

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C21	N68°07'04"E	21.47'	350.00'	21.47'
C22	N31°48'14"W	20.75'	25.00'	21.40'
C23	S24°44'56"E	48.02'	80.00'	48.77'
C24	S61°43'25"E	53.43'	80.00'	54.48'
C25	N40°51'27"E	20.00'	1275.00'	20.00'
C26	N45°19'22"E	178.59'	1275.00'	178.74'
C27	N50°08'53"E	36.02'	1275.00'	36.02'
C28	N51°46'57"E	36.73'	1275.00'	36.73'
C29	N57°05'44"E	199.53'	1275.00'	199.73'
C30	S68°07'46"E	50.60'	273.00'	50.67'
C31	S60°49'43"E	18.90'	273.00'	18.90'
C32	S66°08'46"E	77.01'	303.00'	77.22'
C33	S70°38'04"E	32.68'	333.00'	32.69'
C34	S63°20'02"E	52.12'	333.00'	52.17'
C35	N71°22'28"W	115.84'	267.00'	116.77'
C36	N71°22'28"W	128.86'	297.00'	129.89'
C37	N61°03'24"W	25.24'	327.00'	25.24'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C38	N69°22'29"W	69.57'	327.00'	69.71'
C39	N79°41'34"W	48.02'	327.00'	48.07'
C40	S78°35'25"E	87.60'	473.00'	87.73'
C41	S68°45'34"E	74.51'	473.00'	74.58'
C42	S73°16'36"E	185.52'	503.00'	186.59'
C43	S79°12'36"E	87.23'	533.00'	87.33'
C44	S66°00'44"E	62.52'	533.00'	62.56'
C45	N63°36'02"W	16.59'	500.00'	16.59'
C46	N71°00'10"W	112.36'	500.00'	112.60'
C47	N70°03'08"W	136.57'	530.00'	136.95'
C48	N66°29'10"W	74.93'	560.00'	74.99'
C49	N73°53'18"W	69.66'	560.00'	69.71'
C50	S76°19'09"E	21.79'	550.00'	21.80'
C51	S75°26'02"E	43.01'	610.00'	43.02'
C52	S63°26'46"E	13.15'	473.00'	13.15'
C53	S71°56'43"E	47.81'	533.00'	47.83'
C54	N78°24'01"W	44.99'	500.00'	45.00'
C55	N68°21'56"W	129.76'	500.00'	130.13'

**NOTE:**

DUE TO THE DOUGLAS COUNTY PLANNING DEPARTMENTS ASSESSMENT OF THE SIZE AND TOPOGRAPHY OF THE LOTS IN THIS SUBDIVISION NONE OF THE LOTS IN THIS SUBDIVISION SHALL BE REDIVIDED IN THE FUTURE (SEE CONDITIONS 5 & 27 P.D. FILE NUMBER 04-142).

**NOTE 4:**

20' WIDE DRAINAGE AND WETLAND EASEMENT (10' EA. SIDE)

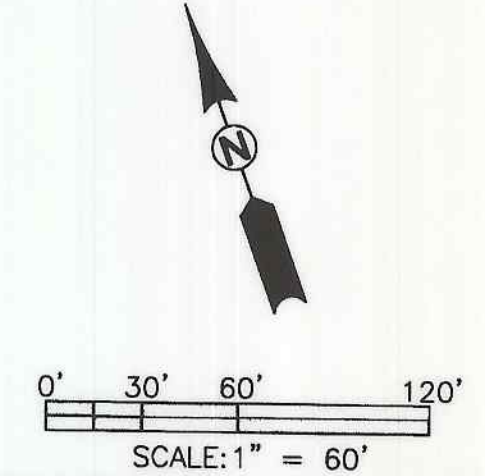
**NOTE 5:**

TRACT D DEDICATED TO THE CITY OF ROSEBURG WITH THIS PLAT (SEE DECLARATION ON PG. 1).

**LEGEND**

- DENOTES A 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE, SET ON **Nov. 21, 2005**
- ⊙ SET A 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING"
- ⊙ FOUND ALUMINUM CAP MARKED "SHANER ENGR. RLS 430"
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- ( ) R1 RECORD AS PER VOL. 14, PG. 25
- ( ) R2 RECORD AS PER VOL. 17, PG. 41
- ( ) R3 RECORD AS COMPUTED PER VOL. 17, PG. 41 & C.S. 65/5-8
- ( ) R4 RECORD AS PER C.S. 65/5-8
- ( ) R5 RECORD AS PER VOL. 16, PG. 14

LINE	BEARING	LENGTH
L12	N88°06'00"W	41.94'
L13	N28°44'04"W	26.07'
L14	S18°27'07"W	38.60'
L15	S37°47'36"E	53.11'
L16	N26°00'39"E	44.59'
L17	N19°25'24"W	36.27'
L18	S16°01'17"W	56.00'
L19	N70°29'59"E	22.69'
L20	N38°42'05"E	34.64'
L21	S16°01'17"W	62.53'



<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><i>Larry E. Monrean</i></p> <p><b>OREGON</b> JULY 13, 1979 <b>LARRY E. MONREAN</b> 1830</p> <p>EXPIRES: 12/31/2004</p>	<p><b>WINCHESTER CREEK</b></p> <p>LYING IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR:</p> <p>NORWAY DEVELOPMENT P.O. BOX 387 OREGON CITY, OR 97045</p>	<p>SURVEYED BY:</p> <p><b>i.e.</b> ENGINEERING</p> <p>741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: OCT., 2004</p>	<p>JOB NO: 1968-05</p> <p>PAGE: 4 OF 4</p>