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12/31/2002 08:54:27 AM

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STELLA COURT SUBDIVISION

PARCEL 2 OF LAND PARTITION 2001-0029

SW 1/4 OF THE SE 1/4, SECTION 3,
TWP. 28 SOUTH, RANGE 6 WEST, W.M.
DOUGLAS COUNTY, OREGON.



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 WHICH IS DESCRIBED AS PARCEL 2 OF LAND PARTITION 2001-0029, AND RECORDED IN DEED INSTRUMENT NO. 2002-7870, OF THE DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON,

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

- 1) A PUBLIC EASEMENT FOR STORM WATER DRAINAGE AND MAINTENANCE 10 FEET IN WIDTH DESCRIBED AS FOLLOWS: THE NORTHERLY 10 FEET OF LOT 4; AND THE WESTERLY 10 FEET OF LOTS 4 AND 5.
- 2) A SANITARY SEWER EASEMENT TO LOT 7; DESCRIBED AS THE EASTERLY 10 FEET OF LOT 6.
- 3) A 10' PUBLIC UTILITY EASEMENT AROUND STELLA COURT IN LOTS 1, 3, 4, & 5.
- 4) A 25' PRIVATE DRIVEWAY ACCESS EASEMENT FOR LOTS 1, 2, AND 3. THE CENTERLINE OF WHICH IS THE COMMON BOUNDARY BETWEEN LOTS 1 & 3.

SUBJECT TO THE FOLLOWING EASEMENTS RECORDED IN THE DOUGLAS COUNTY RECORDS:

- 1) A GENERAL EASEMENT TO PACIFIC POWER & LT. RECORDED IN BK. 627, PG. 893, INST. NO. 77-4434.
- 2) A 15' EASEMENT TO GREEN SAN. DIST. AS SHOWN ON THE PLAT AND RECORDED IN BK. 315, PG. 337, INST. NO. 310186.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCEL 2 OF LAND PARTITION 2001-0029, DOUGLAS COUNTY, INTO 7 LOTS AS SHOWN AND AS APPROVED PER DOUGLAS COUNTY PLANNING FILE NO.02-048. ALL THE ORIGINAL MONUMENTS PER SAID PARCEL 2, LAND PARTITION 2001-0029, DOUGLAS COUNTY RECORDS, WERE FOUND AND USED TO CONTROL THIS SURVEY.

APPROVALS

Doug Robertson 12-30-02
DOUGLAS COUNTY COMMISSIONER DATE

Joyce Morgan 12/30/02
DOUGLAS COUNTY COMMISSIONER DATE

Keith & Cubie 12/20/02
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Wan 12-20-02
DOUGLAS COUNTY SURVEYOR DATE

Ron Northcraft 12-27-02
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Coulee 12/30/02
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 31ST DAY OF Dec. 2002, 8:54⁰ CLOCK AM/PM

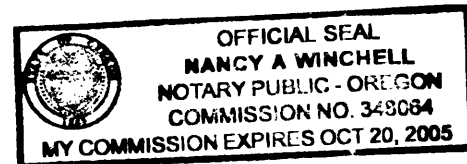
DOYLE SHAVER JR. 2002-032387
DOUGLAS COUNTY CLERK 89: DEPUTY

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF Nov., 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TONY KUHN, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Nancy A. Winchell
NOTARY PUBLIC, STATE OF OREGON



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TONY KUHN, LEGAL AGENT REPRESENTING EVERGREEN FOREST PRODUCTS INC., 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, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "STELLA COURT SUBDIVISION" AND DOES HEREBY DEDICATE THE "STELLA COURT" CUL-DE-SAC AND PUBLIC UTILITY EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

Tony Kuhn President
TONY KUHN EVERGREEN FOREST PRODUCTS, INC.

NOTE:
PROPERTY IS ENTIRELY WITHIN THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN OVERLAY. THE PROPERTY IS NOT IN THE FLOODWAY. THE 100 YEAR BASE FLOOD ELEV. IS 484.4'. REF. TO BM "WHOOPEE" ELEV. 493.27 WHICH LIES WEST OF AMBER LN. INTERSEC. ON THE N.E. CORNER OF BRIDGE RAIL. ALL 7 LOTS WERE FILLED, ROLLED, AND COMPACTED TO RAISE THEM APPROXIMATELY TO THE BASE FLOOD ELEVATION OF 484.4'.

LINE TABLE

NO.	DIST.	BEARING
(L-1)	30.30	S0°01'07"E
(L-2)	12.90	N39°56'49"W
(L-3)	12.04	S39°56'48"E
(L-4)	32.97	N3°17'09"W
(L-5)	37.23	N52°36'48"E
(L-6)	11.94	N0°15'44"W
(L-7)	19.42	N0°15'15"E
(L-8)	3.57	N29°48'24"E
(L-9)	10.00	S48°12'07"E
(L-10)	12.87	N0°11'54"W
(L-11)	16.89	S89°25'34"W

CURVE TABLE

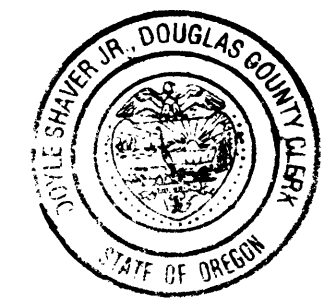
NO.	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD
C1	14°09'53"	490.88	121.36'	N59°22'07"E	121.05'
C2	49°44'57"	15.00'	13.02'	N64°49'14"W	12.62'
C3	73°39'29"	50.00'	64.28'	N52°51'55"W	59.94'
C4	57°50'01"	50.00'	50.47'	N12°52'51"E	48.35'
C5	67°17'56"	50.00'	58.73'	N75°26'50"E	55.41'
C6	80°42'13"	50.00'	70.43'	S30°33'04"E	64.75'
C7	49°44'57"	15.00'	13.02'	S15°04'22"E	12.62'
C8	15°58'47"	490.88	136.91'	N37°59'22"E	136.46'
C9	12°50'43"	490.88	110.05'	N23°30'47"E	109.82'
C10	9°36'39"	130.00'	21.81'	S35°49'13"E	21.78'
C11	30°14'46"	130.00'	68.63'	S15°53'33"E	67.83'
(C12)	16°59'06"	550.87'	163.30'	S35°40'52"W	162.71'

LEGEND

- SET 5/8"X30" IRON ROD W/P.CAP MK'D 'LS 2798'
- CALCULATED MONUMENT POSITION, REF. MONUMENT SET AS NOTED
- ⊙ FOUND 5/8" I. ROD W/P.CAP MK'D 'LS 2798' PER LAND PARTITION 2001-0029
- ⊙ FOUND 5/8" I. ROD W/P.CAP MK'D 'LANG' PER LAND PARTITION 1998-0051
- FOUND 5/8" I. ROD OR AS NOTED
- CALCULATED POINT PER DOUGLAS COUNTY PUBLIC WORKS DEPT. SPC NAD 27
- FOUND 3/4" IRON PIPE PER V9 P44, SUBDIV. OF LOT 3, ROSEBURG HOME ORCHARD TRACTS
- X- EXISTING FENCE
- () PER REC. LP 2001-0029 OR RECORD DATA AS SHOWN ON LP 2001-0029 THE SAME CONTROL SURVEY USED TO ESTABLISH LP 2001-0029 WAS USED FOR THIS SURVEY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David J. Beedle
OREGON
JANUARY 21, 1997
DAVID J. BEEDLE
#2798
EXPIRES 12-31-03

THIS PLAT IS SUBJECT TO THE COVENANTS RECORDED IN BOOK # 2002-032386 DOUGLAS COUNTY DEED RECORDS.



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

SCALE: 1"=60'
DATE: 10-21-02

OWNER/DEVELOPER:
TONY KUHN
EVERGREEN FOREST PRODUCTS INC.
620 SW STEARNS LANE
ROSEBURG, OR 97470

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