

ROSEWOOD ESTATES PHASE III

IN THE N.E. 1/4, SEC. 3, T. 28S, R. 6, W., W. M. PART OF LOT 61 ROSEBURG HOME ORCHARD TRACTS PLAT H DOUGLAS COUNTY, OREGON

THIS PLAT IS SUBJECT TO THE PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN BOOK 1333 PAGE 782, 95-00402 DOUGLAS COUNTY DEED RECORDS.

NARRATIVE:

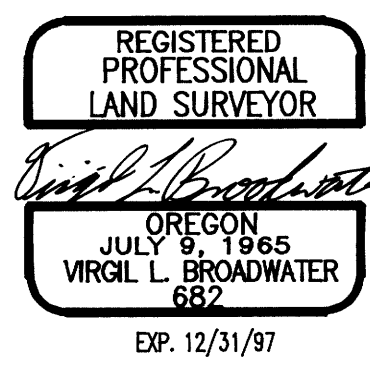
SURVEY TO PARTITION PART OF LOT 61, ROSEBURG HOME ORCHARD TRACTS - PLAT "H" AS SHOWN AND PLATTED AS "ROSEWOOD ESTATES PHASE III". POINTS FOUND AND USED FOR CONTROL AS "BASIS OF BEARINGS" FROM SURVEY M - 120 - 71 BY BTS ENGINEERING AND SURVEYING INC. AND FROM PLATTED ROSEWOOD ESTATES PHASE I, RECORDED AS 95-00403 AND VOL. 18, PAGE 28, DOUGLAS COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATE:

I, VIRGIL L. BROADWATER, A REGISTERED LAND SURVEYOR FOR OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS ROSEWOOD ESTATES PHASE III SUBDIVISION, WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL CORNER, A BRASS DISK SET IN A CONCRETE MONUMENT FLUSH WITH THE SURFACE OF THE GROUND, SAID DISK BEING MARKED WITH "ROSEWOOD ESTATES PHASE I, L. S. 682"; SAID INITIAL CORNER BEING 2,012.84 FEET, NORTH 16° 11' 18" WEST FROM CORNER COMMON TO SECTIONS 2, 3, 10 AND 11, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, AND RECORDED IN VOLUME 18, PAGE 28, BOOK OF TOWN PLATS, DOUGLAS COUNTY, OREGON; THENCE ALONG THE WEST RIGHT OF WAY LINE OF LITTLE VALLEY ROAD (CR-186) N 0° 02' 24" W, 1,624.29 FEET TO THE "TRUE POINT OF BEGINNING", A 5/8" X 36" IRON ROD, SAID POINT BEING THE SOUTH EAST CORNER OF PHASE III; THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE, N 0° 02' 24" W, 373.78 FEET TO A 5/8" IRON ROD, SAID POINT BEING THE NORTH EAST CORNER OF PHASE III; THENCE S 89° 53' 19" W, PARALLEL TO THE SOUTH LINE OF LOT 61, ROSEBURG HOME ORCHARD TRACTS PLAT H, 110.00 FEET TO A 5/8" IRON ROD, THENCE S 0° 02' 24" E, 393.76 FEET, TO A 5/8" IRON ROD; THENCE N 89° 53' 19" E, 90.02 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE LEFT, THE LONG CHORD OF WHICH BEARS N 44° 55' E, 28.27 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 0.992 ACRES.

ALL BEING IN THE N. E. 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

Virgil L. Broadwater
VIRGIL L. BROADWATER
REGISTERED OREGON LAND SURVEYOR, NO. 682
4439 39TH AVE. N. E. SALEM, OREGON 97305



NOTE:

A. THERE WILL BE NO VARIANCES GRANTED FOR SETBACKS FOR ANY LOTS FRONTING THE COLLECTOR OR ARTERIAL STREETS.

B. UTILITIES EASEMENTS OF 6 FT. ALONG LOT LINES AS SHOWN

COMP. PLAN: RMD
ZONING: R-1
PLANNING FILE NO. 97-154

WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS

THAT WE, RONALD G. POTEET AND ANITA R. POTEET, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON MADE, DESIRING TO DISPOSE OF THE SAME IN LOTS HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED. THE NAME TO BE KNOWN AS "ROSEWOOD ESTATES PHASE III".

WE HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL EASEMENTS LAID OUT THROUGH AND UPON SAID LAND AS SHOWN OR NOTED ON THE WITHIN PLAT. WE HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS LEVIED AGAINST SAID LAND HAVE BEEN PAID IN FULL.

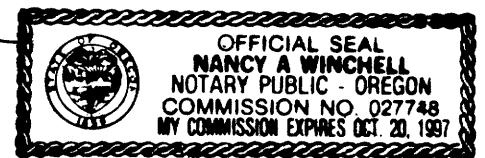
Ronald G. Poteet
RONALD G. POTEET, 114 POTEET AVE., ROSEBURG, OREGON 97470
Anita R. Poteet
ANITA R. POTEET

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF Aug 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD G. POTEET AND ANITA R. POTEET WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FORGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT, FREELY AND VOLUNTARILY.

Nancy A. Winchell



APPROVALS:

Doug Johnston 6-21-97
DOUGLAS COUNTY COMMISSIONER DATE

Michael J. Wilson 10-21-97
DOUGLAS COUNTY COMMISSIONER DATE

Mavis J. Redekopp 10-20-97
DOUGLAS COUNTY ASSESSOR DATE

Ed Mauer 10-14-97
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

Keith L. Cubie 10/14/97
DOUGLAS COUNTY PLANNING DIRECTOR DATE

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

Vickery Saperone, Deputy 10/29/97
DOUGLAS COUNTY TAX COLLECTOR DATE

STATE OF OREGON

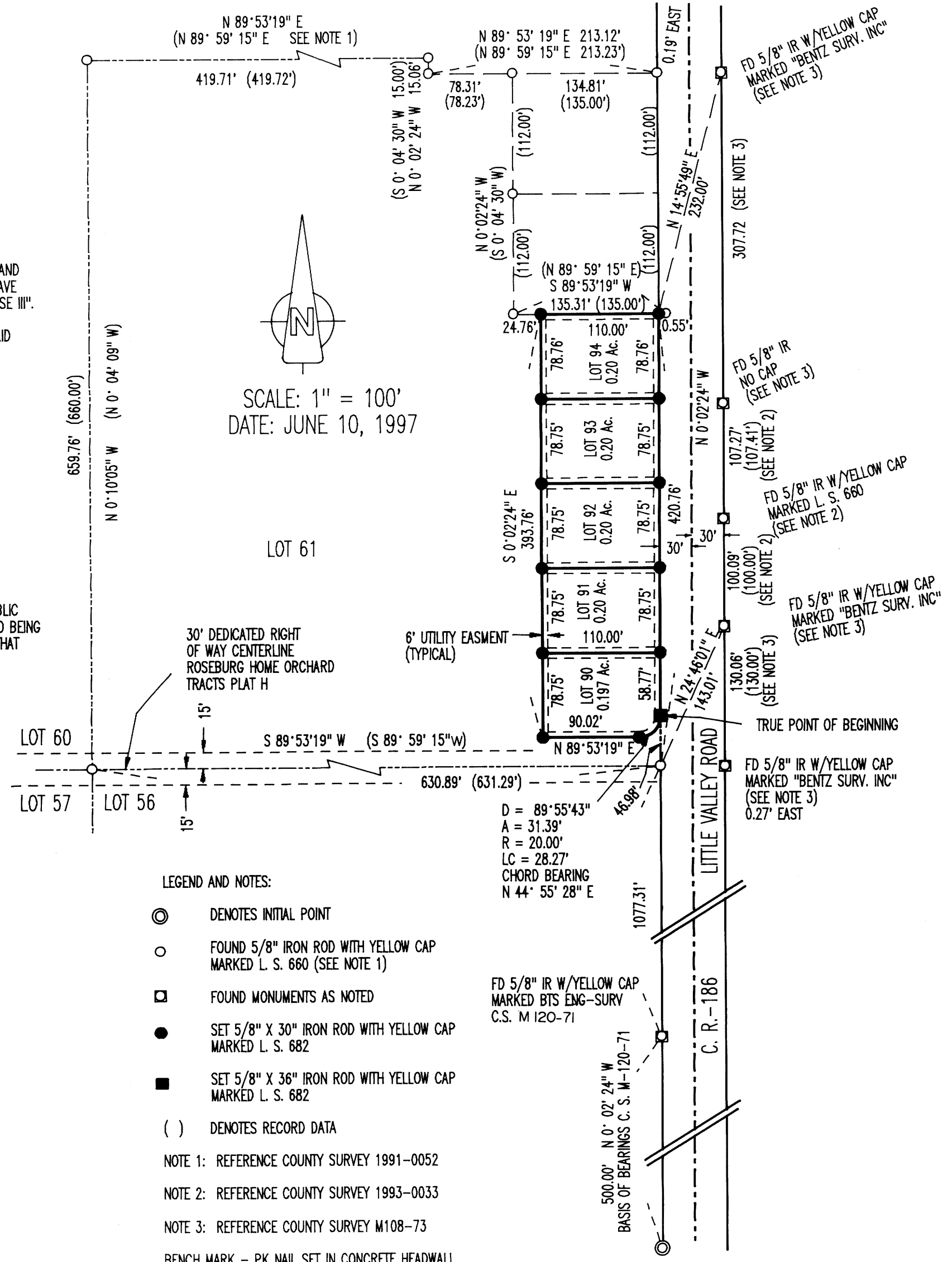
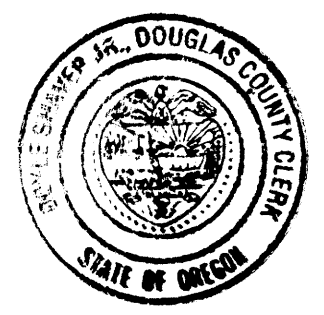
S. S.

COUNTY OF DOUGLAS

I, DOYLE SHAVER, DOUGLAS COUNTY CLERK, HEREBY CERTIFY THAT THE WITHIN PLAT WAS RECEIVED AND DULY RECORDED BY ME IN DOUGLAS COUNTY RECORDS IN THE BOOK OF PLATS IN VOLUME 17, PAGE 20, ON THE 21 DAY OF OCTOBER 1997 AT 5:58 O'CLOCK, A.M.

Doyle Shaver Jr. County Clerk 10-21-97
DOUGLAS COUNTY CLERK DATE

By: [Signature] Deputy 97-21408
DEPUTY



SCALE: 1" = 100'
DATE: JUNE 10, 1997

LEGEND AND NOTES:

- ⊙ DENOTES INITIAL POINT
- FOUND 5/8" IRON ROD WITH YELLOW CAP MARKED L. S. 660 (SEE NOTE 1)
- FOUND MONUMENTS AS NOTED
- SET 5/8" X 30" IRON ROD WITH YELLOW CAP MARKED L. S. 682
- SET 5/8" X 36" IRON ROD WITH YELLOW CAP MARKED L. S. 682
- () DENOTES RECORD DATA

NOTE 1: REFERENCE COUNTY SURVEY 1991-0052
NOTE 2: REFERENCE COUNTY SURVEY 1993-0033
NOTE 3: REFERENCE COUNTY SURVEY M108-73

BENCH MARK - PK NAIL SET IN CONCRETE HEADWALL OF BOX CULVERT OF COUNTY RD. NO. 26 AND COUNTY RD. NO. 186 (LV 1, ELEV. 477.363)

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

97 OCT 21 AM 8:58

Doyle Shaver Jr.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]* DEPUTY

FEE PP

97-21408