

**SURVEYOR'S CERTIFICATE**

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY BOUNDARY OF LOT 34, ROSEBURG HOME ORCHARD TRACTS, PLAT-H AS RECORDED IN VOLUME 3, PAGE 21 OF THE PLAT RECORDS OF DOUGLAS COUNTY, SAID ROD ALSO BEING THE SOUTHWEST CORNER OF ROLLING HILLS SUBDIVISION, 9TH ADDITION AS RECORDED IN VOLUME 18, PAGE 7 OF THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE S 89° 38' 08" E 278.69 FEET ALONG THE SOUTHERN BOUNDARY OF SAID 9TH ADDITION TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF ROLLING HILLS SUBDIVISION, 6TH ADDITION AS RECORDED IN VOLUME 17, PAGE 45 OF THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE S 89° 38' 08" E 574.46 FEET ALONG THE SOUTHERN BOUNDARY OF SAID 6TH ADDITION TO THE NORTHWEST CORNER OF ROLLING HILLS SUBDIVISION, 7TH ADDITION, PHASE II AS RECORDED IN VOLUME 17, PAGE 50 OF THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE WESTERLY BOUNDARY OF SAID 7TH ADDITION S 10° 33' 28" W 199.18 FEET TO A 5/8" IRON ROD, S 0° 11' 28" W 195.91 FEET TO A 5/8" IRON ROD, S 6° 13' 02" E 59.99 FEET TO A 5/8" IRON ROD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF ROLLING HILLS, 7TH ADDITION, PHASE III; THENCE ALONG THE WESTERN BOUNDARY OF SAID 7TH ADDITION S 11° 39' 41" W 56.74 FEET TO A 5/8" IRON ROD, S 20° 27' 42" W 56.73 FEET TO A 5/8" IRON ROD, S 29° 17' 42" W 56.74 FEET TO A 5/8" IRON ROD, S 38° 06' 42" W 56.73 FEET TO A 5/8" IRON ROD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF ROLLING HILLS SUBDIVISION, 8TH ADDITION AS RECORDED IN VOLUME 18, PAGE 5 OF THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE WESTERN BOUNDARY OF SAID 8TH ADDITION S 46° 43' 19" W 157.24 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF SILVERADO STREET, S 26° 42' 23" W 60.12 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF SILVERADO STREET; THENCE N 66° 53' 31" W 9.32 FEET; THENCE 30.84 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 61° 22' 16" W 30.79 FEET; THENCE N 55° 51' 00" W 80.22 FEET; THENCE 34.48 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 74° 46' 00" W 30.36 FEET TO THE EASTERLY RIGHT-OF-WAY OF UMPQUA VIEW DRIVE; THENCE N 50° 37' 19" W 27.66 FEET TO THE CENTERLINE OF UMPQUA VIEW DRIVE; THENCE N 63° 08' 30" W 27.00 FEET TO THE WESTERLY RIGHT OF-WAY OF UMPQUA VIEW DRIVE; THENCE N 63° 07' 26" W 123.00 FEET; THENCE N 26° 52' 34" E 65.00 FEET; THENCE N 35° 00' 38" E 93.91 FEET; THENCE N 46° 17' 58" E 130.09 FEET; THENCE N 37° 34' 27" E 54.68 FEET; THENCE N 31° 20' 25" E 59.92 FEET; THENCE N 0° 10' 11" E 90.18 FEET; THENCE N 89° 49' 49" W 394.63 FEET TO THE EASTERLY RIGHT-OF-WAY OF CHAR STREET; THENCE N 0° 10' 11" E 60.49 FEET ALONG SAID EASTERLY RIGHT-OF-WAY; THENCE N 89° 49' 49" W 148.17 FEET TO AN I.R. ON THE WESTERLY BOUNDARY OF LOT 33 OF ROSEBURG HOME ORCHARD TRACTS, PLAT-H. SAID POINT BEING N 0° 01' 39" E 1259.57 FEET FROM THE SOUTHWEST CORNER OF LOT 32 OF ROSEBURG HOME ORCHARD TRACTS, PLAT-H; THENCE N 0° 01' 39" E 208.73 FEET ALONG THE WESTERLY BOUNDARIES OF LOTS 33&34 OF ROSEBURG HOME ORCHARD TRACTS, PLAT-H TO A 5/8" IRON ROD, THE PLACE OF BEGINNING AND CONTAINING 8.84 ACRES, MORE OR LESS.

ALL LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

AS PER O.R.S. 92.070 (PAR. 2). I ALSO CERTIFY THAT THE POST MONUMENTATION IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION. WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF THAT LAND DESCRIBED IN INSTRUMENT NUMBERS 88-18583, 90-10524, 93-18299 AND THAT LAND DESCRIBED AS PARCEL 3 OF LAND PARTITION 1990-46.

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT BURDETTE HOMES INC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "RIVER VIEW SUBDIVISION, PHASE I" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

ROBERT PINA, AS PRESIDENT OF BURDETTE HOMES, INC.

SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1717, PAGE 895 (INST. NO. 2000-21483)

**POST MONUMENTATION**

IN ACCORDANCE WITH O.R.S. 92.070, INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED IN DOCUMENT NO. DOUGLAS COUNTY DEED RECORDS.

APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_\_

2000-21484

**APPROVALS:**

Keith L. Cubie 10/12/00  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
Romy W... 10-12-00  
DOUGLAS COUNTY SURVEYOR DATE  
Ray Noetgera 10-20-00  
DOUGLAS COUNTY ASSESSOR DATE

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

Jamarr K... 10-20-00  
DOUGLAS COUNTY TAX COLLECTOR DATE



FILED THIS 2nd DAY OF October, 2000, 12:40 O'CLOCK AM (PM)  
DOYLE SHAVER JR. by Carol Engels, Deputy 10-23-00  
DOUGLAS COUNTY CLERK DATE

Don K... 10-20-00  
DOUGLAS COUNTY COMMISSIONER DATE

Joyce Morgan 10/23/00  
DOUGLAS COUNTY COMMISSIONER DATE

**FIELD CREW:** SAM COREY, WAYNE ROGERS, RYAN PALMER AND JIM FERRIS

**EQUIPMENT:** NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR

**OFFICE:** NEIL HIBBS

**DRAFTING:** BRYAN CROSGROVE

**ZONE:** R-1  
**COMP. PLAN:** RESIDENTIAL MEDIUM DENSITY  
**WATER:** ROBERTS CREEK WATER  
**SEWER:** GREEN SANITARY

STATE OF OREGON | 98  
COUNTY OF DOUGLAS |  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

00 OCT 23 PM 12:40

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY [Signature]  
RE [Signature]

PLANNING FILE DEPT. NO. 99-006

2000-21484

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
JANUARY 12, 1999  
F. NEIL HIBBS  
52989

EXPIRES: 6/30/2001

**RIVER VIEW SUBDIVISION, PHASE I**  
LYING IN THE NW 1/4 OF SEC. 10, T28S, R6W, W.M.,  
DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
T.J. BOSSARD, INC.  
133 N.W. "D" STREET  
GRANTS PASS, OR. 97526  
(541) 479-5774

SURVEYED BY:  
i.e.  
ENGINEERING  
741 S.E. Jackson Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392

DWG. BY: BWC

SCALE: 1" = 60'

DATE: JUNE, 2000

JOB NO: 1667-01

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