

CLEVELAND ESTATES NO. 4

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

VOL. 19 PAGE 34 A.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT R. H. CLEVELAND 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 AS SHOWN HEREON.

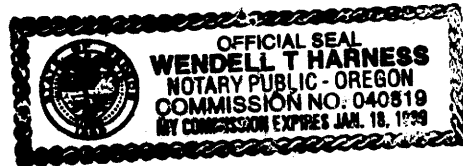
R.H. Cleveland
R.H. CLEVELAND

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF NOVEMBER, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED R.H. CLEVELAND, 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



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARCEL BOUSSALA 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 AS SHOWN HEREON.

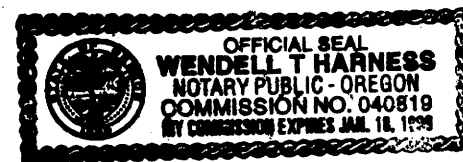
Marcel Boussala by Robert & Cheryl P.S.
MARCEL BOUSSALA

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF NOVEMBER, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED MARCEL BOUSSALA, 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



DEVELOPMENT AGREEMENT:

DEVELOPMENT AGREEMENT AND WAIVER OBJECTION TO ASSESSMENT FOR SIDEWALKS FOR CLEVELAND ESTATES SUBDIVISION AS FILED IN DOUGLAS COUNTY CLERKS INSTRUMENT NO. 97-00288 BOOK 1449, PAGE 505.

COVENANTS:

SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY, OREGON INSTRUMENT NO. BOOK 1289, PAGE 914.

ZONE: LOW DENSITY RESIDENTIAL
COMP. PLAN: R-1
WATER: CITY OF MYRTLE CREEK
SEWER: CITY OF MYRTLE CREEK

PLANNING DEPT. FILE NO.: S-93-4

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.

A PARCEL OF LAND BEING A PORTION OF PARCEL 2, PARTITION PLAT 1993-0059 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN TOWNSHIP 29 SOUTH, RANGE 5 WEST, SECTION 27, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 5, CLEVELAND ESTATES VOLUME 18, PAGE 14; THENCE ALONG THE EAST LINES OF THE ABOVE SAID PARCEL 2 AS FOLLOWS: S1°41'45"W 258.43 FEET TO A 5/8" IRON ROD, N89°38'54"W 84.42 FEET TO A 5/8" IRON ROD, AND S1°41'17"W 408.39 FEET TO A 5/8" IRON ROD AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 2; THENCE N89°05'20"W 298.72 FEET ALONG THE SOUTH LINE OF SAID PARCEL 2 TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 27, CLEVELAND ESTATES NO. 3 (VOL. 19, PG. 18.); THENCE N0°54'40"E 95.00 FEET ALONG THE EAST LINE OF SAID LOT 27 TO A 5/8" IRON ROD AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 27, SAID 5/8" IRON ROD ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF REDWOOD AVENUE; THENCE N89°05'20"W 6.45 FEET ALONG THE NORTH LINE OF SAID LOT 27; THENCE N0°54'40"E 60.00 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF LOT 21 OF SAID CLEVELAND ESTATES NO. 3, SAID 5/8" IRON ROD ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF REDWOOD AVENUE; THENCE S89°05'20"E 35.92 FEET ALONG THE SOUTH LINE OF SAID LOT 21 OF A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N0°58'21"E 273.52 FEET ALONG THE EAST LINE OF SAID CLEVELAND ESTATES NO. 3 TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 17, CLEVELAND ESTATES NO. 2 (VOL. 18, PG. 49); THENCE N18°31'18"E 273.53 FEET ALONG THE EAST LINE OF SAID CLEVELAND ESTATES NO. 2 TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 7, CLEVELAND ESTATES (VOL. 18, PG. 14); THENCE S89°05'20"E 103.61 FEET ALONG THE SOUTH LINE OF LOT 6 OF SAID CLEVELAND ESTATES TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 6, SAID 5/8" IRON ROD ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF DEBBIE WAY; THENCE S85°39'26"E 60.00 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF LOT 5 OF SAID CLEVELAND ESTATES, SAID 5/8" IRON ROD ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF DEBBIE WAY; THENCE ALONG THE ARC OF A 490.40 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S5°25'18"W 18.47 FEET) 18.47 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE MOST SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE S89°15'21"E 117.65 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.

Donald A. Bentz
DONALD A. BENTZ P.L.S. #839
STATE OF OREGON | ss
COUNTY OF DOUGLAS | ss
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
93 JAN -5 PM 3:19
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Glenn G. Burnett*
DEPUTY
FEE PP



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE REMAINING PORTION OF PARCEL 2 PER PARTITION PLAT NO. 1993-0059 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON INTO 19 LOTS AS SHOWN HEREON. THE NORTH LINE WAS CONTROLLED BY FOUND MONUMENTS PER CLEVELAND ESTATES (VOL. 18, PG. 14). THE SOUTH LINE WAS CONTROLLED BY THE FOUND MONUMENTS PER SAID PARTITION PLAT NO. 1993-0059. THE WEST LINES WERE CONTROLLED BY FOUND MONUMENTS ALONG THE EAST LINES OF CLEVELAND ESTATES NO. 2 (VOL. 18, PG. 49) AND CLEVELAND ESTATES NO. 3 (VOL. 19, PG. 18). THE FOUND 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 2 AND THE 5/8" IRON ROD WITH CAP MARKED LS866 ON THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 76-11107 WERE USED AS THE BASIS OF BEARING.

FIELD CREW: SAM COREY & RYAN PALMER
EQUIPMENT: NIKON TOP GUN TOTAL STATION
OFFICE: SAM COREY & TIM ADAMS
DRAFTING: TIM ADAMS

APPROVALS:

John P. Freeman 12/17/97 DATE
PLANNING COMMISSION CHAIRMAN
CITY OF MYRTLE CREEK
Bob Cottarelli 12/17/97 DATE
MYRTLE CREEK CITY COUNCIL
Sharilyn A. Hays 12/17/97 DATE
MYRTLE CREEK CITY RECORDER
Danny Robertson 1-5-98 DATE
DOUGLAS COUNTY COMMISSIONER
Joseph Morgan 1/5/98 DATE
DOUGLAS COUNTY COMMISSIONER
Ronald E. Van 1/2/98 DATE
DOUGLAS COUNTY SURVEYOR
David Reddick 1-05-98 DATE
DOUGLAS COUNTY ASSESSOR
I, HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
David Reddick 1-05-98 DATE
DOUGLAS COUNTY TAX COLLECTOR
FILED THIS 5th DAY OF JANUARY, 1998, 3:19 O'CLOCK
DOYLE SHAVER JR. County Clerk
DOUGLAS COUNTY CLERK
Glenn G. Burnett
By: DEPUTY

98-00152

98-00152

98-00152

REGISTERED PROFESSIONAL LAND SURVEYOR		CLEVELAND ESTATES NO. 4	
DONALD A. BENTZ 839		IN THE NW1/4 OF SEC. 27, T29S, R5W, W.M., DOUGLAS COUNTY, OREGON	
EXPIRES: 12/31/97		SURVEYED FOR: R.H. CLEVELAND 1449 MULHOLLAND DRIVE ROSEBURG, OREGON 97470	SURVEYED BY: i.e. ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: NOV. 1997	JOB NO. 333-06	PAGE: 1 OF 2

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