BRIARWOOD, PHASE 2

A SUBDIVISION OF LOT 11, BRIARWOOD PHASE 1
LOCATED IN THE
SW 1/4 OF SECTION 11, T.28S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

DECLARATION AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WESTWARD DEVELOPMENT, INC. IS THE OWNER OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS 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 "BRIARWOOD, PHASE 2"

Rudy Ebenbeck
RUDY EBENBECK, SECRETARY

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28th DAY OF August, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RUDY EBENBECK AS SECRETARY OF WESTWARD DEVELOPMENT INC., TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Mary L. Moore
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
MARY L MOORE
NOTARY PUBLIC OREGON
COMMISSION NO 328478
MY COMMISSION EXPIRES NOV 8, 2003

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

LOT 11, BRIARWOOD, PHASE 1, A SUBDIVISION RECORDED IN VOLUME 20, PAGE 8 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON AND CONTAINING 2.15 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE LOT 11 OF BRIARWOOD, PHASE 1 INTO 12 LOTS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 99-292. THE BOUNDARIES WERE CONTROLLED BY MONUMENTS FOUND PER BRIARWOOD, PHASE 1 AND NEW MONUMENTS WERE ESTABLISHED AS SHOWN ON THE FACE OF THIS PLAT.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, ADAM DEGROOT AND MICKEY CALVERT USING A SOKKIA SET 2BII AND SOKKIA SET 5A TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

PROTECTIVE COVENANTS:

PROTECTIVE COVENANTS FOR BRIARWOOD PHASE 2 HAVE BEEN RECORDED IN BOOK 1707, PAGES 670-682 AS INSTRUMENT NO. 2000-17707 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

TAX COLLECTORS CERTIFICATE:

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

James R. Krueger 9-8-00
DOUGLAS COUNTY TAX COLLECTOR DATE

APPROVALS:

BY ORDER OF THE BOARD OF COMMISSIONERS

Michael D. Winters — COMMISSIONER — 9/8/00 DATE
Joyce Morgan — COMMISSIONER — 9/11/00 DATE
Bob Williamson for KLC — COUNTY PLANNING DIRECTOR — 8/31/00 DATE
Ron Norcross — COUNTY ASSESSOR — 9-8-00 DATE
Ed Moore — COUNTY SURVEYOR DEPUTY — 8-31-00 DATE

FILED AT 9:05 AM THIS 11th DAY OF September 2000,
BY DOYLE SHAVER JR., COUNTY CLERK
by Carol Engels.

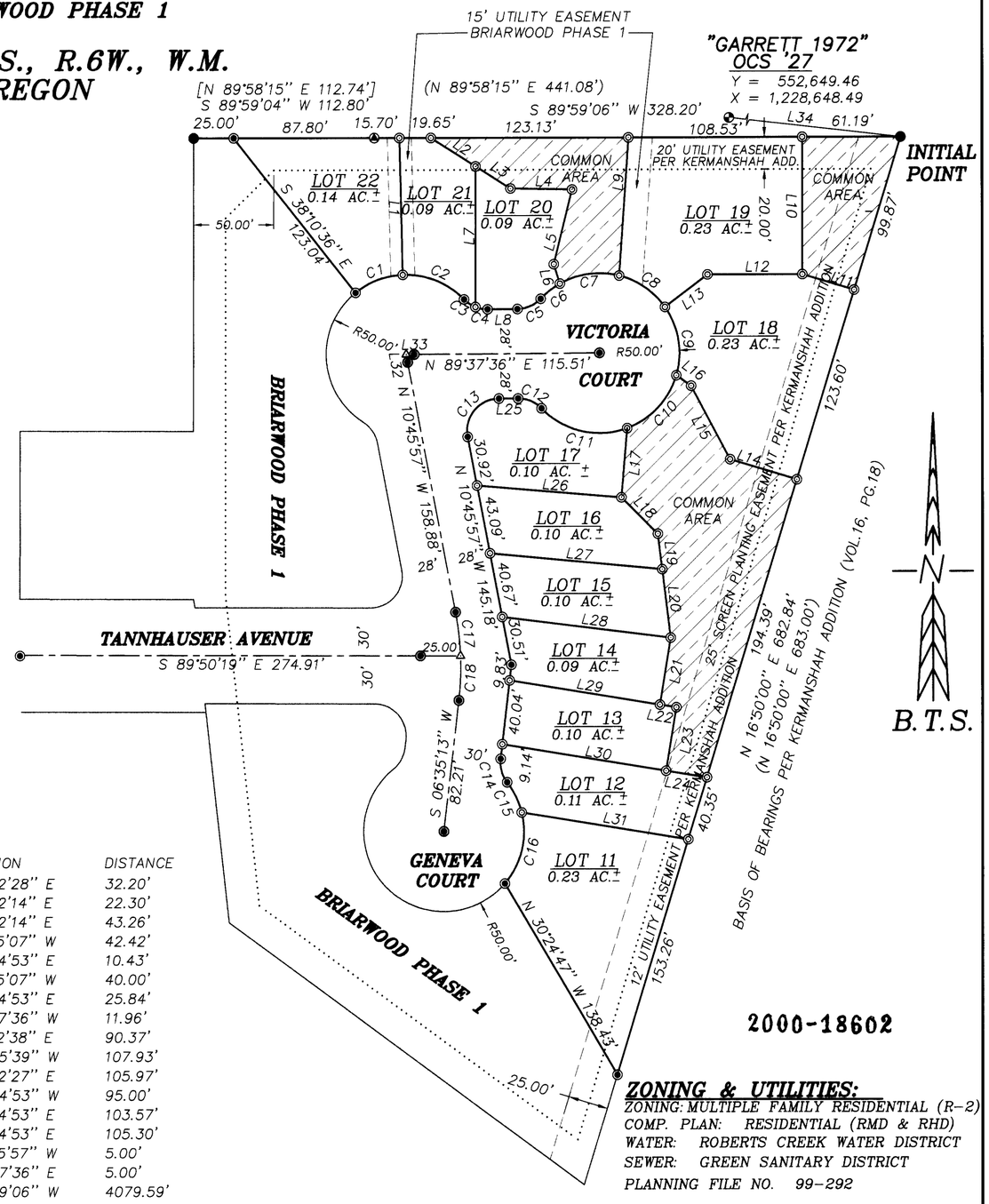
STATE OF OREGON] SS
COUNTY OF DOUGLAS]
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

00 SEP 11 AM 9:05

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Engels DEPUTY
FEE $0

2000-18602



2000-18602

NUMBER	DIRECTION	DISTANCE
L1	N 01°21'43" W	85.61'
L2	S 57°27'46" E	33.00'
L3	S 57°27'46" E	25.77'
L4	S 88°56'20" E	38.40'
L5	S 13°42'50" W	48.07'
L6	S 17°10'09" E	12.80'
L7	S 00°05'07" W	88.05'
L8	N 89°37'36" E	18.61'
L9	N 03°52'13" E	86.53'
L10	S 00°00'36" E	85.81'
L11	N 73°09'45" W	33.70'
L12	S 89°59'24" W	59.18'
L13	S 52°41'36" W	33.45'
L14	N 73°09'45" W	43.51'
L15	N 27°56'52" W	51.81'
L16	N 54°38'30" W	11.38'
L17	S 04°47'22" W	43.26'
L18	S 44°52'28" E	32.20'
L19	S 07°02'14" E	22.30'
L20	S 07°02'14" E	43.26'
L21	S 09°15'07" W	42.42'
L22	S 80°44'53" E	10.43'
L23	S 09°15'07" W	40.00'
L24	S 80°44'53" E	25.84'
L25	S 89°37'36" W	11.96'
L26	S 85°12'38" E	90.37'
L27	N 84°35'39" W	107.93'
L28	S 82°52'27" E	105.97'
L29	N 80°44'53" W	95.00'
L30	S 80°44'53" E	103.57'
L31	S 80°44'53" E	105.30'
L32	N 10°45'57" W	5.00'
L33	N 89°37'36" E	5.00'
L34	N 83°29'06" W	4079.59'

NUMBER	DELTA	RADIUS '	ARC '	TAN '	CHORD BRG.	CHORD '
C1	36°45'48"	50.00	32.08	16.61	N 69°15'23" E	31.53
C2	48°41'48"	50.00	42.50	22.63	S 68°00'49" E	41.23
C3	24°37'38"	20.00	8.60	4.37	S 55°58'44" E	8.53
C4	22°04'52"	20.00	7.71	3.90	S 79°19'58" E	7.66
C5	46°42'29"	20.00	16.30	8.64	N 66°16'21" E	15.86
C6	17°33'35"	50.00	15.32	7.72	N 51°41'53" E	15.26
C7	43°48'17"	50.00	38.23	20.10	N 82°22'49" E	37.30
C8	40°39'31"	50.00	35.48	18.52	S 55°23'17" E	34.74
C9	51°26'33"	50.00	44.89	24.09	S 09°20'15" E	43.40
C10	53°29'59"	50.00	46.69	25.20	S 43°08'01" W	45.01
C11	66°27'05"	50.00	57.99	32.75	N 76°53'27" W	54.79
C12	46°42'29"	20.00	16.30	8.64	N 67°01'10" W	15.86
C13	100°23'32"	20.00	35.04	24.00	S 39°25'49" W	30.73
C14	44°24'55"	20.00	15.50	8.16	S 15°37'15" E	15.12
C15	24°10'07"	50.00	21.09	10.70	S 25°44'39" E	20.94
C16	54°06'12"	50.00	47.21	25.53	S 13°23'31" W	45.48
C17	08°39'01"	183.00	27.63	13.84	S 06°26'26" E	27.60
C18	08°42'09"	183.00	27.80	13.92	S 02°14'09" W	27.77

ZONING & UTILITIES:

ZONING: MULTIPLE FAMILY RESIDENTIAL (R-2)
COMP. PLAN: RESIDENTIAL (RMD & RHD)
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
PLANNING FILE NO. 99-292

LEGEND:

- ◎ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ● = FOUND 1" IRON PIPE PER KERMANSHAH ADDITION (VOL.16, PG.18)
- ◉ = FOUND 1/2" IRON PIPE PER KERMANSHAH ADDITION (VOL.16, PG.18)
- ▲ = FOUND 5/8" IRON ROD PER M 112-22
- ◉ = FOUND 5/8" IRON ROD PER BRIARWOOD, PHASE 1 (VOL.20, PG. 8)
- ⊕ = FOUND DCSO BRASS DISK IN CONCRETE "GARRETT 1972"
- △ = COMPUTED POINT NOT SET
- ▲ = COMPUTED EASEMENT POINT
- ( ) = RECORD PER KERMANSHAH ADDITION (VOL.16, PG.18)
- [ ] = RECORD PER M 112-22
- ▨ = COMMON AREA (WETLAND MITIGATION AREAS)

2000-18602

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. DeGroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-01

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 60'
DATE: JUNE, 1999

FOR: WESTWARD DEVELOPMENT, INC.
1574 COBURG ROAD, SUITE 168
EUGENE, OREGON 97401

JOB #: 97-131
FILE: BRIAR2.DWG
SHEET 1 OF 1

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