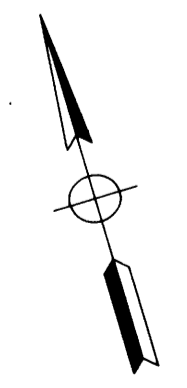


○	BEARING	DIST.	RADIUS	ARC
1	N40°50'27"E	14.55'	20.00'	14.89'
2	N36°01'41"E	42.30'	48.00'	43.80'
3	N12°59'18"W	37.31'	48.00'	38.32'
4	N68°42'53"W	52.08'	48.00'	55.08'
5	S55°01'08"W	38.14'	48.00'	39.22'
6	S4°13'27"W	44.16'	48.00'	45.89'
7	S9°23'20"E	9.52'	20.00'	9.61'
8	S11°56'43"W	5.26'	20.00'	5.28'



LEGEND:
 ● SET 5/8" x 30" IRON ROD w/CAP MKD "I.E. ENG."
 ○ FD 5/8" IRON ROD UNLESS OTHERWISE NOTED

☪ MONUMENT AT SHASTA & WEST HICKORY STREETS

97-15034

HOLLY PARK SUBDIVISION

IN THE SE 1/4 OF SEC. 15, AND THE NE 1/4 OF SEC. 22
IN T27S, R6W, W.M.
DOUGLAS COUNTY, OREGON

<div style="border: 1px solid black; padding: 2px; text-align: center;"> REGISTERED OREGON LAND SURVEYOR JULY 12, 1989 DONALD A. BENTZ 839 EXPIRES 12-31-97 </div>	SURVEYED FOR: JEFFREY B. & JONI R. BYERS 328 GEM DR. ROSEBURG, OREGON 97470 PATTI L. BECKLEY 725 W. MELROSE ROSEBURG, OREGON 97470	SURVEYED BY: <div style="border: 1px solid black; padding: 2px; text-align: center;"> <b style="font-size: 1.2em;">i.e. ENGINEERING </div> 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (541) 873-0166 FAX (541) 440-9392
SCALE: 1" = 30'	DATE: MAY 1997	1260-01
PAGE: 1 OF 2		

SURVEYOR'S CERTIFICATE:

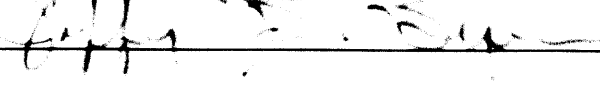
I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

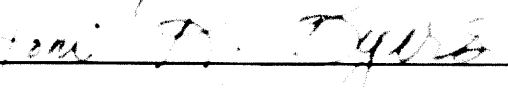
BEGINNING AT THE INITIAL POINT FROM WHICH THE INITIAL POINT OF "MOOSE TRACTS" AS RECORDED IN VOLUME 16, PAGE 3 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON BEARS N30°16'25"E 435.96 FEET; THENCE ALONG THE WESTERLY LINE OF SAID "MOOSE TRACTS" S30°16'25"W 269.18 FEET TO THE NORTHERLY LINE OF "UMPQUA WEST ESTATES - PLAT 2" AS RECORDED IN VOLUME 15, PAGE 13 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTHERLY LINE N72°43'57"W 164.04 FEET; THENCE N72°39'05"W 123.97 FEET; THENCE N20°45'E 265.03 FEET; THENCE S72°18'45"E 332.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.88 ACRES OF LAND, MORE OR LESS.


DONALD A. BENTZ P.L.S. # 839

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JEFFREY B. & JONI R. BYERS, 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 TOGETHER WITH EASEMENTS, AND HEREBY DEDICATE THAT PORTION OF WEST HICKORY STREET AS SHOWN HEREON TO THE PUBLIC USE FOREVER.



JEFFREY B. BYERS

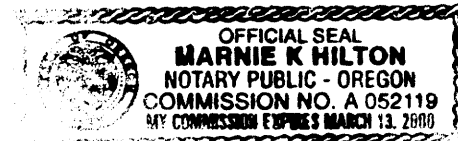

JONI R. BYERS

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS


KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21st DAY OF May, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JEFFREY B. & JONI R. BYERS, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.


MY COMMISSION EXPIRES: 3/13/2000



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PATTI L. AMOS, 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 TOGETHER WITH EASEMENTS, AND HEREBY DEDICATE THAT PORTION OF WEST HICKORY STREET AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

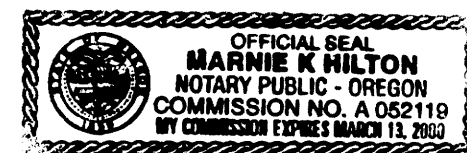

PATTI L. AMOS, FORMERLY KNOWN AS PATTI L. BECKLEY

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF May, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PATTI L. BECKLEY, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.


MY COMMISSION EXPIRES: 3/13/2000



ZONE: R-1-7.5 w/ FLOODPLAIN OVERLAY
COMP. PLAN: SINGLE FAMILY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

CITY PLANNING DEPT. FILE NO.: S-96-1 / BLA-96-9

NOTE:

IF SIDEWALKS HAVE NOT BEEN CONSTRUCTED AFTER TWO YEARS FROM THE DATE THE FINAL SUBDIVISION PLAT WAS FILED, THE CITY OF ROSEBURG WILL REQUIRE ALL PARCELS TO DO SO AT THAT TIME.

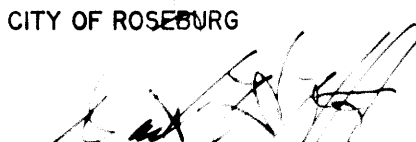
NARRATIVE:

SURVEY TO SUBDIVIDE THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 96-04676, DEED RECORDS OF DOUGLAS COUNTY, OREGON AND A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 87-16016, DEED RECORDS OF DOUGLAS COUNTY, OREGON. SURVEYS OF RECORD ARE M103-80, M63-55, M59-45, M64-2, C.S. 63/58-3, MT. NEBO TRACT (VOL. 2, PG. 43), MOOSE TRACT (VOL. 16, PG. 3), AND UMPQUA WEST ESTATES, PLAT 2, (VOL. 15, PG. 13).

FIELD CREW: NEIL HIBBS, DAN SHEPHERD, & BRIAN PALMER
EQUIPMENT: NIKON TOTAL STATION
OFFICE: DON BENTZ
DRAFTING: TIM ADAMS


APPROVALS:


 7/16/97
PLANNING COMMISSION CHAIRMAN
CITY OF ROSEBURG DATE


 12/1/97
COMMUNITY DEVELOPMENT DIRECTOR DATE

 7/16/97
PUBLIC WORKS DIRECTOR DATE

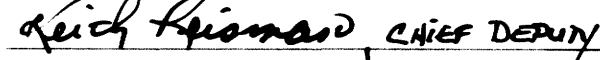
 7-22-97
DOUGLAS COUNTY COMMISSIONER DATE

 7/22/97
DOUGLAS COUNTY COMMISSIONER DATE

 7-21-97
DOUGLAS COUNTY SURVEYOR DATE

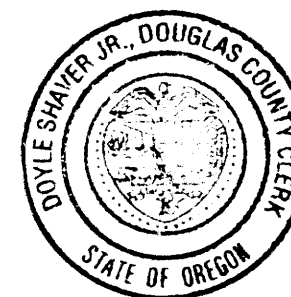
 7-22-97
DOUGLAS COUNTY ASSESSOR DATE

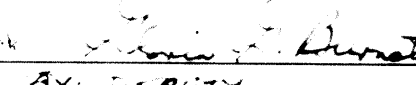
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

 7-22-97
DOUGLAS COUNTY TAX COLLECTOR DATE

97-15034

FILED THIS 22nd DAY OF JULY, 1997 3:09 O'CLOCK AM PM



DOYLE SHAVER JR., County Clerk
DOUGLAS COUNTY CLERK
BY:  DEPUTY

STATE OF OREGON }
COUNTY OF DOUGLAS } SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

97 JUL 22 PM 3:09

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY  DEPUTY

FEE

97-15034


COVENANTS:

SUBJECT TO PROTECTIVE COVENANTS AS FILED HEREWITH DOUGLAS, COUNTY, OREGON.

VOL. 1484, PG. 38

(INST. NO. 97-15-33)

REGISTERED
OREGON
LAND SURVEYOR


JULY 12, 1968
DONALD A. BENTZ
839

EXPIRES 12-31-97

HOLLY PARK SUBDIVISION

IN THE SE¹/₄ OF SEC. 15, AND THE NE¹/₄ OF SEC. 22
IN T27S, R6W, W.M.
DOUGLAS COUNTY, OREGON

SURVEYED FOR:
JEFFREY B. & JONI R. BYERS
328 GEM DR.
ROSEBURG, OREGON 97470
PATTI L. BECKLEY
725 W. MELROSE
ROSEBURG, OREGON 97470

SURVEYED BY:
i.e.
ENGINEERING
548 S.E. Jackson Suite 3
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392

SCALE: NO SCALE

DATE: MAY 1997

1260-01

PAGE: 2 OF 2