



NOTES:

71' (35.50' EACH SIDE OF CENTERLINE) OF SKYLEE DRIVE (A PRIVATE ROADWAY) IS A PUBLIC UTILITY EASEMENT. ALL OF SKYLEE DRIVE IS ALSO A PRIVATE UTILITY EASEMENT (SEE P.U.E. NOTE ON PAGE 2) TO BENEFIT THIS SUBDIVISION "KLINE STREET MULTI-FAMILY P.U.D."

ALL 10' WIDE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE "PRIVATE" EASEMENTS TO BENEFIT THIS SUBDIVISION.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°15'22"E	15.61'
L2	S02°15'22"E	15.61'
L3	S02°15'22"E	16.12'
L4	N42°32'01"W (N42°32'01"W	22.04' 22.04') R1
L5	S01°59'07"E	7.51'
L6	S01°59'07"E	5.66'
L7	N53°59'19"E	4.51'
L8	N53°59'19"E	25.00'

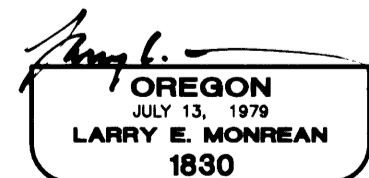
CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C1	S42°40'58"W (S42°29'17"W	11.35' 11.36'	8.00' 8.00'	12.61' 12.64') R1
C2	S08°27'47"E (N08°23'49"W	81.82' 81.89'	410.74' 410.74'	81.95' 82.02') R2
C3	S14°45'27"E	35.90'	1879.86'	35.90'
C4	S15°55'57"E	41.20'	1879.86'	41.20'
C5	S02°58'11"E	5.87'	235.50'	5.87'
C6	N74°31'27"E	55.69'	180.00'	55.92'
C7	N78°27'17"W (N78°27'17"W	14.08' 14.08'	12.00' 12.00'	15.05' 15.05') R1
C8	S11°46'42"E	66.32'	235.50'	66.55'
C9	S12°32'33"E	71.43'	200.00'	71.81'
C10	S12°32'33"E	58.75'	164.50'	59.07'
C11	S21°21'03"E	12.15'	235.50'	12.15'
C12	N34°43'34"W	20.38'	75.00'	20.44'
C13	N34°43'34"W	27.17'	100.00'	27.25'
C14	N34°43'34"W	33.96'	125.00'	34.07'
C15	S40°56'21"E	58.14'	120.50'	58.72'
C16	S56°48'03"E	89.41'	80.00'	94.87'
C17	S42°32'59"E	30.03'	44.50'	30.63'
C18	S76°31'19"E	21.91'	44.50'	22.14'
C19	S72°11'15"E	71.62'	120.50'	72.72'
C20	N89°52'31"E	2.73'	120.50'	2.73'
C21	S87°05'35"W	10.46'	140.50'	10.47'
C22	N71°36'28"E	39.05'	64.50'	39.67'
C23	N71°36'28"E	60.54'	100.00'	61.50'
C24	N69°04'29"E	76.91'	140.50'	77.90'
C25	N31°41'38"W	33.88'	225.00'	33.91'
C26	S31°27'54"E	31.71'	200.00'	31.74'
C27	S31°27'54"E	27.74'	175.00'	27.77'
C28	N85°35'02"E	13.57'	180.00'	13.57'
C29	N27°08'50"W	1.80'	225.00'	1.80'
C30	S76°41'03"W (S76°41'03"W	69.06' 69.06'	180.00' 180.00'	69.49' 69.49') R1
C31	S15°23'08"E (N15°17'38"W	77.10' 77.18'	1879.86' 1879.86'	77.10' 77.18') R2



LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- () R1 RECORD AS PER VOL. 20 PG. 62
- () R2 RECORD AS PER CALC. FROM M59-59

REGISTERED
PROFESSIONAL
LAND SURVEYOR



EXPIRES: 12/31/2006

KLINE STREET MULTI-FAMILY P.U.D., PHASE 1
LYING IN THE NW 1/4 OF SECTION 11, TOWNSHIP 27 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
JOHN ATKINSON
2823 NW KLINE ST.
ROSEBURG, OREGON 97470

SURVEYED BY:
i.e.
ENGINEERING
741 SE Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

DWG. BY: NLB
SCALE: AS SHOWN DATE: NOV, 2004
JOB NO: 104-31
PAGE: 1 OF 2

SURVEYOR'S CERTIFICATE

I, LARRY E. MONREAN, OREGON PROFESSIONAL LAND SURVEYOR NO. 1830, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A PARCEL OF LAND CONSISTING OF A PORTION OF PARCEL 3 OF LAND PARTITION 2004-0016 AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD ON THE SOUTHERLY BOUNDARY OF WAREWOOD VALLEY THIRD ADDITION AND BOUNDARY LINE ADJUSTMENT (A SUBDIVISION) RECORDED AS VOLUME 20, PAGE 62 DOUGLAS COUNTY PLAT RECORDS FROM WHICH A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 36 OF SAID WAREWOOD VALLEY THIRD ADDITION AND BOUNDARY LINE ADJUSTMENT BEARS NORTH 87°06'37" EAST 205.93 FEET; THENCE RUNNING ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING COURSES: SOUTH 87°06'37" WEST 71.43 FEET TO A 5/8 INCH IRON ROD, NORTH 42°32'01" WEST 22.04 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT FOR 15.05 FEET (THE CHORD OF WHICH BEARS NORTH 78°27'17" WEST 14.08 FEET) TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT FOR 69.49 FEET (THE CHORD OF WHICH BEARS SOUTH 76°41'03" WEST 69.06 FEET) TO A 5/8 INCH IRON ROD, SOUTH 87°44'38" WEST 148.92 FEET TO A 5/8 INCH IRON ROD AND ALONG THE ARC OF A 8.00 FOOT RADIUS CURVE TO THE LEFT FOR 12.61 FEET (THE CHORD OF WHICH BEARS SOUTH 42°40'58" WEST 11.35 FEET) TO A 5/8 INCH IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF KLINE STREET; THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: SOUTH 02°39'40" EAST 1.68 FEET TO A 5/8 INCH IRON ROD, SOUTH 02°39'40" EAST 43.95 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 410.74 FOOT RADIUS CURVE TO THE LEFT FOR 81.95 FEET (THE CHORD OF WHICH BEARS SOUTH 08°27'47" EAST 81.82 FEET) TO A 5/8 INCH IRON ROD, SOUTH 14°12'29" EAST 256.64 FEET TO A 5/8 INCH IRON ROD AND ALONG THE ARC OF A 1879.86 FOOT RADIUS CURVE TO THE LEFT FOR 35.90 FEET (THE CHORD OF WHICH BEARS SOUTH 14°45'27" EAST 35.90 FEET) TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY NORTH 85°52'51" EAST 357.19 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 05°21'25" EAST 101.04 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 53°59'19" EAST 50.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 36°00'41" WEST 69.79 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT FOR 27.77 FEET (THE CHORD OF WHICH BEARS NORTH 31°27'54" WEST 27.74 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 26°55'06" WEST 147.47 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT FOR 34.07 FEET (THE CHORD OF WHICH BEARS NORTH 34°43'34" WEST 33.96 FEET) TO A 5/8 INCH IRON ROD; THENCE NORTH 42°32'01" WEST 39.97 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.70 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL AS SHOWN. THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS OF RECORD AS SHOWN. THE NORTHERLY MONUMENT FOR CURVE "C2" WAS CALCULATED AND SET BY HOLDING RECORD DISTANCE FROM FOUND MONUMENTS TO THE NORTH ALONG KLINE STREET. THE NORTHERLY MONUMENT FOR CURVE "C31" WAS CALCULATED AND SET BY PERFORMING A COMPASS ADJUSTMENT BETWEEN FOUND MONUMENTS TO THE IMMEDIATE NORTH AND SOUTH. WE SET ALL OTHER MONUMENTS AS SHOWN.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN R. AND DONNA M. ATKINSON, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "KLINE STREET MULTI-FAMILY P.U.D., PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER SHANTEL AVENUE AS SHOWN HEREON.

John R and Donna M Atkinson By Ronald D Atkinson
JOHN R. AND DONNA M. ATKINSON
BY RONALD D. ATKINSON, ATTORNEY IN FACT
DATE 2-22-05

ACKNOWLEDGMENT THROUGH POWER OF ATTORNEY

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

ON THIS 22nd DAY OF February, 2005, BEFORE ME PERSONALLY APPEARED RONALD D. ATKINSON, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE FOREGOING INSTRUMENT NUMBER 2001-21353, OF THE DOUGLAS COUNTY CLERK'S RECORDS, AS THE ATTORNEY IN FACT OF JOHN R. AND DONNA M. ATKINSON, AND ACKNOWLEDGED THAT HE SUBSCRIBED THE NAMES OF JOHN R. AND DONNA M. ATKINSON THERETO AS PRINCIPAL, AND HIS OWN NAME AS ATTORNEY IN FACT.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

P.U.E. NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2005-005862 OF DEED RECORDS OF DOUGLAS COUNTY.

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2005-005861 OF DEED RECORDS OF DOUGLAS COUNTY.

FIELD CREW: RYAN PALMER AND KARL KROM

EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: NIKKI BORGES

ZONE: MR-29
COMP. PLAN: HDR
WATER: CITY
SEWER: R.U.S.A.

APPROVALS

Dave D. Allen 2/28/05
PLANNING COMMISSION CHAIRMAN DATE
James R Johnson 2/28/05
COMMUNITY DEVELOPMENT DIRECTOR DATE
Ronald D Atkinson 02/28/05
PUBLIC WORKS DIRECTOR DATE
Ronald D Atkinson 3-1-05
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Ron Northrup 3-7-05
DOUGLAS COUNTY TAX ASSESSOR DATE
Barbara E. Nielsen 3-7-05
DOUGLAS COUNTY COMMISSIONER DATE
Barbara E. Nielsen 2005-005863
FILED THIS 8th DAY OF MARCH, 2005, 11:29 O'CLOCK AM/PM
Barbara E. Nielsen 3-8-05
DOUGLAS COUNTY CLERK By: DEPUTY DATE

TAX COLLECTOR STATEMENT

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

Sandra K. Greese 3/7/05
DOUGLAS COUNTY TAX COLLECTOR DATE

SIDEWALK NOTE:

IF SIDEWALKS HAVE NOT BEEN CONSTRUCTED AFTER TWO YEARS FROM THE DATE THE FINAL SUBDIVISION PLAT WAS FILED, THE CITY OF ROSEBURG WILL REQUIRE ALL PARCELS TO DO SO AT THAT TIME.

STREET PLUG DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CITY OF ROSEBURG, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET PLUG SHOWN HEREON.

NAME *BARBARA GERSHON* TITLE *Acting City Manager*
Barbara Gershon 3/1/05
SIGNATURE DATE

PLANNING DEPARTMENT FILE NO. PUD-03-4



REGISTERED PROFESSIONAL LAND SURVEYOR <i>Larry E. Monrean</i> OREGON JULY 13, 1979 LARRY E. MONREAN 1830 EXPIRES: 12/31/2006	KLINE STREET MULTI-FAMILY P.U.D., PHASE 1 LYING IN THE NW 1/4 OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: JOHN ATKINSON 2823 KLINE ST. ROSEBURG, OREGON 97470	SURVEYED BY: i.e. ENGINEERING 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
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