

HARRIS HILLS* SUBDIVISION 2nd ADDITION

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 SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 53, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN BEARS S13°01'53"E 130.88 FEET; THENCE S0°13'10"W 189.37 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MILITARY AVENUE; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: S67°53'09"W 334.40 FEET, S62°36'18"W 104.94', S57°00'15"W 48.02 FEET, AND S67°42'17"W 282.00 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE N52°47'29"W 248.80 FEET; THENCE N54°19'13"W 60.00 FEET THENCE N35°40'47"E 11.00 FEET; THENCE N51°30'36"W 384.71 FEET TO THE WESTERLY LINE OF LOT 5, BLOCK 4, SHINN'S ADDITION; THENCE ALONG SAID WESTERLY LINE N31°14'25"E 24.13 FEET AND N30°39'12"E 314.34 FEET, TO A POINT FROM WHICH THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, HARRIS HILL SUBDIVISION BEARS N30°39'12"E 85.00 FEET AND N31°00'06"E 91.48 FEET; THENCE LEAVING SAID WESTERLY LINE S86°50'53"E 208.58 FEET TO THE WEST LINE OF LOT 5, BLOCK 1, HARRIS HILL SUBDIVISION; THENCE ALONG SAID WEST LINE OF LOT 5, BLOCK 1 S7°48'04"E 12.03 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S1°56'14"E 84.74 FEET; THENCE N89°22'13"E 107.75 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HARRIS HILL DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S11°21'31"W 138.62 FEET) 139.13 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF HARRIS HILL SUBDIVISION 1ST ADDITION S84°14'10"E 353.95 FEET, N81°04'47"E 175.08 FEET, AND N84°51'12"E 256.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.24 ACRES OF LAND, MORE OR LESS.

*AFFIDAVIT OF CORRECTION
RECORDED DEC. 11, 1997
BOOK 1508 PAGE 957
THE NAME OF THE PLAT SHOULD BE
"HARRIS HILLS SUBDIVISION 2nd ADDITION"
C.S. FILE 65/14-13

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BEAVER STATE, INC. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AND HEREBY DEDICATE THE STREETS AND THAT PORTION OF LOT 5, BLOCK 4 OF SHINN'S ADDITION WHICH LIES SOUTHERLY OF THE NORTH RIGHT-OF-WAY LINE OF MILITARY AVENUE, AS SHOWN HEREON. ACCESS TO OR FROM THE LOTS IN THIS SUBDIVISION VIA MILITARY AVENUE IS RESTRICTED BY THIS PLAT.

JOHN LOOSLEY, PRESIDENT
BEAVER STATE, INC.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF MAY, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED JOHN LOOSLEY PRESIDENT, BEAVER STATE, INC. WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell T. Harness
MY COMMISSION EXPIRES: 1-18-99



NARRATIVE:

SURVEY FOR THE PURPOSE OF CREATING ANOTHER PHASE OF HARRIS HILLS* SUBDIVISION OF A PORTION OF LOT 5, BLOCK 4 OF SHINN'S ADDITION AS RECORDED IN VOLUME 6, PAGE 6 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON. THE SOUTHERLY LINE OF THE PLAT SHOWN HEREON, WHICH BORDERS ALONG MILITARY AVENUE, WAS DETERMINED BY LOCATING THE FOUND MONUMENTS SHOWN PER SURVEYS M97-38 AND CS 51/203-2, AND APPLYING THE 60 FOOT RIGHT-OF-WAY WIDTH THEREFROM. THE MOST SOUTHERLY CORNER OF THIS PLAT WAS DETERMINED BY LOCATING THE CORNER 30 FEET NORTHERLY FROM THE CENTERLINE OF THE AS-BUILT MILITARY AVENUE. ANY PORTION OF THE ABOVE SAID LOT 5 THAT LIES SOUTHERLY OF THE NORTH RIGHT-OF-WAY OF MILITARY AVENUE, AS HEREIN SHOWN, SHALL BE DEDICATED TO THE PUBLIC PER THIS PLAT. THE REMAINING BOUNDARY OF SAID PLAT WAS LOCATED PER FOUND MONUMENTS FROM SURVEYS OF HARRIS HILL SUBDIVISION (VOLUME 17, PAGE 2), HARRIS HILL 1st ADDITION (VOLUME 17, PAGE 62), SURVEY M117-54, AND SAID SHINN'S ADDITION (VOLUME 6, PAGE 6). OTHER SURVEYS OF INTEREST ARE M6-49 AND M58-78.

FIELD CREW: DAVE WILLIAMS & ROD McALLISTER
EQUIPMENT: NIKON TOTAL STATION
OFFICE: DONALD BENTZ
DRAFTING: TIM ADAMS

SIDEWALK NOTE:

SIDEWALKS SHOULD BE CONSTRUCTED ON EACH LOT FRONTS HARRIS HILL DRIVE, SPRAGUE COURT, AND WINTER RIDGE DRIVE AND SHALL BE CONSTRUCTED AT THE TIME OF DEVELOPING THE LOT. IF HOWEVER, SIDEWALKS ARE NOT CONSTRUCTED WITHIN TWO YEARS OF FILING THIS PLAT EACH PROPERTY OWNER SHALL BE REQUIRED TO CONSTRUCT SAME AT THEIR EXPENSE.

- APPROVALS**
- Bob Deane* 10/21/97
PLANNING COMMISSION CHAIRMAN DATE
 - David A. [unclear]* 10-20-97
COMMUNITY DEVELOPMENT DIRECTOR DATE
CITY OF ROSEBURG
 - Chris S. [unclear]* 10-20-97
PUBLIC WORKS DIRECTOR DATE
CITY OF ROSEBURG
 - Doug Robertson* 10-24-97
DOUGLAS COUNTY COMMISSIONER DATE
 - James Morgan* 10/23/97
DOUGLAS COUNTY COMMISSIONER DATE
 - Marie J. Reddekopp* 10-23-97
DOUGLAS COUNTY ASSESSOR DATE
 - Ed [unclear]* 10-21-97
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

COVENANTS:

SUBJECT TO PROTECTIVE COVENANTS AS FILED HEREWITH, DOUGLAS COUNTY, OREGON
VOL. 1227, PG. 485
(INST. NO. _____)

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 24 PM 2:19
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Gloria L. Burnett*
DEPUTY

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

Marie J. Reddekopp 10-23-97
DOUGLAS COUNTY TAX COLLECTOR 97-21710 DATE
FILED THIS 24th DAY OF OCTOBER, 1997, 2:19 O'CLOCK PM

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



ZONE: R-1-6
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: CITY OF ROSEBURG

CITY PLANNING DEPT. FILE NO.: S-94-6

97-21710

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 12, 1998 DONALD A. BENTZ 839 EXPIRES: 12/31/97	HARRIS HILLS* SUBDIVISION 2ND ADDITION LYING IN THE NORTHEAST 1/4 SECTION 22, TOWNSHIP 27 SOUTH, RANGE 6 W, & IN THE NORTHWEST 1/4 SECTION 23, TOWNSHIP 27 SOUTH, RANGE 6 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: BEAVER STATE, INC. P.O. BOX 1427 ROSEBURG, OREGON 97470 (541) 679-6744	SURVEYED BY: <i>i.e.</i> ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: MAY 1997	JOB NO. 280-04
		PAGE: 1 OF 3