

BRIGGS SUBDIVISION PHASE 1

AND BOUNDARY LINE ADJUSTMENT LOCATED IN

**LOT 4, PLAT H ROSEBURG HOME ORCHARD TRACTS
SE 1/4, SECTION 3, T.28S., R.6W., W.M.
DOUGLAS COUNTY, OREGON**

ZONING & UTILITIES:
ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
COMP. PLAN: RESIDENTIAL (RMD)
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
PLANNING FILE NO. 97-182

APPROVALS:
BY THE ORDER OF THE DOUGLAS COUNTY BOARD OF COMMISSIONERS
Carol Robertson 4-14-98
COMMISSIONER DATE
Micah J. Winter 4-14-98
COMMISSIONER DATE
Neil Herman 4-14-98
COUNTY ASSESSOR - DEPUTY DATE
Bob Williams 4-9-98
COUNTY PLANNING DIRECTOR DATE
Randy Wain 4-13-98
COUNTY SURVEYOR DATE

FILED THIS 15 DAY OF April 1997 at 8:03 AM
DOYLE SHAVER JR., County Clerk
Carl Eugene Denney
COUNTY CLERK

DECLARATION & DEDICATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT THE BRIGGS FAMILY TRUST 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 "BRIGGS SUBDIVISION, PHASE 1" AND HAS CAUSED THE 10 FOOT PRIVATE SEWER EASEMENTS SHOWN HEREON TO BE CREATED AND ALSO DOES HEREBY EXTINGUISH THAT 10 FOOT SEWER EASEMENT CREATED UNDER LAND PARTITION PLAT 1996-0025 AS RECORDED IN INST. NO. 96-05384 OF THE RECORDS OF DOUGLAS COUNTY, OREGON. AND ALSO DOES HEREBY DEDICATE THE 10 FOOT DRAINAGE EASEMENT TO THE USE OF THE PUBLIC FOREVER.

Leona A. Briggs
LEONA A. BRIGGS, TRUSTEE/BRIGGS FAMILY TRUST

ACKNOWLEDGMENT:
STATE OF OREGON)
COUNTY OF DOUGLAS) SS



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8 DAY OF January, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LEONA A. BRIGGS, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE 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.

Ethel L. Name
NOTARY PUBLIC, STATE OF OREGON

STATE OF OREGON)
COUNTY OF DOUGLAS) SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
98 APR 15 AM 8:03
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Carl Eugene Denney*
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 OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF STELLA STREET COUNTY ROAD NO. 246 FROM WHICH A 1/2" IRON PIPE AT THE NORTHEAST CORNER OF LOT 4, ROSEBURG HOME ORCHARD TRACTS, PLAT "H" BEARS N.0°13'55"E., 630.16 FEET; THENCE N.0°06'30"E. ALONG SAID WESTERLY RIGHT OF WAY LINE, 313.63 FEET TO A 5/8" IRON ROD; THENCE N.0°03'17" W, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 1.93 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF CASTLE STREET COUNTY ROAD NO. 233 AS DESCRIBED IN A DEED TO DOUGLAS COUNTY RECORDED AS INST. NO. 96-20879 OF THE RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N.89°30'50"W. ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 99.99 FEET TO A 5/8" IRON ROD; THENCE S.0°06'30"W., 119.95 FEET TO A 5/8" IRON ROD; THENCE S.89°14'30"W., 119.01 FEET TO A 5/8" IRON ROD; THENCE S.0°06'30"W., 79.03 FEET TO A 5/8" IRON ROD; THENCE N.89°30'52"W., 65.00 FEET TO A 5/8" IRON ROD; THENCE S.0°06'30"W., 114.00 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF AUSTIN COUNTY ROAD NO. 207; THENCE S.89°30'52"E. ALONG SAID NORTHERLY RIGHT OF WAY LINE, 284.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.43 ACRES, MORE OR LESS

Kristian O. DeGroot
KRISTIAN O. DEGROOT P.L.S. NO. 1941



NARRATIVE:

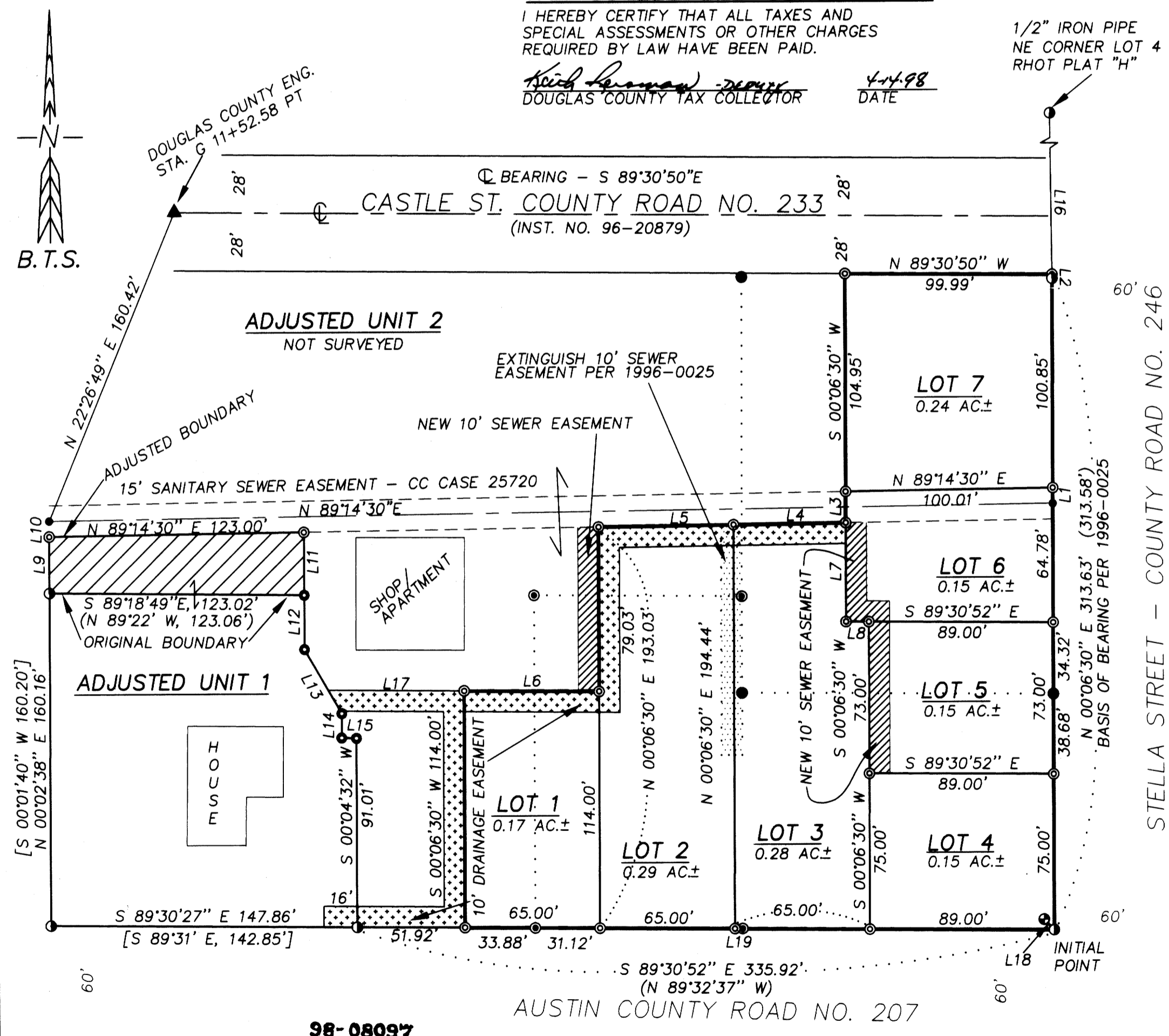
THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF THOSE LANDS SURVEYED UNDER LAND PARTITIONS RECORDED AS M 84-37, M 108-34 AND 1996-0025 INTO 7 LOTS AND TO ADJUST THE NORTH LINE OF PARCEL 3 OF THAT LAND PARTITION RECORDED IN BOOK 6, PAGE 86 (M 84-37) OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON. THE NORTHERLY RIGHT OF WAY LINE OF AUSTIN ROAD AND THE WESTERLY RIGHT OF WAY LINE OF STELLA STREET WERE CONTROLLED BY MONUMENTS FOUND PER M 84-37, M 108-34 AND 1996-0025. THE SOUTHERLY RIGHT OF WAY LINE OF CASTLE STREET WAS COMPUTED PER INST. NO. 96-20879 FROM DATA SUPPLIED BY THE DOUGLAS COUNTY ENGINEERING DEPARTMENT. THE NORTH LINE OF PARCEL 3 OF LAND PARTITION BOOK 6, PAGE 86 WAS ADJUSTED TO THE SOUTH LINE OF A 15 FOOT SANITARY SEWER EASEMENT PER C.C. CASE NO. 25720.

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

- LEGEND:**
 ○ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
 ● = FOUND 5/8" IRON ROD PER M 108-34
 ○ = FOUND 1/2" IRON ROD PER M 84-37/M 108-34
 ○ = FOUND 5/8" IRON ROD PER 1996-0025
 ○ = FOUND 5/8" IRON ROD PER M 84-37 OR AS NOTED
 ● = FOUND 2" BRASS DISK IN CONCRETE "BM DMB" ELEV. 483.77'
 ▲ = COMPUTED POINT NOT SET
 ● = COMPUTED EASEMENT POINT, C.C. CASE NO. 25720
 () = RECORD PER 1996-0025
 [] = RECORD PER M 84-37

TAX COLLECTORS CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Neil Herman 4-14-98
DOUGLAS COUNTY TAX COLLECTOR DATE



NUMBER	DIRECTION	DISTANCE
L1	N 00°06'30" E	7.50'
L2	N 00°03'17" W	1.93'
L3	S 00°06'30" W	15.00'
L4	S 89°14'30" W	54.01'
L5	S 89°14'30" W	65.01'
L6	N 89°30'52" W	65.00'
L7	S 00°06'30" W	47.61'
L8	S 89°30'52" E	11.00'
L9	N 00°02'38" E	27.10'
L10	N 00°02'38" E	7.50'
L11	SOUTH	30.20'
L12	SOUTH (N 0°05'W)	26.13' (25.97')
L13	S 30°02'24" E (N 29°54'30" W)	35.64' (35.74')
L14	S 00°26'31" W (N 0°02' E)	11.73' (12.01')
L15	S 88°06'37" E (WEST)	7.09' (7.00')
L16	N 00°03'17" W	314.60'
L17	N 89°30'52" W	65.46'
L18	N 44°45'18" W	7.09'
L19	N 89°09'36" E	3.80'

PROTECTIVE COVENANTS:
PROTECTIVE COVENANTS FOR BRIGGS SUBDIVISION PHASE 1, HAVE BEEN RECORDED AS INST. NO. 98-08096, IN BOOK 1532 PAGE 376 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 50'
DATE: NOVEMBER, 1997

FOR: DOUGLAS M. & LEONA A. BRIGGS
2462 AUSTIN ROAD
ROSEBURG, OREGON 97470

JOB #: 96-101
FILE: BRIGGSUB.DWG
SHEET 1 OF 1

98-08097

98-08097

98-08097