DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2004-020868
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08/25/2004 01:21:02 PM
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MELODY SUBDIVISION
PHASE 1
LOCATED IN
LOT 13, PLAT H, ROSEBURG HOME ORCHARDS TRACTS
NW 1/4 OF THE SE 1/4 OF SECTION 10
T.28S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

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ZONING & UTILITIES:

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
COMP. PLAN: MEDIUM RESIDENTIAL
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
PLANNING FILE NO. 99-195

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-05

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:

BEGINNING AT A 5/8" IRON ROD AT THE SE CORNER OF LOT 13, PLAT H, ROSEBURG HOME ORCHARD TRACTS. A SUBDIVISION RECORDED IN VOLUME 3, PAGE 21, OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N.00°28'19"E., 647.63 FEET TO A 5/8" IRON ROD; THENCE N.89°44'22"W., 260.05 FEET TO A 5/8" IRON ROD; THENCE S.00°28'08"W., 365.18 FEET TO A 5/8" IRON ROD; THENCE S.06°37'47"W., 36.44 FEET TO A 5/8" IRON ROD; THENCE S.20°29'21"W., 45.64 FEET TO A 5/8" IRON ROD; THENCE S.33°24'56"W., 45.42 FEET TO A 5/8" IRON ROD; THENCE S.34°51'43"W., 144.69 FEET TO A 5/8" IRON ROD; THENCE S.20°58'46"W., 52.35 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF LEBLANC SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 19, PAGE 46 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON: THENCE THENCE N.89°52'52"E., ALONG SAID NORTH LINE 144.21 FEET TO A 5/8" IRON ROD; THENCE N.89°54'48"E., ALONG SAID NORTH LINE 35.72 FEET TO A 5/8" IRON ROD; THENCE N.89°54'24"E., ALONG SAID NORTH LINE 48.04 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LEBLANC SUBDIVISION; THENCE N.89°52'18"E., 176.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.30 ACRES, MORE OR LESS.

DECLARATION AND DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ERIK HELLENTHAL IS THE OWNER OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075 HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "MELODY SUBDIVISION, PHASE 1" AND DOES HEREBY DEDICATE MELODY DRIVE AND THOSE PUBLIC UTILITY EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

ERIK HELLENTHAL

APPROVALS:

Keith L. Cubic — DOUGLAS COUNTY PLANNING DIRECTOR — 8/12/04 DATE
Ronny Wan — DOUGLAS COUNTY SURVEYOR — 8-13-04 DATE
Ron Norgaard — DOUGLAS COUNTY ASSESSOR — 8-24-04 DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOT 13, PLAT H, ROSEBURG HOME ORCHARDS TRACTS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 99-195. THE SOUTH LINE WAS CONTROLED BY MONUMENTS FOUND PER M 1-14 AND LEBLANC SUBDIVISION. THE EAST LINE WAS CONTROLED BY MONUMENTS FOUND PER M 1-14 AND PARTITION PLAT 1992-0050.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, AND MICKEY CALVERT USING A NIKON DTM 531 AND A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK, STATE OF OREGON

2004-020868
FILED AT 1:21 P.M. THIS 25th DAY OF AUGUST 2004,
BY BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK — Gloria G. Burnett By: DEPUTY

PROTECTIVE COVENANTS:

PROTECTIVE COVENANTS FOR "MELODY SUBDIVISION PHASE 1" HAVE BEEN RECORDED IN BOOK _____, PAGES _____ AS INSTRUMENT NO. 2004-020867 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21st DAY OF July, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ERIK HELLENTHAL 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

OFFICIAL SEAL
MARY L MOORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 368742
MY COMMISSION EXPIRES MAY 18, 2007

TAX COLLECTORS CERTIFICATE:

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

Sandra K. Correse — DOUGLAS COUNTY TAX COLLECTOR — 8/25/04 DATE

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 40'	FOR: ERIK HELLENTHAL 10190 NORTH UMPQUA HWY. ROSEBURG, OREGON 97470	JOB #: 98-068
JUNE 22, 2004		FILE: PHASE1.DWG
		SHEET 2 OF 2

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