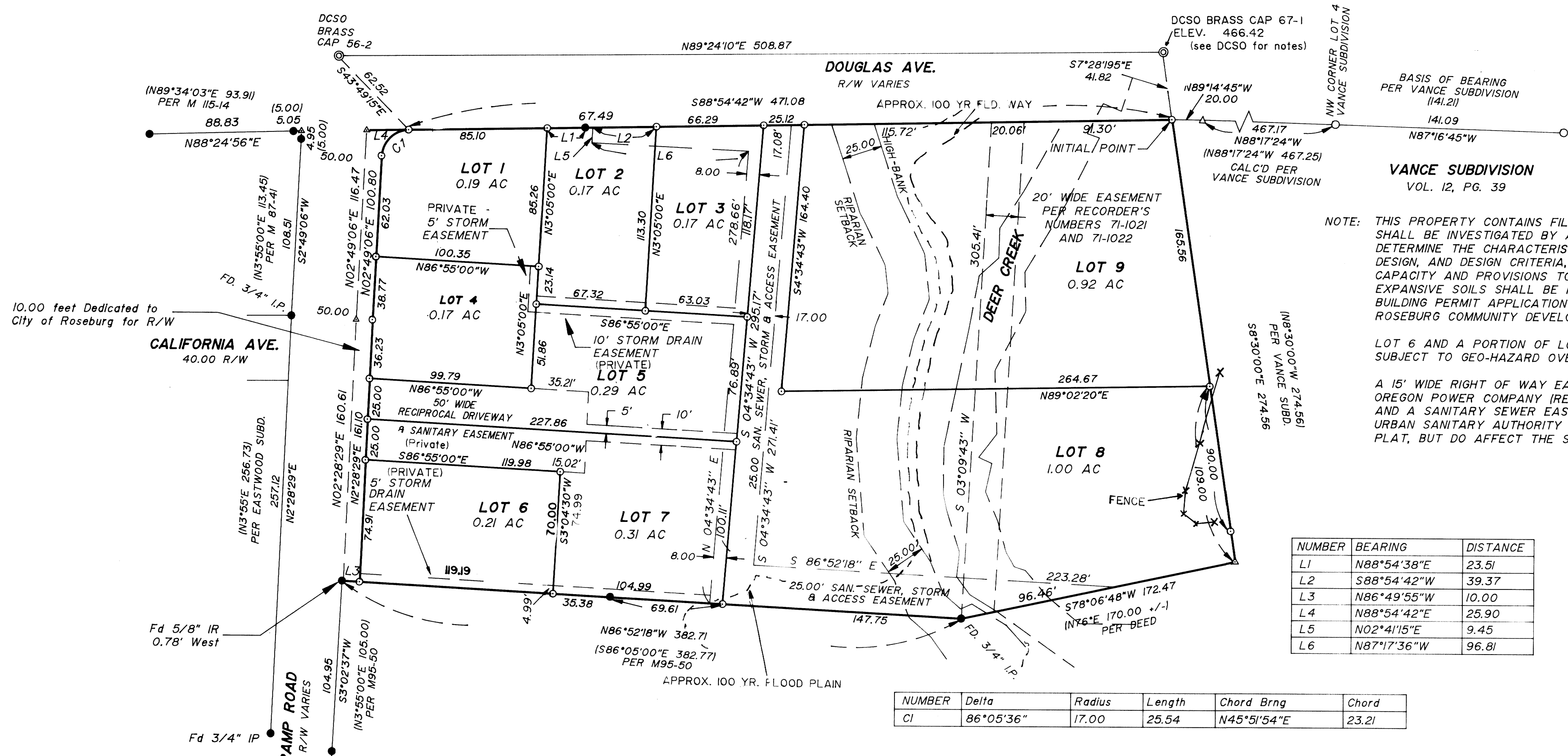


DEER CREEK SUBDIVISION

LYING IN THE NW 1/4 OF SECTION 20,
TOWNSHIP 27 SOUTH, RANGE 5 WEST, W.M.
IN THE CITY OF ROSEBURG, OREGON

14 FEB 1996



VANCE SUBDIVISION
VOL. 12, PG. 39

NOTE: THIS PROPERTY CONTAINS FILL MATERIAL. EACH SITE SHALL BE INVESTIGATED BY A QUALIFIED ENGINEER TO DETERMINE THE CHARACTERISTICS FOR FOUNDATION DESIGN, AND DESIGN CRITERIA, INCLUDING BEARING CAPACITY AND PROVISIONS TO MINIMIZE THE EFFECTS OF EXPANSIVE SOILS SHALL BE PROVIDED AS PART OF BUILDING PERMIT APPLICATION TO THE CITY OF ROSEBURG COMMUNITY DEVELOPMENT, BUILDING DIVISION.

LOT 6 AND A PORTION OF LOTS 4, 5, & 7 ARE SUBJECT TO GEO-HAZARD OVERLAY REQUIREMENTS.

A 15' WIDE RIGHT OF WAY EASEMENT TO THE CALIFORNIA OREGON POWER COMPANY (RECORDER'S NUMBER 279126), AND A SANITARY SEWER EASEMENT TO THE ROSEBURG URBAN SANITARY AUTHORITY ARE NOT PLOTTED ON THIS PLAT, BUT DO AFFECT THE SUBJECT PROPERTY.

NUMBER	BEARING	DISTANCE
L1	N88°54'38"E	23.51
L2	S88°54'42"W	39.37
L3	N86°49'55"W	10.00
L4	N88°54'42"E	25.90
L5	N02°41'15"E	9.45
L6	N87°17'36"W	96.81

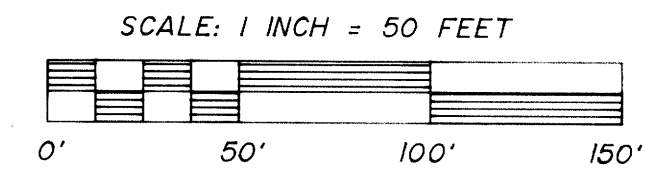
NUMBER	Delta	Radius	Length	Chord Brng	Chord
CI	86°05'36"	17.00	25.54	N45°51'54"E	23.21

OWNER/SUBDIVIDER: **CARL D BARRON**
P O BOX 940
ROSEBURG, OR 97470

SEWER: City of Roseburg
WATER: City of Roseburg
ZONING: MR - 18 (6000 S.F. Min. Lot Size)
COMP. PLAN: Medium Density
PLANNING FILE NO. S-95-3
NO WATER RIGHTS OF RECORD

LEGEND:
● Found 5/8" Iron Rod or as noted.
○ Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
△ Calculated Point, No Monumentation

RECORD INFORMATION:
() Vance Subdivision
Vol. 12, Pg. 39
Survey Per M95-50
Survey Per M87-41
Survey Per M115-14
Per Deed Vol. 1342, Pg. 166
Eastwood Subdivision
Vol. 6, Pg. 26.



PAGE 1 OF 2 **98-22595**

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

98-22595

98-22595

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark A. Heimbürger

OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
EXP. DATE: 6-30-99

AA

SURVEYING SERVICE, INC.

3076 EAST DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541)672-2096
FAX (541)672-0611

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