FULTON HEIGHTS SUBDIVISION

LOCATED IN LOTS 18 - 24, BLOCK 54,
KINNEY'S IMPROVED PLAT OF THE CITY OF ROSEBURG
SW 1/4, SE 1/4 OF SECTION 18, T.27S., R.5W., W.M.
CITY OF ROSEBURG, OREGON

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT RON NIELSEN dba D&R CONSTRUCTION, L.L.C. 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 "FULTON HEIGHTS SUBDIVISION".

RON NIELSEN

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18th DAY OF May, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RON NIELSEN TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION AND DEDICATION, 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. 323479
MY COMMISSION EXPIRES MAY 16, 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 SUBDIVISION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

LOTS 18, 19, 20, 21, 22, 23 AND 24, BLOCK 54, KINNEY'S IMPROVED PLAT OF THE CITY OF ROSEBURG ORE., A SUBDIVISION RECORDED IN VOLUME 1, PAGE 41 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON LESS AND EXCEPTING THE NORTHERLY 5 FEET OF SAID LOTS 18-24 AS DESCRIBED IN THAT DEED TO THE CITY OR ROSEBURG RECORDED IN INST. NO. 2001-06811. ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PORTION OF SAID LOT 18: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE N.87°04'41"E. ALONG THE SOUTH LINE OF SAID LOT 18, 0.30 FEET TO A POINT; THENCE N.2°45'29"W., 69.75 FEET TO A 5/8" IRON ROD; THENCE N.2°53'26"W., 65.00 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF SAID INST. NO. 2001-06811; THENCE S.87°04'00"W., 0.34 FEET TO A POINT ON THE WEST LINE OF SAID LOT 18 AT THE SOUTHWEST CORNER OF SAID INST. NO. 2001-06811; THENCE S.2°50'23"E., 134.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 48 SQUARE FEET, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE LOTS 18 - LOT 24, BLOCK 54, KINNEY'S IMPROVED PLAT OF THE CITY OF ROSEBURG INTO 4 LOTS AS APPROVED UNDER CITY OF ROSEBURG PLANNING DEPARTMENT FILE NO. S-00-5 AND V-00-11. THE CITY OF ROSEBURG GRANTED PRELIMINARY APPROVAL TO OREJUELA HEIGHTS SUBDIVISION IN 1999 UNDER FILE S-99-1 AND V-99-11. BRUCE ROGERS, L.S. 660, SURVEY AND PLATTED OREJUELA HEIGHTS SUBDIVISION" IN 1999 BUT THE PROJECT WAS ABANDONED BY PREVIOUS OWNERS. THE MONUMENTS SET UNDER THE UNRECORDED OREJUELA HEIGHTS SUBDIVISION" WERE USED AS CONTROL FOR M 133-23. I DID NOT ACCEPT THE METHOD FOR ESTABLISHING THE SW CORNER OF BLOCK 54 OR THE LOT LINES WITHIN BLOCK 54 UNDER THESE SURVEYS. I CONTROLLED THE BOUNDARIES OF BLOCK 54 BY STREET MONUMENTS AT THE NE, NW AND SE CORNERS OF BLOCK 54 AND AT THE SW CORNER OF BLOCK 53. THE SW CORNER OF BLOCK 54 WAS COMPUTED AT PROPORTIONATE DISTANCE BETWEEN THE SW CORNER OF BLOCK 53 AND THE SE CORNER OF BLOCK 54 AS PER RECORDED SURVEYS M 7-13 AND M 32-4. THE LOTS 18-24 WERE THEN COMPUTED PROPORTIONALLY WITHIN BLOCK 54. I FOUND AN APPROXIMATE 0.3 FOOT DISCREPANCY BETWEEN THIS SURVEY AND UNRECORDED OREJUELA HEIGHTS SUBDIVISION"\ M 133-23 IN THE LOCATION OF WEST LINE OF LOT 18 AS SHOWN IN DETAIL 1. THIS STRIP WAS DEEDED TO THE ADJOINING OWNER AND THE LINE ESTABLISHED UNDER UNRECORDED OREJUELA HEIGHTS SUBDIVISION\ M 133-23 WAS HELD AS THE WEST BOUNDARY OF THIS SUBDIVISION. OTHER MONUMENTS SET ALONG THE NORTH, SOUTH AND EAST LINES OF BLOCK 54 UNDER UNRECORDED OREJUELA HEIGHTS SUBDIVISION" HAD BEEN DISTURBED AND WERE REPLACED UNDER THIS SURVEY.

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

2001-13582

NUMBER	DIRECTION	DISTANCE
L1	N 87°04'00" E	0.33'
L2	S 02°53'26" E	0.15'
L3	S 02°53'26" E	4.85'
L4	S 87°04'00" W	0.34'
L5	N 02°50'23" W	5.00'
L6	S 02°56'00" E	5.00'
L7	N 87°04'41" E	0.30'
L8	S 02°45'29" E	0.18'

ZONING & UTILITIES:

ZONING: SINGLE FAMILY RESIDENTIAL (R-1-6)
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: RUSA
PLANNING FILE NO. (S-00-5), (V-00-11)

IRREVOCABLE PETITION FOR IMPROVEMENTS

THE LOTS IN FULTON HEIGHTS SUBDIVISION ARE SUBJECT TO AN IRREVOCABLE PETITION FOR IMPROVEMENTS TO EACH ABUTTING PUBLIC WAY WHICH IS RECORDED IN BOOK 1751, PAGE 158 AS INSTRUMENT NO. 2001-07461, AND BOOK 1763, PAGE 176, AS INSTRUMENT NO. 2001-11220 OF THE 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 — 6-15-01
DOUGLAS COUNTY TAX COLLECTOR — DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE: 12-31-01

2001-13582

APPROVALS:

PLANNING COMMISSION CHAIRMAN	6/13/2001 DATE
COMMUNITY DEVELOPMENT DIRECTOR	6-6-01 DATE
PUBLIC WORKS DIRECTOR	6/5/01 DATE
COUNTY SURVEYOR DEPUTY	6-14-01 DATE
COUNTY ASSESSOR	6-12-01 DATE
COUNTY COMMISSIONER	6/15/01 DATE
COUNTY COMMISSIONER	6-15-01 DATE

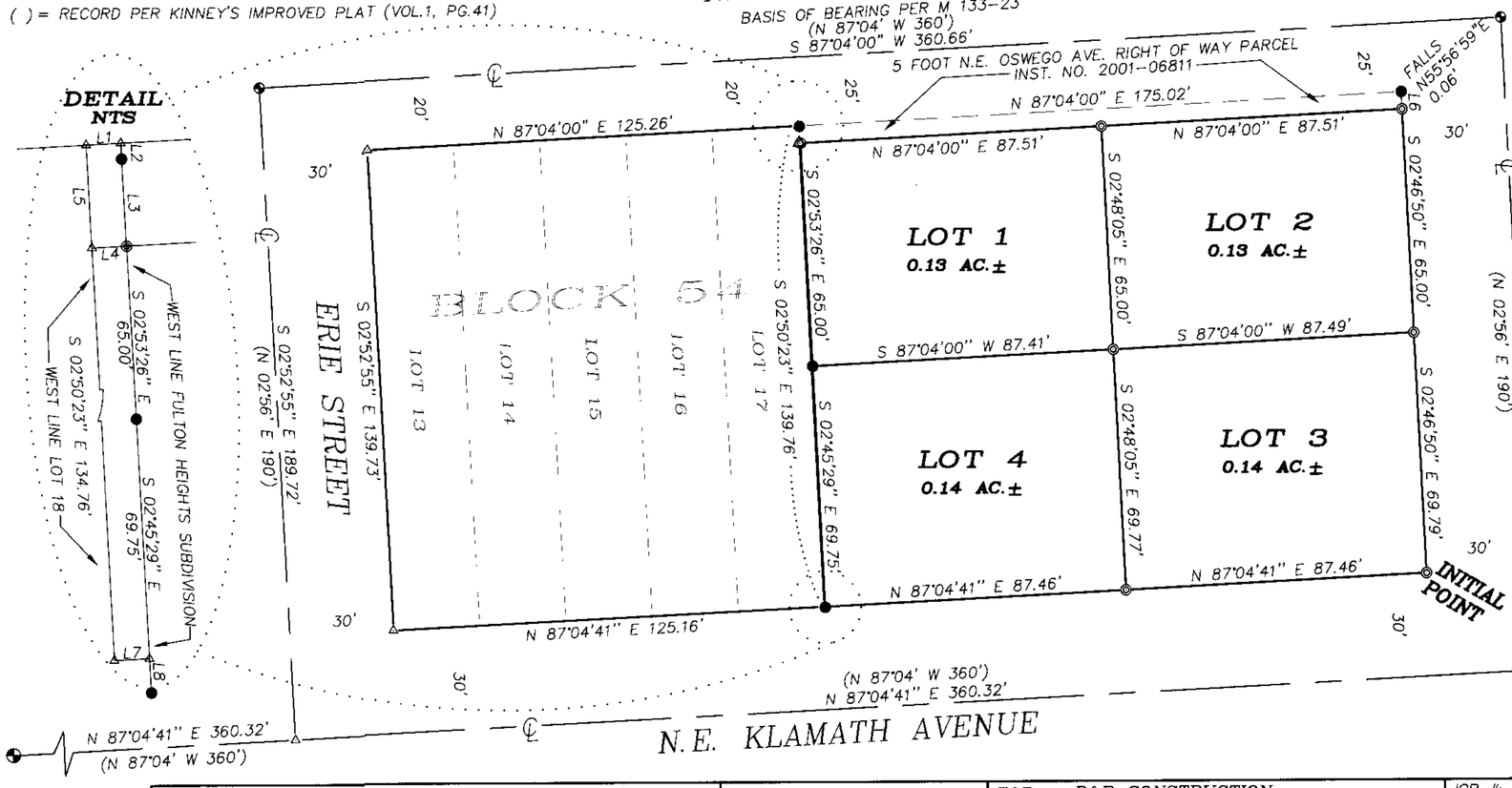
FILED AT 8:00 AM THIS 18th DAY OF June 2001,
BY DOYLE SHAVER JR., COUNTY CLERK By Carol Engels, Deputy

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
01 JUN 18 AM 8:00
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY ____ DEPUTY
FEE $

DOYLE SHAVER JR. DOUGLAS COUNTY CLERK STATE OF OREGON

LEGEND:

◎ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
◔ = FOUND STREET MONUMENT
● = FOUND 5/8" IRON ROD PER UNRECORDED "OREJUELA HEIGHTS SUBDIVISION"
△ = COMPUTED POINT NOT SET
( ) = RECORD PER KINNEY'S IMPROVED PLAT (VOL.1, PG.41)



BTS ENGINEERING & SURVEYING, INC. 431 S.E. MAIN ST., ROSEBURG, OR 97470 PHONE (541) 673-0966 FAX (541) 673-0105	SCALE: 1" = 30' DATE: MAY 1, 2001	FOR: D&R CONSTRUCTION 4079 GREEN VALLEY ROAD OAKLAND, OREGON 97462	JOB #: 01-029 FILE: FULTON.DWG SHEET 1 OF 1

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