

# ROSEWOOD ESTATES PHASE IV SUBDIVISION

PART OF LOTS 46 AND 47 OF  
ROSEBURG HOME ORCHARD TRACTS, PLAT "H"  
SE 1/4 SECTION 3, T.28S., R6W., W.M.

LINE TABLE

LINE	MEAS DIST.	MEAS BRG	REC DIST.	REC BRG	REC INST.
L-1	44.47'	S41°45'06"W	44.43'	S41°53'28"E	V.19-P.38A
L-2	41.00'	S41°51'00"W	-	-	-
L-3	4.46'	S41°46'30"W	-	-	-
L-4	25.62'	S64°51'45"E	-	-	-
L-5	16.39'	N67°01'49"W	-	-	-
L-6	7.61'	N67°01'49"W	-	-	-
L-7	22.37'	N67°48'03"E	-	-	-
L-8	22.36'	N67°48'03"E	-	-	-
L-9	27.88'	N36°54'03"E	-	-	-
L-10	21.81'	S83°42'26"E	-	-	-
L-11	23.98'	S22°21'52"W	-	-	-
L-12	23.00'	S25°43'44"W	23.00'	S25°43'44"W	M120-71
L-13	9.95'	S83°38'54"E	10.06'	S83°55'30"E	M120-71
L-14	6.66'	S83°57'26"E	-	-	-
L-15	8.01'	S82°42'50"E	8.0'	S83°55'30"E	2001-0036
L-16	7.84'	S83°55'30"E	-	-	-
L-17	55.95'	S48°08'00"E	56.00'	S48°06'32"E	V.19-P.38A



CURVE TABLE

	DELTA	RADIUS	LENGTH	LONG CHORD	CHORD BEARING	REC. INST.
C-1	49°57'23"	62.00'	54.06'	52.36'	S16°47'49"W	
C-2	45°11'43"	35.00'	27.61'	26.90'	S89°36'06"E	
C-3	44°29'07"	65.00'	50.47'	49.21'	S89°57'45"E	
C-4	28°00'06"	62.00'	30.30'	30.00'	S22°10'55"E	
C-5	23°46'00"	62.00'	25.72'	25.53'	S48°03'58"E	
C-6	23°45'26"	62.00'	25.71'	25.52'	S71°49'43"E	
C-7	89°41'29"	15.00'	23.48'	21.16'	S38°51'37"E	
C-8	90°18'26"	15.00'	23.64'	21.27'	N51°08'23"E	
C-9	49°44'57"	15.00'	13.02'	12.62'	S58°50'00"E	
C-10	14°36'02"	50.00'	12.74'	12.71'	S41°15'35"E	
C-11	77°45'30"	50.00'	67.86'	62.77'	S87°26'21"E	
C-12	46°08'48"	50.00'	40.27'	39.19'	N30°36'30"E	
C-13	46°01'52"	50.00'	40.17'	39.10'	N15°28'50"W	
C-14	75°13'10"	50.00'	65.64'	61.03'	N76°06'22"W	
C-15	19°44'18"	50.00'	17.23'	17.14'	S56°24'52"W	
C-16	49°44'57"	15.00'	13.02'	12.62'	S71°25'08"W	
C-17	125°28'45"	15.00'	32.85'	26.67'	S20°57'58"E	
C-18	63°43'38"	15.00'	16.68'	15.84'	N74°28'43"E	
C-18	REC. DATA	15.00'	16.89'	16.00'	N74°07'59"E	V.19-P.38A
C-19	28°12'49"	50.00'	24.62'	24.37'	S87°57'01"E	
C-19	REC. DATA	50.00'	24.47'	24.23'	S87°38'53"E	2001-0036

THIS PLAT IS SUBJECT TO THE COVENANTS RECORDED IN BOOK 2002-028874, DOUGLAS COUNTY DEED RECORDS.

LEGEND

- SET 5/8"X30" IRON ROD W/PC "LS2798"
- FOUND 5/8" I. ROD PER M120-71 OR AS NOTED
- FOUND 5/8" I. ROD PER Vol. 19, Pg. 38A
- FOUND 5/8" I. ROD PER LAND PARTITION 2001-0036
- FOUND IRON PIPE OR ROD W/ SPC COORDS. AS NOTED
- △ CALCULATED POSITION
- ( ) PER RECORD: M120-71; L.P. 2001-0036; ROSEWOOD ESTATES PHASE II, Vol.19 Pg 38A

NOTE:  
LOTS OR MAJOR PORTIONS OF LOTS 25-34 LIE WITHIN THE 100 YEAR FLOOD PLAIN OVERLAY LOTS 25-34 WERE FILLED, ROLLED, AND COMPACTED TO RAISE THEM ABOVE THE 100 YEAR BASE FLOOD ELEV. OF 482'. REF. BENCH MARK "LV 1" ELEV. 477.363', PER COUNTY NOTES LOCATED ACROSS HAPPY VALLEY ROAD, APPROX. 75' SE OF LOT 30.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DAVID J. BEEDLE

OREGON  
JAN. 21, 1997  
DAVID J. BEEDLE  
#2798

EXPIRES 12-31-03

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

SCALE: 1"=60'  
DATE: SEPT. 2002

SURVEYED FOR: MARK WECKS  
DBA S & S BUILDERS  
261 BROZIO ROAD  
ROSEBURG, OR 97470

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