

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.

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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.

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JEFFREY B. BYERS

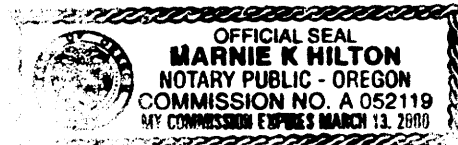
\_\_\_\_\_  
JONI R. BYERS

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21<sup>st</sup> 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.

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Marnie K. Hilton  
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.

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

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16<sup>th</sup> 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.

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Marnie K. Hilton  
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.

COVENANTS:

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

VOL. 1484, PG. 38  
(INST. NO. 97-15-33)

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:

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

\_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR 12/1/97 DATE

\_\_\_\_\_  
PUBLIC WORKS DIRECTOR 7/16/97 DATE

\_\_\_\_\_  
DOUGLAS COUNTY COMMISSIONER 7-22-97 DATE

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DOUGLAS COUNTY COMMISSIONER 7/22/97 DATE

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DOUGLAS COUNTY SURVEYOR 7-21-97 DATE

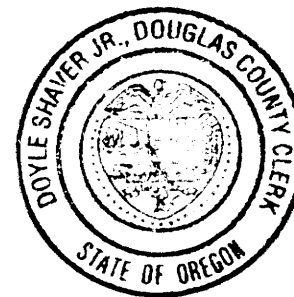
\_\_\_\_\_  
DOUGLAS COUNTY ASSESSOR 7-22-97 DATE

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

\_\_\_\_\_  
DOUGLAS COUNTY TAX COLLECTOR 7-22-97 DATE  
97-15034

FILED THIS 22<sup>nd</sup> 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 Debra G. Bennett  
DEPUTY  
FEE 7.00  
97-15034

REGISTERED OREGON LAND SURVEYOR  JULY 12, 1968 DONALD A. BENTZ 839  EXPIRES 12-31-97	<b>HOLLY PARK SUBDIVISION</b> IN THE SE¼ OF SEC. 15, AND THE NE¼ 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: <b>i.e.</b> ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: MAY 1997	PAGE: 2 OF 2