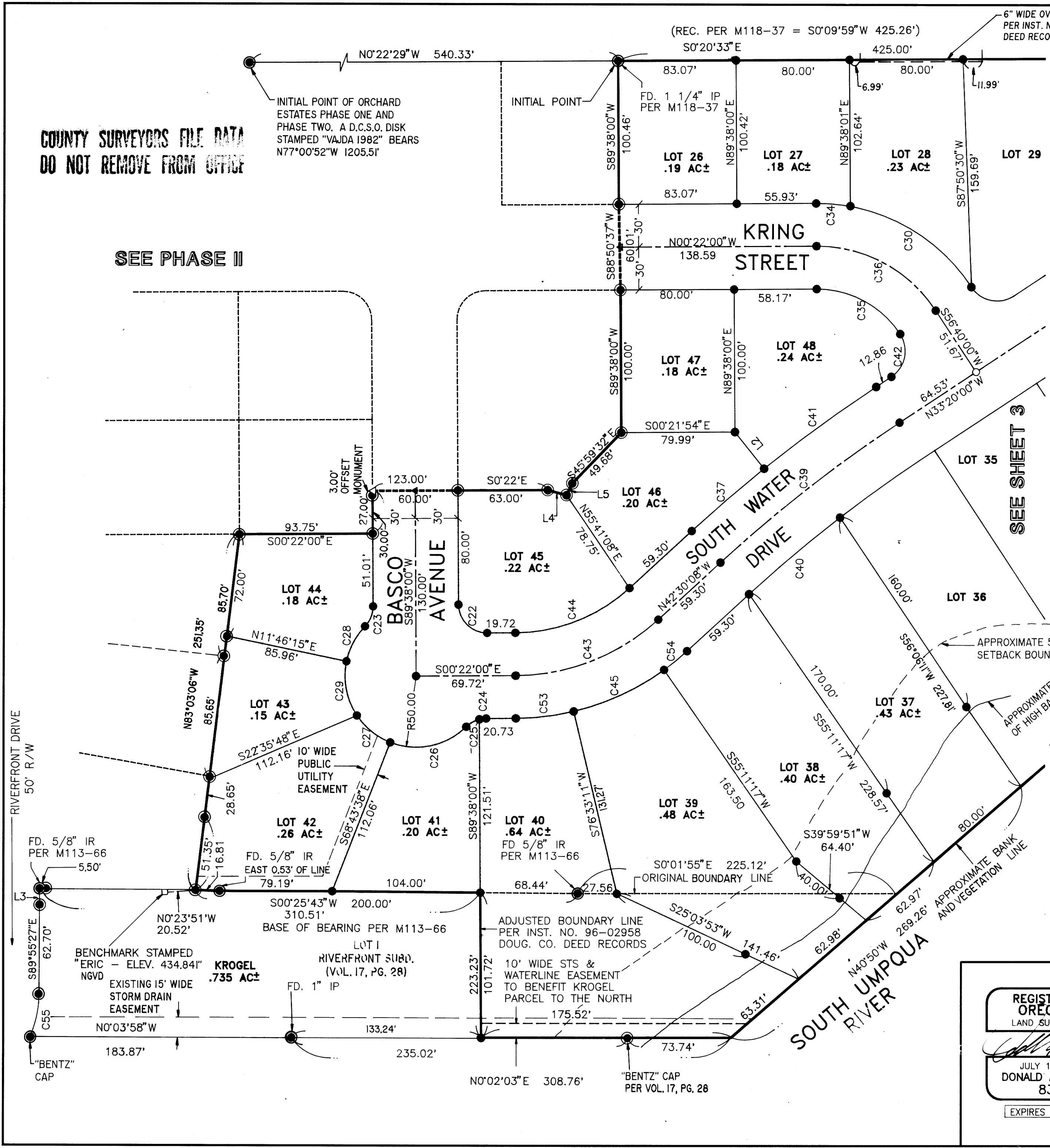
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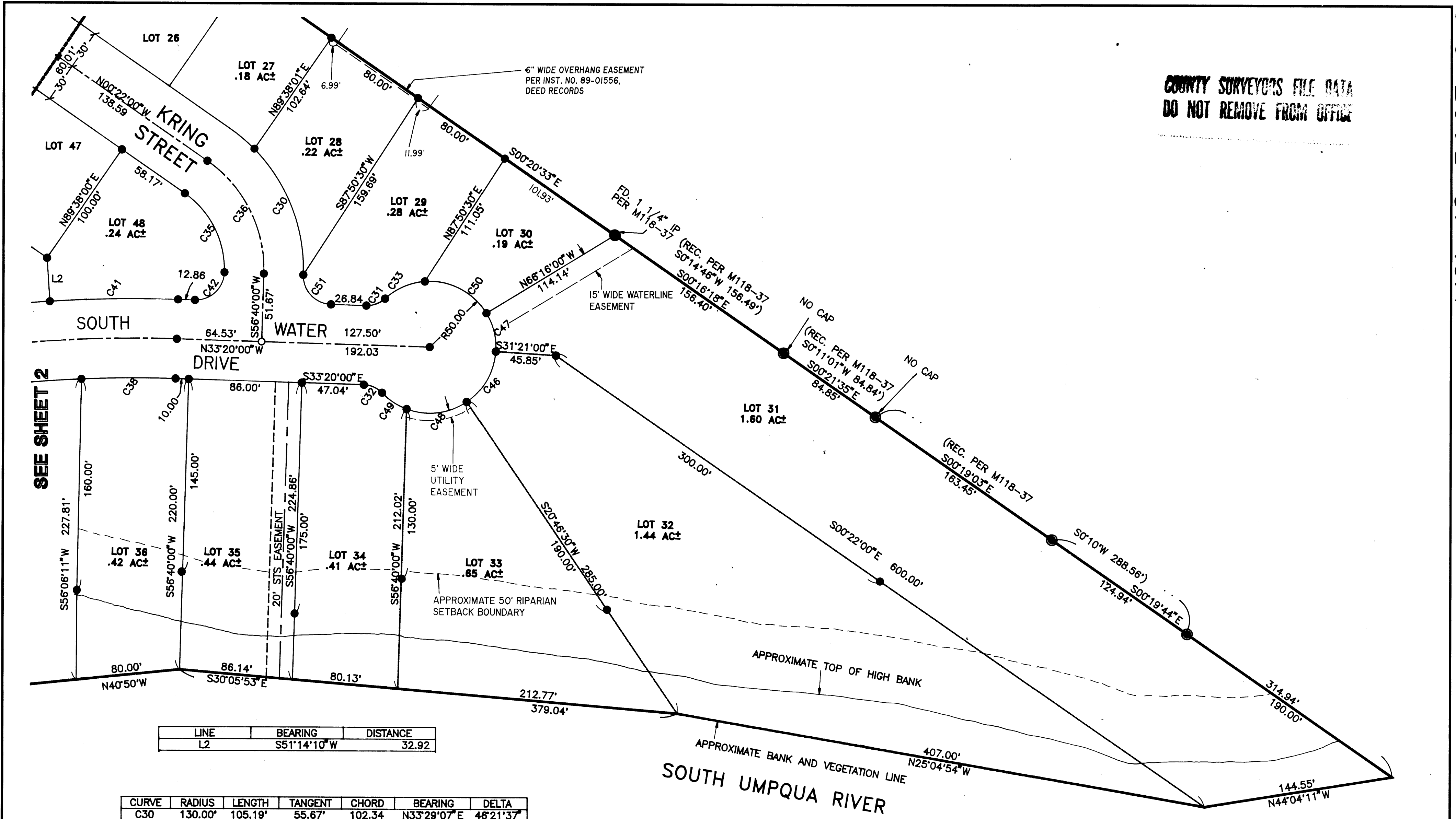
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SCALE: 1" = 50' DATE: MAR. 7, 1996 140-20 PAGE: 2 OF 3



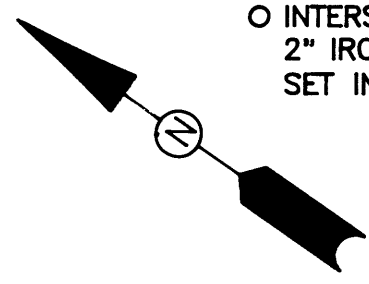
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LINE	BEARING	DISTANCE
L2	S51°14'10\"/>	

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C30	130.00'	105.19'	55.67'	102.34'	N33°29'07\"/>	
C31	20.00'	15.51'	8.16'	15.12'	S55°32'28\"/>	
C32	20.00'	15.51'	8.16'	15.12'	N11°07'32\"/>	
C33	50.00'	33.53'	17.42'	32.91'	N58°32'15\"/>	
C34	130.00'	24.21'	12.14'	24.18'	N04°58'06\"/>	
C35	70.00'	69.67'	38.03'	66.83'	N28°09'00\"/>	
C36	100.00'	99.54'	54.33'	95.48'	N28°09'00\"/>	
C38	970.00'	71.63'	35.83'	71.61'	N35°28'55\"/>	
C41	1030.00'	97.63'	48.85'	97.59'	N36°02'58\"/>	
C42	21.67'	34.04'	21.67'	30.65'	S78°19'39\"/>	
C46	50.00'	45.49'	24.46'	43.94'	N84°42'41\"/>	
C47	50.00'	30.47'	15.72'	30.00'	N41°11'28\"/>	
C48	50.00'	47.64'	25.81'	45.86'	S41°55'38\"/>	
C49	50.00'	22.44'	11.41'	22.25'	S01°46'24\"/>	
C50	50.00'	55.03'	30.68'	52.29'	N07°47'48\"/>	
C51	21.67'	34.04'	21.67'	30.65'	S11°40'00\"/>	

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