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LEGEND AND NOTES:

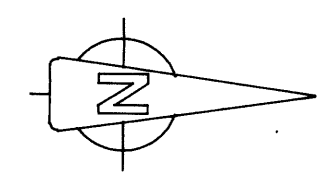
- SET 5/8" x 30" IRON ROD WITH YELLOW CAP MARKED LS 682
  - ⊙ SET 5/8" x 30" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED LS 682
  - FOUND MONUMENT AS NOTED
  - ⊠ FOUND 5/8" IRON ROD W/YELLOW CAP LS 682 SET B. O. T. P. VOL. 18, PG. 28
  - ▲ FOUND 5/8" IRON ROD W/YELLOW CAP SET SURVEY M-120-71
  - ⊙ FOUND BRASS DISK, BENCH MARK ELEV. 481.213' SET B. O. T. P. VOL. 18, PG. 28
- BENCH MARK, FOUND PK NAIL SET IN SOUTHWEST CORNER OF HEADWALL OF BOX CULVERT, COUNTY NOTES "LV 1, ELEV. 477.363' "
- BASIS OF BEARINGS IS THE WEST RIGHT OF WAY LINE OF LITTLE VALLEY ROAD AS ESTABLISHED BY SURVEY M-120-71 AND SURVEY ROSEWOOD ESTATES PHASE 1, NO. 95-00403
- ( ) DENOTES RECORD DATA
- B. O. T. P. DENOTES BOOK OF TOWN PLATS

# ROSEWOOD ESTATES PHASE II

IN S.E. 1/4 SEC. 3, T 28 S., R. 6 W., W.M.  
PART OF LOTS 46 AND 51,  
ROSEBURG HOME ORCHARD TRACTS PLAT H  
DOUGLAS COUNTY, OREGON

CURVE NO.	DELTA	RADIUS	MAIN CURVE	CHORD	CHORD BEARING
1	25° 04' 07"	100.00'	43.75'	43.40'	S 12° 25' 31" W
2	25° 04' 07"	72.00'	31.50'	31.25'	S 12° 25' 31" W
3	25° 05' 14"	128.00'	56.05'	55.60'	S 12° 26' 05" W
4	59° 30' 00"	130.00'	135.00'	129.02'	N 60° 21' 32" W
4A	25° 04' 07"	130.00'	56.88'	56.43'	N 77° 34' 29" W
4B	34° 25' 53"	130.00'	78.12'	76.95'	S 47° 49' 29" W
5	59° 30' 00"	102.00'	105.92'	101.23'	N 60° 21' 32" W
6	8° 11' 46"	158.00'	22.60'	22.58'	S 34° 42' 26" E
7	7° 06' 43"	158.00'	19.61'	19.60'	N 84° 14' 28" W
8	76° 00' 02"	20.00'	26.53'	24.63'	N 7° 23' 29" E
9	89° 56' 34"	20.00'	31.40'	28.27'	S 44° 55' 11" W
10	42° 23' 32"	75.00'	55.49'	54.23'	S 17° 36' 32" E
11	21° 23' 29"	75.00'	28.00'	27.84'	S 14° 16' 58" W
12	74° 21' 20"	20.00'	25.95'	24.17'	S 62° 08' 14" W
13	42° 00' 00"	280.00'	205.25'	200.69'	S 20° 53' 28" W
14	16° 07' 41"	252.00'	70.93'	70.70'	S 7° 57' 18" W
15	25° 52' 19"	252.00'	113.79'	112.83'	S 28° 57' 18" W
16	7° 05' 18"	308.00'	38.10'	38.08'	S 3° 26' 07" W
17	18° 29' 46"	308.00'	99.43'	99.00'	S 16° 13' 39" W
18	2° 43' 34"	308.00'	14.65'	14.65'	S 26° 50' 19" W
19	59° 28' 34"	15.00'	15.57'	14.88'	S 1° 32' 11" E
20	27° 30' 08"	50.00'	24.00'	23.77'	S 17° 31' 25" E
21	110° 08' 50"	50.00'	96.12'	81.99'	N 51° 18' 04" E
22	64° 29' 00"	15.00'	16.88'	16.00'	N 74° 07' 59" E

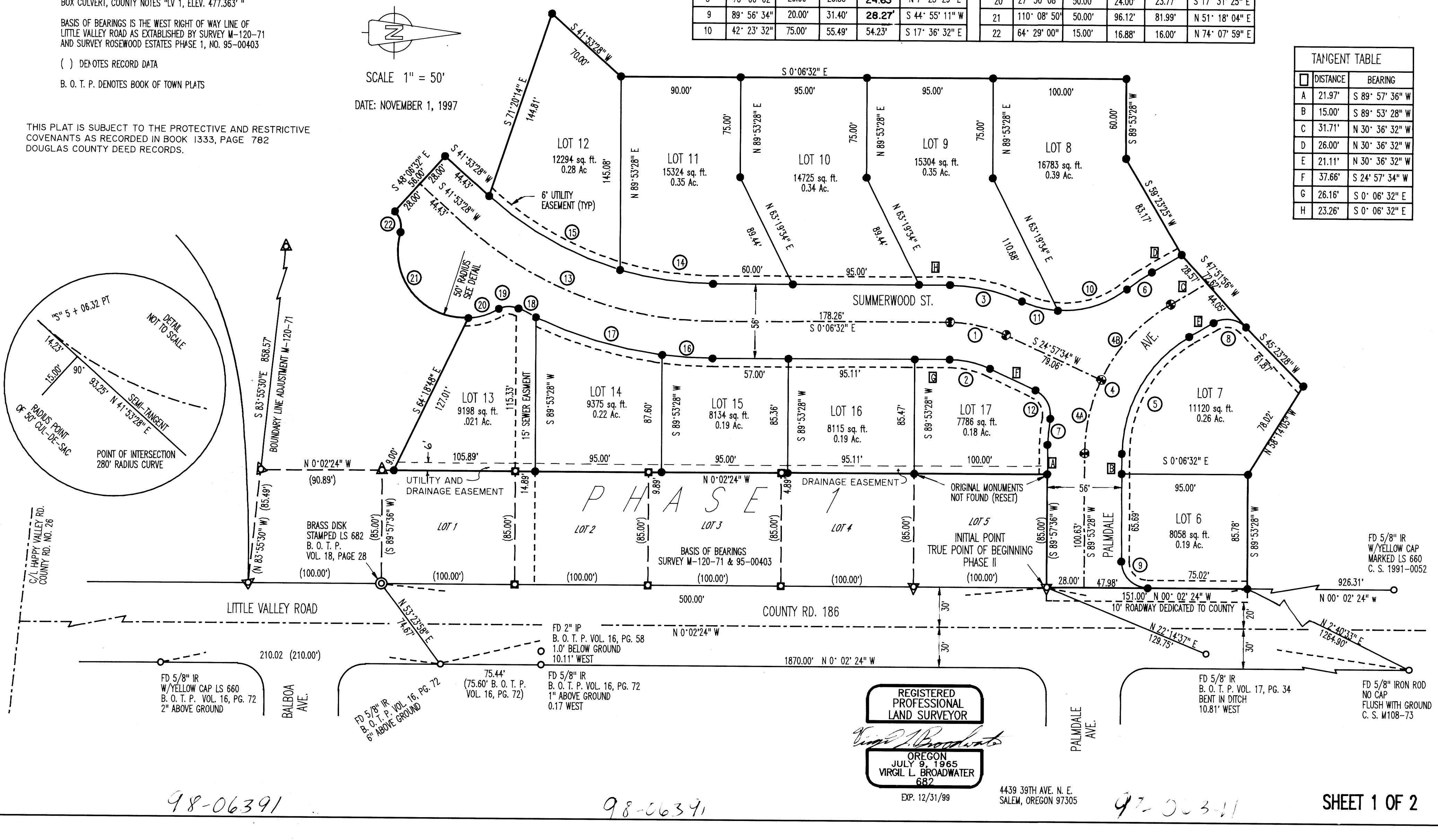
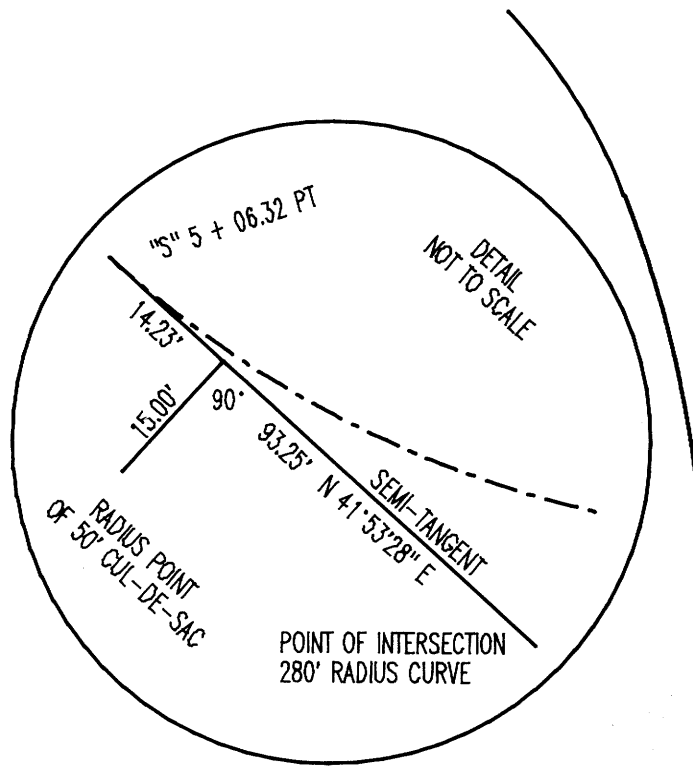
DISTANCE	BEARING
A	21.97' S 89° 57' 36" W
B	15.00' S 89° 53' 28" W
C	31.71' N 30° 36' 32" W
D	26.00' N 30° 36' 32" W
E	21.11' N 30° 36' 32" W
F	37.66' S 24° 57' 34" W
G	26.16' S 0° 06' 32" E
H	23.26' S 0° 06' 32" E



SCALE 1" = 50'

DATE: NOVEMBER 1, 1997

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



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Virgil L. Broadwater*  
OREGON  
JULY 9, 1965  
VIRGIL L. BROADWATER  
682  
EXP. 12/31/99

4439 39TH AVE. N. E.  
SALEM, OREGON 97305

98-06391

98-06391

97-003-11

SHEET 1 OF 2

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SURVEYOR'S CERTIFICATE:

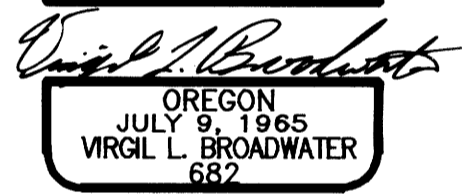
I, VIRGIL L. BROADWATER, BEING DULY SWORN HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AND DESCRIBED AS FOLLOWS.

DESCRIPTION:

BEGINNING AT A BRASS DISK SET IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 1, PHASE I OF ROSEWOOD ESTATES, SUBDIVISION, RECORDED (VOLUME 18, PAGE 28) IN SECTION 3, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. THENCE ALONG THE EAST LINE OF THE ABOVE SAID PHASE I, N 00° 02' 24" W, 500.00' TO A 5/8" IRON ROD, SAID POINT BEING THE "TRUE POINT OF BEGINNING" FOR ROSEWOOD ESTATES PHASE II, SAID POINT BEING THE SOUTHEAST CORNER OF PALMDALE AS EXTENDED: THENCE N 00° 02' 24" W, 151.00' FEET TO A 5/8" IRON ROD; THENCE S 89° 53' 28" W, 85.78' FEET TO A 5/8" IRON ROD; THENCE N 58° 14' 05" W, 78.02 FEET TO A 5/8" IRON ROD; THENCE S 45° 23' 28" W, 61.87 FEET TO A 5/8" IRON ROD, THENCE S 47° 51' 56" W, 72.62 FEET TO A 5/8" IRON ROD SET ON THE WESTERLY R/W LINE OF SAID PALMDALE AVE.; THENCE S 59° 23' 25" W, 83.17 FEET TO A 5/8" IRON ROD; THENCE S 89° 53' 28" W, 60.00 FEET TO A 5/8" IRON ROD; THENCE S 00° 06' 32" E, 380.00 FEET TO A 5/8" IRON ROD; THENCE S 41° 53' 28" W, 70.00 FEET TO A 5/8" IRON ROD; THENCE S 71° 20' 14" E, 144.81 FEET TO A 5/8" IRON ROD, SAID POINT BEING ON THE WESTERLY R/W OF SUMMERWOOD ST.; THENCE ALONG SAID R/W, S 41° 53' 28" W, 44.43 FEET TO A 5/8" IRON ROD; THENCE S 48° 06' 32" E, 56.00 FEET TO A 5/8" IRON ROD, SAID POINT BEING THE EASTERLY R/W LINE OF SUMMERWOOD ST.; THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, 16.88 FEET. THE CHORD BEARS N 74° 07' 59" E, 16.00 FEET TO A 5/8" IRON ROD; THENCE ALONG A 50.00 FOOT RADIUS CURVE LEFT, 96.12 FEET. THE CHORD BEARS N 51° 18' 04" E, 81.99 FEET TO A 5/8" IRON ROD; THENCE S 64° 18' 48" E, 127.01 FEET TO A 5/8" IRON ROD, SAID POINT BEING ON THE WESTERLY LINE OF "ROSEWOOD ESTATES" PHASE I; THENCE ALONG SAID WESTERLY LINE N 00° 02' 24" W, 491.00 FEET TO A 5/8" IRON ROD, SAID POINT BEING THE NORTHWEST CORNER OF LOT 5, ROSEWOOD ESTATES PHASE I; THENCE N 89° 57' 36" E, 85.00 FEET TO THE NORTHEAST CORNER OF SAID PHASE I, AND ALSO BEING THE TRUE POINT OF BEGINNING AND CONTAINING 4.22 ACRES, MORE OR LESS.

*Virgil L. Broadwater*  
VIRGIL L. BROADWATER, LS 682

4439 39th Ave. N. E.  
Salem, Oregon 97305-1502  
(503) 393-9151



EXP. 12/31/99

NARRATIVE:

SURVEY TO PARTITION PART OF LOTS 46 AND 51, ROSEBURG HOME ORCHARD TRACTS - PLAT "H" AS SHOWN AND PLATTED AS "ROSEWOOD ESTATES PHASE II". 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. EXTENSION OF SUMMERWOOD ST. TO INTERSECTION OF COUNTY ROAD NO. 26 WHICH WILL BE COMPLETED AT A LATER DATE.

NOTE:

- 1. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.
- 2. THERE WILL BE NO VARIANCES GRANTED FOR SETBACKS FOR ANY LOTS FRONTING THE COLLECTOR OR ARTERIAL STREETS.
- 3. UTILITIES EASEMENTS OF 6 FT. AS SHOWN

COMP. PLAN: RLD & RMD  
ZONING: RS, R-1  
PLANNING FILE NO. 94-175

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 SURVEYORS CERTIFICATE HEREON MADE, AND 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 II".

WE HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS AND EASEMENTS LAID OUT THROUGH AND UPON SAID LAND AS SHOWN OR NOTED ON THE WITHIN PLAT. ALSO A 10.00' BY 151.00' PARCEL OF LAND ALONG THE COUNTY ROAD #186, WESTERLY RIGHT OF WAY. WE HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS LEVIED AGAINST SAID LAND HAVE BEEN PAID IN FULL.

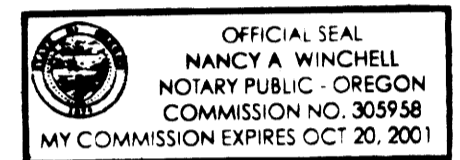
*Ronald G. Poteet*      *Anita R. Poteet*  
RONALD G. POTEET      ANITA R. POTEET  
114 POTEET AVE., ROSEBURG, OREGON 97470

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7 DAY OF Jan, 1998, 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 FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT, FREELY AND VOLUNTARILY.

*Nancy A. Winchell*



APPROVALS:

*Joyce Morgan*      3/27/98  
DOUGLAS COUNTY COMMISSIONER CHAIRPERSON      DATE

*Michael J. Winton*      3-30-98  
DOUGLAS COUNTY COMMISSIONER      DATE

*Marie J. Reddekopp*      3-27-98  
DOUGLAS COUNTY ASSESSOR      DATE

*Ed Mauer*      3-26-98  
DOUGLAS COUNTY SURVEYOR DEPUTY      DATE

*Keith L. Cubic*      3/26/98  
DOUGLAS COUNTY PLANNING DIRECTOR      DATE

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

*Marie J. Reddekopp*      3-27-98  
DOUGLAS COUNTY TAX COLLECTOR      DATE

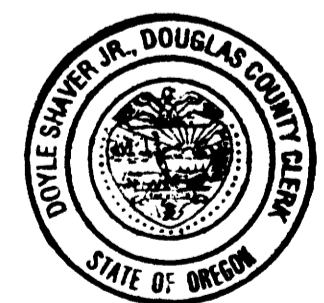
STATE OF OREGON

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 19, PAGE 38, ON THE 30 DAY OF March, 1998 AT 12:42 O'CLOCK.

DOYLE SHAVER JR., County Clerk  
*Carol Engel, Deputy*  
DOUGLAS COUNTY CLERK



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

98 MAR 30 PM 12:42

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Carol Engel* DEPUTY

98-06391 FEE PP

SHEET 2 OF 2

ROSEWOOD ESTATES PHASE II  
IN S.E. 1/4 SEC. 3, T. 28 S., R. 6 W. W. M.  
PART OF LOTS 46 AND 51  
ROSEBURG HOME ORCHARD TRACTS PLAT "H"  
DOUGLAS COUNTY, OREGON

DATE: NOVEMBER 1, 1997

98-06391

98-06391