COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

BUCK ROCK SUBDIVISION FIRST ADDITION

LOCATED IN THE NE 1/4, SECTION 19, T26S, R3W, W.M. DOUGLAS COUNTY, OREGON

ZONING & UTILITIES:

ZONING: RS
COMP. PLAN: RS H
WATER: GLIDE WATER ASSOCIATION
SEWER: GLIDE SEWER DISTRICT
DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 97-061

APPROVALS:

BY ORDER OF THE BOARD OF COMMISSIONERS

COMMISSIONER	4-2-98 DATE
COMMISSIONER	DATE
COUNTY PLANNING DIRECTOR	3/26/98 DATE
COUNTY ASSESSOR - DEPUTY	4-2-98 DATE
COUNTY SURVEYOR DEPUTY	3-27-98 DATE

98-06854 3:01 P.M.

FILED THIS 2nd DAY OF APRIL 1998,
BY DOYLE SHAVER JR. County Clerk
COUNTY CLERK
By: Gloria G. Burnett

DOYLE SHAVER JR., DOUGLAS COUNTY CLERK — STATE OF OREGON

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 APR -2 PM 3:01

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Gloria G. Burnett DEPUTY
FEE PP

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS SUBDIVISION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A 5/8" IRON ROD AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF BROWN STREET AND THE NORTHERLY RIGHT OF WAY LINE OF GRANDVIEW STREET FROM WHICH A BRASS CAPPED IRON PIPE AT THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20 OF T26S, R3W, W.M. BEARS S 77°48'33"E, 2354.10 FEET; THENCE THE FOLLOWING COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE: N.0°14'51"W., 521.69 FEET TO A 1/2" IRON PIPE, N.8°24'20"W., 318.30 FEET TO A 5/8" IRON ROD, N.26°22'22"W., 10.58 FEET TO A 1/2" IRON ROD AT THE SOUTHWEST CORNER OF BLOCK 1, GLIDE PLAT "C", A SUBDIVISION RECORDED IN VOL. 10, PAGE 36 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N.53°10'58"E., 49.12 FEET TO A 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE N.53°02'12"E., 100.91 FEET TO A 1/2" IRON ROD; THENCE N.28°02'04"W, 166.72 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTH UMPQUA HIGHWAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 459.56 FEET ALONG THE ARC OF A 5789.58 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N.60°24'04"E., 459.44 FEET, TO A 5/8" IRON ROD; THENCE N.58°07'14"E. CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 417.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PARK STREET; THENCE S.31°50'00"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, 202.06 FEET TO A 1 1/4" IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF OVERLOOK STREET; THENCE THE FOLLOWING COURSES ALONG THE WESTERLY RIGHT OF WAY LINE OF OVERLOOK STREET: S.33°31'40"W., 282.95 FEET TO A 1" IRON PIPE, S.18°49'55"W., 209.53 FEET TO A 1 1/4" IRON PIPE, S.11°09'49"E., 380.84 FEET TO A 1" IRON PIPE, S.45°01'41"E., 433.78 FEET TO A 3/4" IRON PIPE ON THE NORTHERLY RIGHT OF WAY LINE OF GRANDVIEW STREET; THENCE THE FOLLOWING COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE: S.65°15'03"W., 411.05 FEET TO A 3/4" IRON PIPE, S.77°36'03"W., 330.20 FEET TO A 1 1/4" IRON PIPE, S.89°43'55"W., 309.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.21 ACRES, MORE OR LESS.

KRISTIAN O. DEGROOT, P.L.S. NO 1941

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

EXPIRES: 12-31-99

DECLARATION & DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BUCK ROCK PROPERTIES, INC. IS THE OWNER OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075 HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "BUCK ROCK SUBDIVISION, FIRST ADDITION" AND HAS CAUSED A PRIVATE ACCESS AND UTILITY EASEMENT TO BE CREATED OVER LOT 14 FOR THE BENEFIT OF LOT 15 AND HAS CAUSED A PRIVATE 25 FOOT ACCESS AND UTILITY EASEMENT TO BE CREATED OVER LOT 17 FOR THE BENEFIT OF LOT 16 AND DOES HEREBY DEDICATE THE STREETS AND THE 15 FOOT UTILITY EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

JOHN LIVINGSTON, PRESIDENT

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th DAY OF March, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN LIVINGSTON, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION AND DEDICATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SUBSCRIBED AND SWORN BEFORE ME THIS 9th DAY OF March, 1998

Ethel L. Kaime
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
ETHEL L. KAIME
NOTARY PUBLIC - OREGON
COMMISSION NO. 037554
MY COMMISSION EXPIRES OCT. 14, 1998

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 19 LOT SUBDIVISION ON A PORTION OF BUCK ROCK PROPERTIES, INC. LANDS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 97-061. THE BOUNDARYS OF THIS SURVEY WERE CONTROLLED BY MONUMENTS FOUND PER GLIDE PLAT "C", M 103-57 AND THE 1977 PLANS FOR NORTH UMPQUA HIGHWAY. THE LOCATIONS OF THE FOUND MONUMENTS CLOSELY MATCH THE RECORD OF THESE SURVEYS. AN ADDITIONAL 3 FEET OF RIGHT OF WAY IS BEING DEDICATED ALONG THE WEST RIGHT OF WAY LINES OF PARK AND OVERLOOK STREETS AND AN ADDITIONAL 1 FOOT RIGHT OF WAY IS BEING DEDICATED ALONG THE NORTH LINES OF GRANDVIEW STREET.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND AARON FANNING USING A SOKKIA SET 2BII AND SET 5A TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

TAX COLLECTORS CERTIFICATE:

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

DOUGLAS COUNTY TAX COLLECTOR DEPUTY — DATE 4-2-98

PROTECTIVE COVENANTS:

PROTECTIVE COVENANTS FOR BUCK ROCK SUBDIVISION HAVE BEEN FILED AS INST. NO. 98-06853 Bk 1527 Pg 807 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

98-06854

98-06854

98-06854

BTS ENGINEERING & SURVEYING, INC. 431 S.E. MAIN ST., ROSEBURG, OR 97470 PHONE (541) 673-0966 FAX (541) 673-0105	SCALE: N.A.	FOR: BUCK ROCK PROPERTIES, INC. P.O. BOX 729 WINSTON, OREGON 97496	JOB #: 96-151
	DATE: JANUARY, 1998		FILE NAME: BUCKRCK.DWG
			SHEET 2 OF 2

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