

**LEGEND**  
○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED  
● SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"  
△ CALCULATED POSITION  
( ) REC. PER VOL. 21, PG 40  
[ ] REC. PER VOL. 19, PG. 38

ZONE: R-1  
COMP. PLAN: RMD  
WATER: ROBERTS CREEK WATER DISTRICT  
SEWER: GREEN SANITARY DISTRICT

**NOTE:**  
PER PLANNING DEPT. CONDITIONS, LOTS 84, 85 AND 86 SHALL NOT BE REDIVIDED IN THE FUTURE DUE TO THE NATURE OF THE TOPOGRAPHY.

RESTRICTIVE AND PROTECTIVE COVENANTS FILED  
PER INST. NO. 2004-025214

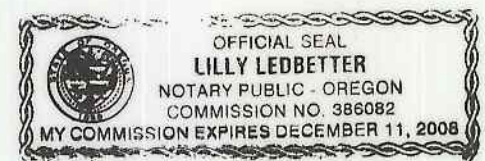
**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 18 LOTS, TOGETHER WITH EASEMENTS AS SHOWN.

**PUBLIC UTILITY EASEMENT RESTRICTIONS**  
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS THEY ARE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THEIR RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL THE STRUCTURES WITHIN THE PUE AT THE OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE PUE.

**DECLARATION**  
KNOW ALL PEOPLE BY THESE PRESENTS THAT S&S BUILDERS INC, 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 "ROSEWOOD ESTATES, PHASE 8" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

*Mark Wecks*  
MARK WECKS, OWNER  
7/13/05  
DATE

CONSENT AFFIDAVIT: 2005-029277



**ACKNOWLEDGMENT:**  
STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13<sup>th</sup> DAY OF July 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARK WECKS WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Lilly Ledbetter  
COMMISSION #: 386082  
MY COMMISSION EXPIRES: 12-11-08  
SIGNATURE: *Lilly Ledbetter*

*Ron Northcraft*  
RON NORTH CRAFT 8-2-05  
DOUGLAS COUNTY ASSESSOR  
DATE

**SURVEYOR'S CERTIFICATE:**  
I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY 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.

BEGINNING AT A 5/8" IRON ROD, SAID ROD BEING THE NE CORNER OF LOT 6, ROSEWOOD ESTATES, PHASE II; THENCE N89° 50' 13"W FOR 85.78 FEET TO A 5/8" IRON ROD; THENCE N58° 10' 50"W FOR 78.02 FEET TO A 5/8" IRON ROD; THENCE S45° 26' 43"W FOR 61.87 FEET TO A 5/8" IRON ROD; THENCE S47° 55' 11"W FOR 67.54 FEET; THENCE 96.10 FEET ALONG THE ARC OF AN 76.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N9° 13' 12"E FOR 89.83 FEET; THENCE N45° 26' 43"E FOR 9.80 FEET TO A 5/8" IRON ROD; THENCE N45° 26' 43"E FOR 48.07 FEET TO A 5/8" IRON ROD; THENCE 34.89 FEET ALONG THE ARC OF A 44.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N22° 43' 47"E FOR 33.98 FEET TO A 5/8" IRON ROD; THENCE N0° 00' 51"E FOR 58.60 FEET TO A 5/8" IRON ROD; THENCE N89° 59' 11"W FOR 99.00 FEET TO A 5/8" IRON ROD; THENCE N22° 13' 28"W FOR 98.53 FEET TO A 5/8" IRON ROD; THENCE N0° 05' 54"E FOR 176.00 FEET TO A 5/8" IRON ROD; THENCE N0° 13' 30"E FOR 88.00 FEET TO A 5/8" IRON ROD; THENCE N0° 02' 20"E FOR 263.06 FEET TO A 5/8" IRON ROD; THENCE N89° 54' 32"E FOR 53.64 FEET TO A 5/8" IRON ROD; THENCE N89° 54' 32"E FOR 106.14 FEET TO A 5/8" IRON ROD; THENCE N0° 01' 28"E FOR 25.97 FEET TO A 5/8" IRON ROD; THENCE N89° 54' 43"E FOR 56.00 FEET TO A 5/8" IRON ROD; THENCE N89° 48' 19"E FOR 98.65 FEET TO A 5/8" IRON ROD; THENCE S0° 06' 15"W FOR 816.85 FEET TO A 5/8" IRON ROD, THE POINT OF BEGINNING. CONTAINING 5.30 ACRES, MORE OR LESS.

**APPROVALS:**  
*Keith L. Cubic* 8/1/05  
DOUGLAS COUNTY PLANNING DIRECTOR  
*Ronny W...* 8-1-05  
DOUGLAS COUNTY SURVEYOR  
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*Sandra K. Couell* 8/2/05  
DOUGLAS COUNTY TAX COLLECTOR  
FILED THIS 3<sup>RD</sup> DAY OF AUG, 2005, 9:20 O'CLOCK AM/M  
BARBARA E. NIELSEN 8-3-05  
DOUGLAS COUNTY CLERK  
By: *Deputy*



PLANNING DEPT. FILE NO. 04-117

<b>SUBDIVISION</b> <b>ROSEWOOD ESTATES, PHASE 8</b> LYING IN THE NE ¼ AND THE SE ¼ OF SECTION 3, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <i>F. Neil Hibbs</i>
<b>CLIENT:</b> S&S BUILDERS, INC 261 BROZIO ROAD ROSEBURG, OREGON 97470	<b>SURVEYOR:</b> NEIL LAND SURVEYING, LLC 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: NeilHibbs@aol.com	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2007
DWG. SCALE: 1" = 60'	JOB #: 0177-25	DWG. BY: FLB
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