

Basis of bearings is south line of subdivision.

Broad Street & Curve A
 $\Delta = 17^\circ 35' 57''$ (Record, $17^\circ 33' 35''$)
 $D = 11^\circ 27' 33''$
 $R = 500.00$
 $L = 153.58$ (Record, 153.24)
 $LC = N11^\circ 04' 20'' E, 152.98$
 (Record, $N11^\circ 08' 45'' E, 152.64$)

I-5 R/W Curve
 $\Delta = 2^\circ 46' 01''$
 $D = 0^\circ 29' 29''$
 $R = 11,659.16$
 $L = 563.09$ (Record, 561.91)
 $LC = S4^\circ 02' 50'' W, 563.00$
 (Record, $S4^\circ 08' 27'' W, 561.86$)

LEGEND

- Corner found, 5/8" iron rod o
- Corner set, 5/8"x30" iron rod with aluminum cap mkd. "Shaner Engr. RLS 430" •
- Corner computed, not set o
- 10.0 ft. wide well pipeline easement —W—

REGISTERED PROFESSIONAL LAND SURVEYOR

Bruce A. Shaner

OREGON
 OCT. 4, 1957
 BRUCE A. SHANER
 430

Renews June 30, 2000

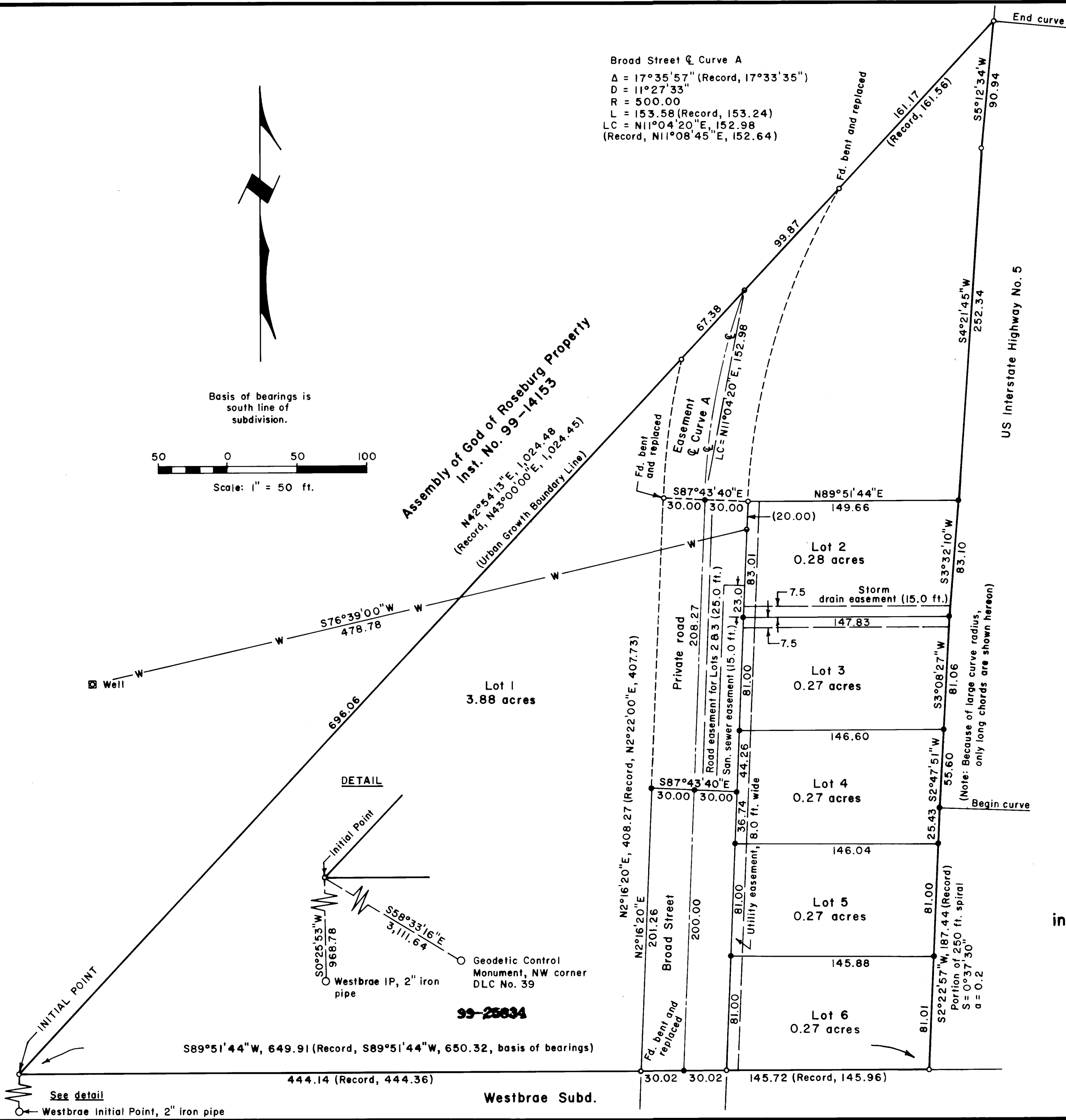
99-25834

GRACE & PEACE SUBDIVISION
 in the NW 1/4 of Section 1, T27S, R6W, W.M.,
 Douglas County, Oregon

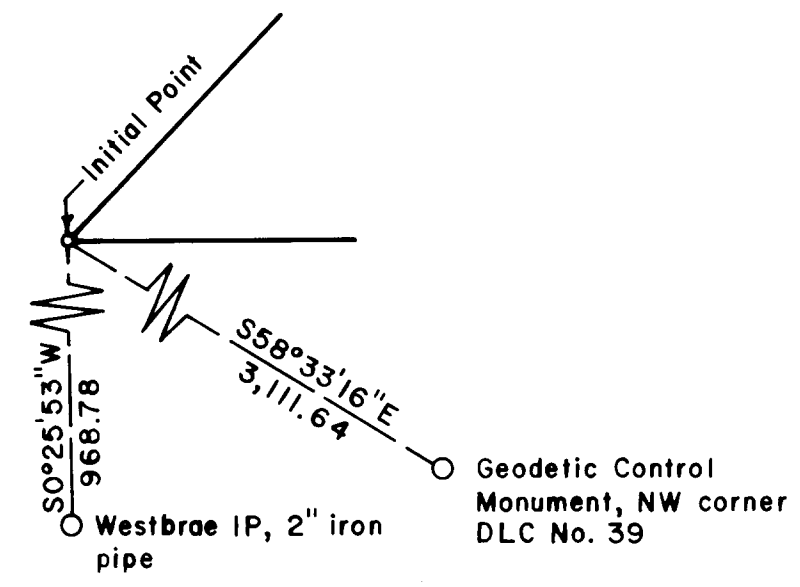
For: Roseburg Assembly of God
 518 NE Nash Street
 Roseburg, Oregon 97470

By: Shaner Engineering, Inc.
 P.O. Box 1430
 Roseburg, Oregon 97470

September 27, 1999



DETAIL



Westbrae Subd.
 $S89^\circ 51' 44'' W, 649.91$ (Record, $S89^\circ 51' 44'' W, 650.32$, basis of bearings)
 444.14 (Record, 444.36)

99-25834

See detail
 Westbrae Initial Point, 2" iron pipe

CERTIFICATE OF SURVEYOR:

I, Bruce A. Shaner, being first duly sworn depose and say that I have correctly surveyed and marked with proper monuments the land shown on this plat of which the following is a true and correct description:

Beginning at a 5/8" iron rod at the northwest corner of Westbrae Subdivision in Section 1, T27S, R6W, W.M., Douglas County, Oregon and from which the Initial Point of said Westbrae Subdivision bears S0°25'53"W a distance of 968.78 ft;

Thence from point of beginning N42°54'13"E a distance of 1,024.48 ft. to a 5/8" iron rod on the westerly right of way line of US Interstate Highway No. 5;

Thence along said westerly right of way of US Highway No. 5 on a 11,659.16 ft. radius curve to the left for a distance of 563.09 ft. (the long chord of which bears S4°02'50"W a distance of 563.00 ft.) to the end of said curve;

Thence along a portion of a 250 ft. spiral curve, the long chord of which bears S2°22'57"W a distance of 187.44 ft. to a 5/8" iron rod on the north line of said Westbrae Subdivision;

Thence S89°51'44"W along the north line of said Westbrae Subdivision a distance of 649.91 ft. to the point of beginning, containing 5.52 acres, more or less, and all being situated in the NW 1/4 of Section 1, T27S, R6W, W.M., Douglas County, Oregon.

NARRATIVE:

The property has been surveyed for purposes of subdivision as shown hereon. The subdivision property boundary was surveyed by M. E. Farr as Parcel 1 of a land partition (see Douglas County, Oregon, Surveyor Record No. 1996-0046). This is the only survey referred to herein. The survey was commenced in August, 1998 and completed in September, 1999, using both a Nikon DTM-430 Total Station and a Jena 0°00'01" theodolite and a Mac II electronic distance meter.

COVENANTS

See Inst. No. 99-25833, Deed Records of Douglas County, Oregon.

APPROVALS

Michael J. Winter Douglas County Commissioner 10-19-99 Date
Joyce Morgan Douglas County Commissioner 10/19/99 Date
Keith L. Cubic Douglas County Planning Director 10/18/99 Date
Fred Sherman Douglas County Assessor DEPUTY 10-19-99 Date
Ed Moore DEPUTY Douglas County Surveyor 10-18-99 Date

I here certify that all taxes and special assessments or other charges required by law have been paid.

Fred Sherman Douglas County Tax Collector DEPUTY 10-19-99 Date

Filed this 20th day of October, 1999, 8:58 o'clock AM

DOYLE SHAVER JR. Douglas County Clerk
By Carl Engle, R. Deputy



DECLARATION & DEDICATION:

Know all people by these presents, that the Assembly of God of Roseburg, a non-profit Oregon Corporation, is the owner of the land represented on this subdivision plat and more particularly described in the accompanying surveyor's certificate and in accordance with the provisions of O.R.S. 92-075 have caused the same to be surveyed and subdivided in the name of "Grace & Peace Subdivision" and do hereby dedicate the streets and utility easements shown hereon to the use of the public forever.

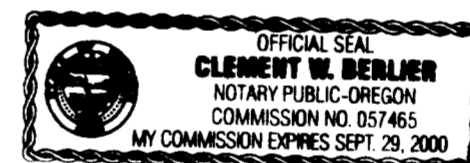
Charles D. Snyder Charles D. Snyder, Minister/President

ACKNOWLEDGEMENT:

State of Oregon)
County of Douglas) SS

Know all people by these presents, that on this 30th day of SEPTEMBER, 1999, before me, a Notary Public in and for said State and County, personally appeared Charles D. Snyder, who being duly sworn, did say that he is the president of the Assembly of God of Roseburg, a non-profit Oregon Corporation and that he executed the subdivision on behalf of said Corporation freely and voluntarily.

Clement W. Berlier

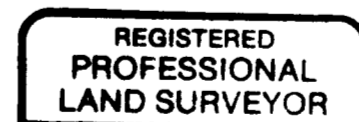


STATE OF OREGON)
COUNTY OF DOUGLAS) SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
99 OCT 20 AM 8:58
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carl Engle DEPUTY

99-25834

INFORMATION

PLANNING DEPT. FILE NO: 98-121
WATER: (A) City of Roseburg
(B) Well on Lots 1 & 2
SANITARY SEWER: Roseburg Urban Sanitary Authority
COMP. PLAN: Medium Density Residential (RMD)
ZONE: Multiple Family Residential (R-2)



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OREGON
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