

**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 1" AND DO HEREBY DEDICATE THE STREETS AND UTILITY EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

*Rudy Ebenbeck*  
RUDY EBENBECK, SECRETARY

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF August, 1999, 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

**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:

BLOCK 5 AND LOT 8, BLOCK 4 OF KERMANSHAH ADDITION, A SUBDIVISION RECORDED IN VOLUME 16, PAGES 18A AND 18B OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON AND CONTAINING 5.03 ACRES MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE BLOCK 5 AND LOT 8, BLOCK 4 OF KERMANSHAH ADDITION INTO 11 LOTS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 98-025. THE BOUNDARIES OF LOT 8 AND BLOCK 5 WERE CONTROLLED BY MONUMENTS FOUND PER KERMANSHAH ADDITION 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 AARON FANNING 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 1 HAVE BEEN RECORDED AS INST. NO. 99-21379, IN BOOK 1639, PAGES 643-652, OF RECORDS OF DOUGLAS COUNTY, OREGON.

NUMBER	DELTA	RADIUS	ARC	TAN	CHD. BRG.	CHORD
C1	03'27'01"	583.33	35.13	17.57	S 01'32'36" E	35.12
C2	96'25'32"	20.00	33.66	22.38	S 41'37'33" E	29.82
C3	44'24'55"	20.00	15.50	8.16	S 28'47'40" W	15.12
C4	56'02'12"	50.00	48.90	26.61	S 22'59'02" W	46.98
C5	38'12'34"	50.00	33.34	17.32	S 24'08'20" E	32.73
C6	56'06'12"	50.00	48.96	26.64	S 71'17'43" E	47.03
C7	40'12'34"	50.00	35.09	18.30	N 60'32'54" E	34.37
C8	78'16'19"	50.00	68.31	40.69	N 01'18'27" E	63.12
C9	44'24'55"	20.00	15.50	8.16	N 15'37'15" W	15.12
C10	100'23'32"	20.00	35.04	24.00	N 39'25'49" E	30.73
C11	46'42'29"	20.00	16.30	8.64	S 67'01'10" E	15.86
C12	203'09'04"	50.00	177.28	244.11	N 34'45'33" E	97.97
C13	70'15'55"	50.00	61.32	35.18	S 78'03'04" W	57.55
C14	46'42'29"	20.00	16.30	8.64	S 66'16'21" W	15.86
C15	46'42'29"	20.00	16.30	8.64	N 67'01'10" W	15.86
C16	48'41'48"	50.00	42.50	22.63	N 68'00'49" W	41.23
C17	36'45'48"	50.00	32.08	16.61	S 69'15'23" W	31.53
C18	40'18'48"	50.00	35.18	18.35	S 30'43'06" W	34.46
C19	51'25'55"	50.00	44.88	24.08	S 15'09'15" E	43.39
C20	16'36'13"	50.00	14.49	7.30	S 49'10'20" E	14.44
C21	46'42'29"	20.00	16.30	8.64	S 34'07'12" E	15.86
C22	100'55'38"	20.00	35.23	24.23	S 39'41'52" W	30.85
C23	08'42'09"	183.00	27.80	13.92	S 02'14'09" W	27.77
C24	08'39'01"	183.00	27.63	13.84	N 06'26'26" W	27.60

# BRIARWOOD, PHASE 1

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

**ZONING & UTILITIES:**

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)  
MULTIPLE FAMILY RESIDENTIAL (R-2)  
COMP. PLAN: RESIDENTIAL (RMD & RHD)  
WATER: ROBERTS CREEK WATER DISTRICT  
SEWER: GREEN SANITARY DISTRICT  
PLANNING FILE NO. 98-025

"GARRETT 1972"  
OCS '27  
Y = 552,649.46  
X = 1,228,648.49

**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 FENCE CORNER
- ⊙ = FOUND DCSSO 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

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON JULY 17, 1981  
KRISTIAN O. DEGROOT 1941  
RENEWAL DATE: 12-31-99

**TAX COLLECTORS CERTIFICATE:**

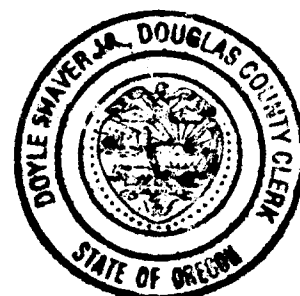
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*Debra Ann*  
DOUGLAS COUNTY TAX COLLECTOR  
8-31-99 DATE

**APPROVALS:**

BY ORDER OF THE BOARD OF COMMISSIONERS

*James Stetson* 8-31-99  
COMMISSIONER DATE  
*James Morgan* 8/31/99  
COMMISSIONER DATE  
*Keith L. Cubie* 8/30/99  
COUNTY PLANNING DIRECTOR DATE  
*David Reinman* Aug 31, 1999  
COUNTY ASSESSOR DEPUTY DATE  
*Ed Moore* 8-31-99  
COUNTY SURVEYOR DEPUTY DATE



99-22253  
FILED AT 3:49 P.M. THIS 31<sup>ST</sup> DAY OF AUGUST 1999,

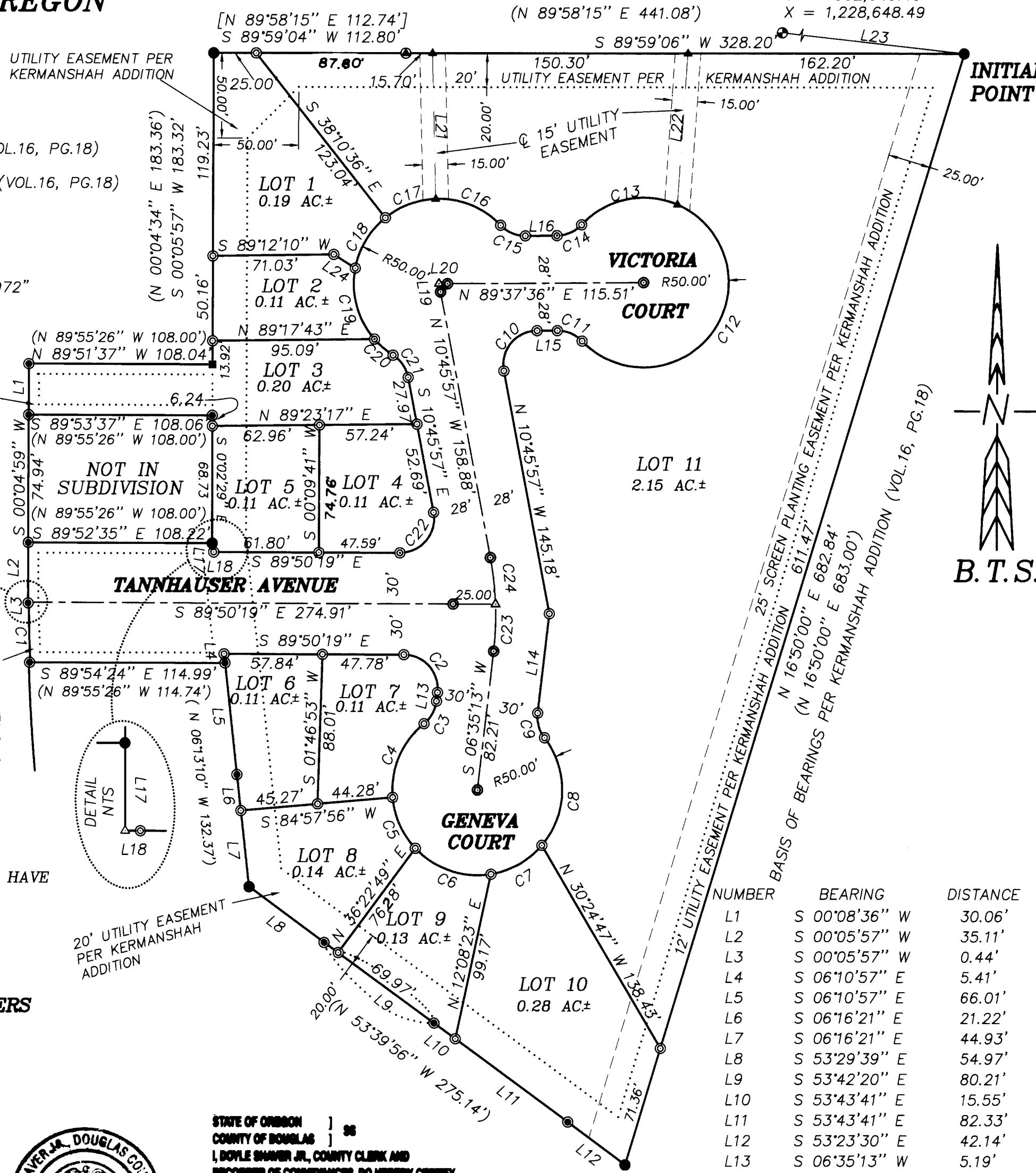
BY DOYLE SHAVER JR., COUNTY CLERK  
BY: DEPUTY *Debra Ann*

**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: BRIAR1.DWG  
SHEET 1 OF 1



NUMBER	BEARING	DISTANCE
L1	S 00'08'36" W	30.06'
L2	S 00'05'57" W	35.11'
L3	S 00'05'57" W	0.44'
L4	S 06'10'57" E	5.41'
L5	S 06'10'57" E	66.01'
L6	S 06'16'21" E	21.22'
L7	S 06'16'21" E	44.93'
L8	S 53'29'39" E	54.97'
L9	S 53'42'20" E	80.21'
L10	S 53'43'41" E	15.55'
L11	S 53'43'41" E	82.33'
L12	S 53'23'30" E	42.14'
L13	S 06'35'13" W	5.19'
L14	N 06'35'13" E	59.01'
L15	N 89'37'36" E	11.96'
L16	S 89'37'36" W	18.61'
L17	N 00'02'29" W	5.18'
L18	S 89'50'19" E	0.90'
L19	N 10'45'57" W	5.00'
L20	N 89'37'36" E	5.00'
L21	N 01'21'43" W	85.61'
L22	N 03'52'13" E	89.03'
L23	N 83'29'06" W	4079.59'
L24	S 57'19'07" E	15.00'