

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

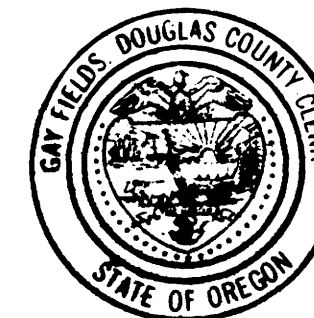
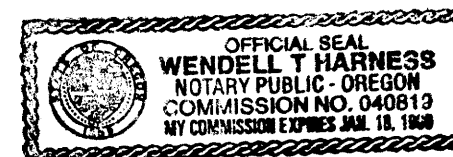
ACKNOWLEDGEMENT:

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. Wiatan</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>Vickey 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

<p>REGISTERED OREGON LAND SURVEYOR</p> <p><i>Donald A. Bentz</i></p> <p>JULY 12, 1988 DONALD A. BENTZ 839</p> <p>EXPIRES 12-31-97</p>		<p>ORCHARD ESTATES PHASE 3</p> <p>AND BOUNDARY LINE ADJUSTMENT</p> <p>LYING IN THE SE. AND SW. 1/4 SECTION 14, TOWNSHIP 27 SOUTH, RANGE 6 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
<p>SURVEYED FOR:</p> <p>ORCHARD ESTATES PARTNERSHIP P.O. BOX 1203 ROSEBURG, OREGON 97470 (503) 672-4786</p>		<p>SURVEYED BY:</p> <p><i>i.e.</i></p> <p>548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392</p>	
SCALE: NO SCALE	DATE: MAR. 7, 1996	140-20	PAGE: 1 OF 3

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