

COMPREHENSIVE PLAN:

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
COMPREHENSIVE PLAN DESIGNATION: M.D.R.
WATER: TRI CITY WATER DISTRICT
SEWER: TRI CITY SANITARY DISTRICT
PLANNING DEPT FILE: NO 00-044
NW 1/4 T30S R5W SEC 4, TAX LOT 2600

VIEW POINT TERRACE
SUBDIVISION
OF
PARCEL 3E OF LAND PARTITION 1993-0050A
NW 1/4 SECTION 4, T.30S., R.5W., W.M.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KENNETH C. LAURANCE AND EUNICE L. LAURANCE, HUSBAND AND WIFE, CO-TRUSTEES OF THE LAURANCE FAMILY TRUST AND OWNERS OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, 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 VIEW POINT TERRACE SUBDIVISION AND DO HEREBY DEDICATE "LUKE COURT" STREET AND PUBLIC UTILITY EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

1" = 60'

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION SHOWN HEREON AND DESCRIBED AS PARCEL 3E OF LAND PARTITION 1993-0050A, AND REFERENCED IN RECORDED INSTRUMENT NO. 2001-27875, BOOK 1818, PAGE 807, AND INSTRUMENT NO. 2001-6732 OF THE DOUGLAS COUNTY DEED RECORDS, CONTAINING 2.75 ACRES, AND EXCEPTING THAT PART OF PARCEL 3E THAT HAS NOT YET BEEN DEDICATED TO THE PUBLIC.

TOGETHER WITH THE FOLLOWING EASEMENTS AS SHOWN ON THE PLAT AND DESCRIBED AS FOLLOWS:

AN EASEMENT FOR ACCESS AND UTILITIES DESCRIBED AS FOLLOWS: A STRIP OF LAND 30 FEET IN WIDTH, RUNNING PARALLEL TO AND ADJACENT WITH THE NORTHERN BOUNDARY OF LOTS 3, 4 AND 5, AND EXTENDING 60 FEET INTO LOT 6, AND A 30 FOOT STRIP IN LOT 6 ALONG THE WEST BOUNDARY EXTENDING FROM THE NORTH WEST CORNER SOUTHERLY 66 FEET.

AN EASEMENT FOR UTILITIES 15 FOOT IN WIDTH, RUNNING PARALLEL TO AND ADJACENT WITH THE NORTHERN BOUNDARY OF LOT 2.

ALSO SUBJECT TO THE FOLLOWING EASEMENTS:

INSTRUMENT 91-15100, BOOK 1152 PAGE 671, A 60 FOOT NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES, SOUTHERLY FROM THE END OF THE CUL DE SAC AT LUKE COURT TO THE ADJOINING PROPERTY TO THE SOUTH.

INSTRUMENT 86-7395 Bk 749, Pg 830, A 35 FOOT EXCLUSIVE ACCESS EASEMENT ALONG ALLAN STREET AND THROUGH A PORTION OF LOT 1, UNTIL SUCH A TIME AS THE OFFERED PORTION OF ALLAN STREET IS DEDICATED AND ACCEPTED AS A PUBLIC RIGHT OF WAY.

EASEMENTS FOR ACCESS AND UTILITIES ALONG THE OFFERED FOR DEDICATION PORTION OF ALLAN STREET AS DESCRIBED IN INSTRUMENTS 88-17100 AND 88-16828, DOUGLAS COUNTY RECORDS.

- 1 EXISTING 60' RIGHT OF WAY EASEMENT PER 1990-0062 TO BE IRREVOCABLY OFFERED TO DEDICATE AND WAIVER OF OBJECTION TO ASSESSMENT.
2 TEMPORARY CUL-DE-SAC TO BE PART OF LOT 2 UNTIL VACATED AT FUTURE CONSTRUCTION OF STREET TO 60' R/W.
3 A 60' ACCESS EASEMENT PER INST. 88-16828. WITH AN IRREVOCABLE OFFER TO DEDICATE THE STRIP VARYING IN WIDTH FROM EAST TO WEST, AS SHOWN, FOR PUBLIC ACCESS AND UTILITIES, TO BE PART OF LOT NO. 1 UNTIL SUCH TIME AS THE STREET IS DEDICATED.
4 15'X60' STRIP, INST. 2001-6732 KENNETH C. & EUNICE L. LAURANCE FAMILY TRUST. TO BE INCLUDED IN THE DEDICATED PORTION OF LUKE COURT.

Kenneth C. Laurance
KENNETH C. LAURANCE
Eunice L. Laurance
EUNICE L. LAURANCE

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4 DAY OF December, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KENNETH C. LAURANCE, AND EUNICE L. LAURANCE, KNOWN TO ME TO BE THE PERSONS DESCRIBED, AND HAVING THE POWER OF ATTORNEY TO DO SO, EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.
Notary Public, State of Oregon

2002-10666

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. FOUND 5/8 ROD PER M93-2 ALSO FOUND 1/2" I.P.I.PE 18" DEEP BRG S14°10'06"W 1.63'
COMPUTATIONS AND DRAFTING BY DAVID BEEDLE

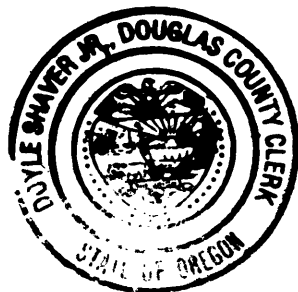
Raw Northcraft 4/12/02 DOUGLAS COUNTY ASSESSOR
Doug Robertson 4-12-02 DOUGLAS COUNTY COMMISSIONER
Michelle Williams 4-15-02 DOUGLAS COUNTY COMMISSIONER
Keith L. Cubic APRIL 10, 2002 DOUGLAS COUNTY PLANNING DIRECTOR
Randy Wilson 4-10-02 DOUGLAS COUNTY SURVEYOR

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

Sandra K. Conree 4/12/02 DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 15 DAY OF April 2001 12:05 O'CLOCK PM

Christine J. Smith DOUGLAS COUNTY CLERK



STATE OF OREGON
COUNTY OF DOUGLAS
I, DOYLE BAWER, JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
92 APR 15 PM 12:05
DOUGLAS COUNTY CLERK

2002-10666

EXISTING 60' EASEMENT 88-17100, & 88-16828
C.L. EXISTING 35' ACCESS EASEMENT PER INST. NO. 86-7395 TO BE VACATED UPON ACCEPTANCE OF DEDICATED PUBLIC ACCESS.

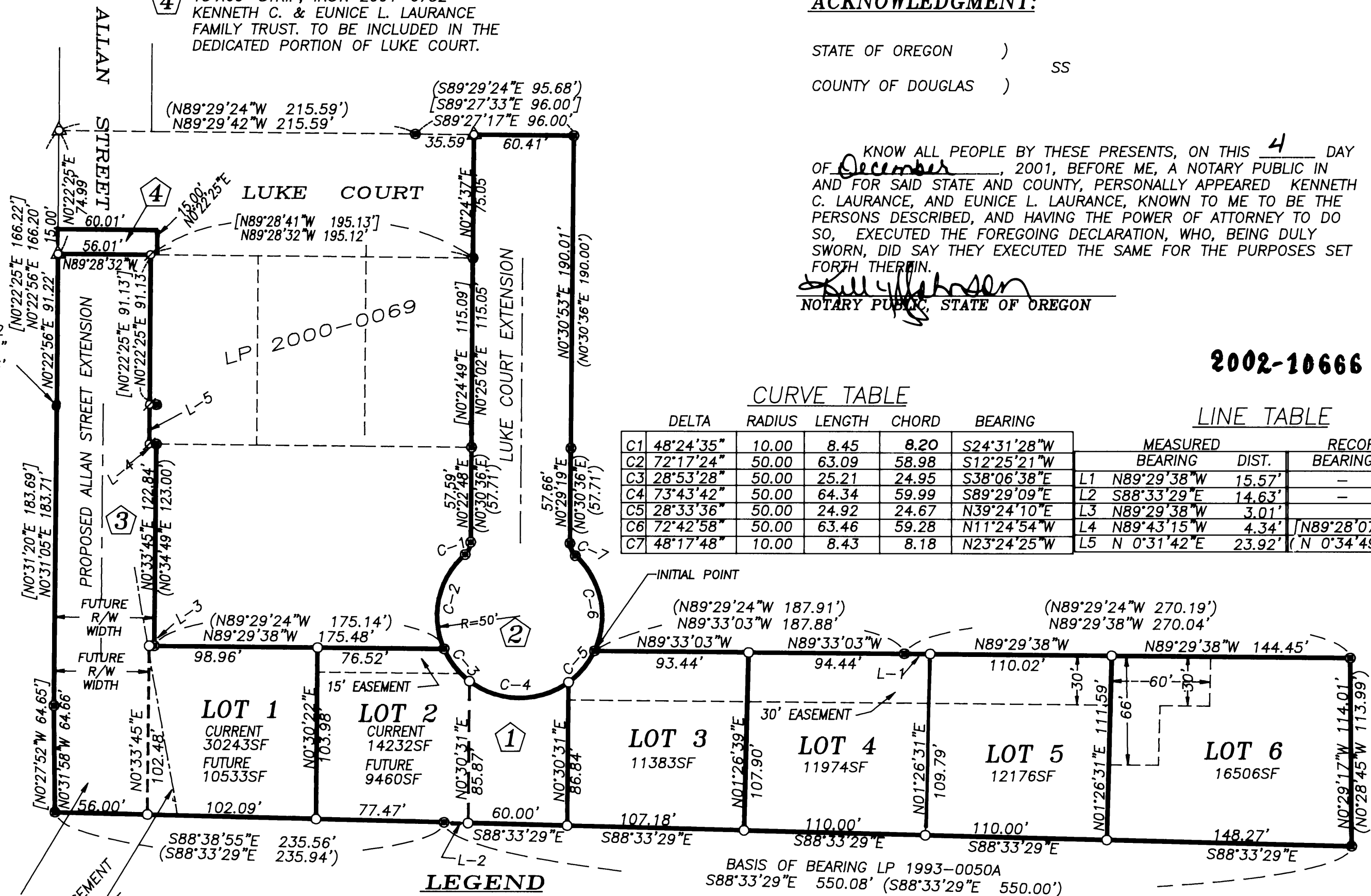


Table with 2 main sections: CURVE TABLE and LINE TABLE. CURVE TABLE has columns for DELTA, RADIUS, LENGTH, CHORD, BEARING. LINE TABLE has columns for MEASURED BEARING, DIST., RECORD BEARING, DIST.

LEGEND

- o SET 5/8"X30" IRON ROD W/PC "LS2798"
o FOUND 5/8 IRON ROD W/PC "LS2798" PER LP 2000-0069
o FOUND PER LP 93-0050A
o FOUND AS NOTED
o CALCULATED POSITION
() PER RECORD LP93-0050A
[] PER RECORD LP 2000-0069

PROTECTIVE COVENANTS FILED IN BOOK 1861 PAGE 284 DOUGLAS COUNTY DEED RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 21, 1997 DAVID J. BEEDLE #2798

EXPIRES 12-31-01

DAVID J. BEEDLE PROFESSIONAL LAND SURVEYING
TEL 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469

SCALE: 1"=60'
DATE: OCT 2001

SURVEYED FOR:
KEN LAURANCE
75 PLIN STREET
MYRTLE CREEK, OR 97457