

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2007-012998
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06/07/2007 03:04:09 PM
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
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JENSEN MEADOWS ESTATES

LOCATED IN LOT 16, "PLAT H" ROSEBURG HOME ORCHARD TRACTS
NE 1/4 OF SECTION 10, T.28S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

Filed this 7 day of June 2007 at 3:04 pm

BY BARBARA E. NIELSEN
Douglas County Clerk



APPROVALS:

Keith L. Cubic 6/5/07
Douglas County Planning Director Date

Randy Smith 6-5-07
Douglas County Surveyor DEPUTY Date

Ron Northcraft 6-7-07
Douglas County Assessor Date

TAX COLLECTORS CERTIFICATE:

I hereby certify that all taxes and special assessments or other charges required by law have been paid.

Audra K. Corvee 6/6/07
Douglas County Tax Collector Date

NARRATIVE:

The purpose of this survey is to subdivide the Hellenthal Property described in Instrument No. 94-12618 into 12 lots as approved under Douglas County Planning Department File No. 06-010. The property is located in the North 1/2 of Lot 16, PLAT "H", ROSEBURG HOME ORCHARD TRACTS (RHOT). In examining recorded surveys in PLAT "H", I discovered that the original RHOT lots along Stella Street were not located by proportionate measurement. Lots 17, 18 and 19 were measured at record plat distance south of the original south line of Austin Road leaving the approximate 16.5 distance deficiency between the Southwest Corner of Lot 17 and the stone monument at the Northeast Corner of Lot 26 to fall entirely in Lots 14, 15 and 16. N.E. Richardson surveyed the South 1/2 of Lot 16 in 1949 under CS 43/186 and apparently accepted an existing fence line as the South Line of Lot 16 and measured a plat record 330 feet north from the fence line to establish the North Line of the South 1/2 of Lot 16. Herman Pieske found iron rods not of record in an existing and long standing fence line under the WINGGATE SUBDIVISION plat and accepted them as the South Line of Lot 17, since they match near record distance to the original South Line of Austin Road. Under this survey, I accept the CS 43/186 monuments as locating the South 1/2 of Lot 16 and I accept the monuments found per WINGGATE SUBDIVISION as locating the North Line of Lot 16, thus leaving an approximate 320 foot north-south dimension for the North 1/2 of Lot 16. Instrument No. 94-12618 excepts the South 110 feet of the North 1/2 of lot 16, therefore, I established the South Line of ORCHARD MEADOWS 110 feet northerly of and parallel to the North Line of CS 43/186. I accept the monuments found per ROLLING HILLS ESTATES SUBDIVISION 8th ADD. as controlling the West Line of Lot 16.

A control survey was performed utilizing a static GPS Control Survey with RTK and conventional traverse loops and ties with Leica System 1200 GPS Receivers and a Leica TCRP 1203 Total Station. All survey observations were adjusted by least squares or compass rule adjustment. This survey was performed by Les Fanning, Adam DeGroot, Joel Herzberg and Tony Bellando with computations by Kris DeGroot and drafting by Bill Warren.

ZONING & UTILITIES:

Zoning: Single Family Residential (R-1)
Comp. Plan: Medium Density Residential (RMD)
Water: Roberts Creek Water District
Sewer: Green Sanitary District
Planning File No. 06-010

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2007-013020
NO FEE
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06/08/2007 08:58:46 AM
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This is a no fee document

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. DeGroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

RENEWAL DATE: 12-31-07

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 Chapter 92, Oregon Revised Statutes has caused the same to be surveyed and subdivided in the name of "JENSEN MEADOWS ESTATES" as shown on the face of this subdivision plat and hereby dedicates "JENSEN COURT" and those Public Utility Easements shown hereon to the use of the public forever and also does hereby cause that 25 foot wide Access and Utility Easement to be created for the benefit of Lot 6, Lot 7 and Lot 8.

Erik Hellenthal

Erik Hellenthal

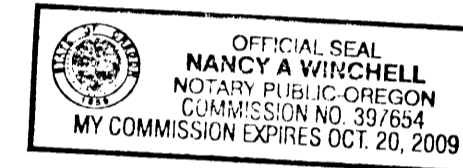
ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

Know all people by these presents, on this 16 day of MAY, 2007, 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 and Dedication, 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.

Nancy A. Winchell
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 subdivision plat of which the following is a true and correct description:

The North one-half of Lot 16, PLAT "H" ROSEBURG HOME ORCHARD TRACTS, less and excepting the South 110 feet of the North one-half of Lot 16, PLAT "H" ROSEBURG HOME ORCHARD TRACTS and excepting 20 feet along the East side which is reserved for a road, all of which is hereinafter described:

Beginning at a 5/8" iron rod at the Northwest Corner of Lot 16, PLAT "H" ROSEBURG HOME ORCHARD TRACTS, a subdivision recorded in Volume 3, Page 21 of the Subdivision Plat Records of Douglas County, Oregon; thence S.89°31'49"E. along the North Line of said Lot 16, 636.69 feet to a 5/8" iron rod on the West Right of Way Line of Stella Street; thence S.00°27'59"E. along said Right of Way Line, 210.51 feet to a 5/8" iron rod; thence N.89°31'28"W., 638.57 feet to a 5/8" iron rod on the West Line of said Lot 16; thence N.00°07'21"W. along said West Line, 56.40 feet to a 5/8" iron rod; thence N.00°05'43"W. along said West Line, 134.88 feet to a 5/8" iron rod; thence N.00°52'13"E. along said West Line, 19.22 feet to the point of beginning and containing 3.08 acres, more or less.

PROTECTIVE COVENANTS:

Protective Covenants for "JENSEN MEADOWS ESTATES" have been recorded in ~~Book~~ as Instrument No. 2007-012997 of the Official Records of Douglas County, Oregon.

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

SCALE: 1" = 40'
DATE: FEBRUARY 23, 2007

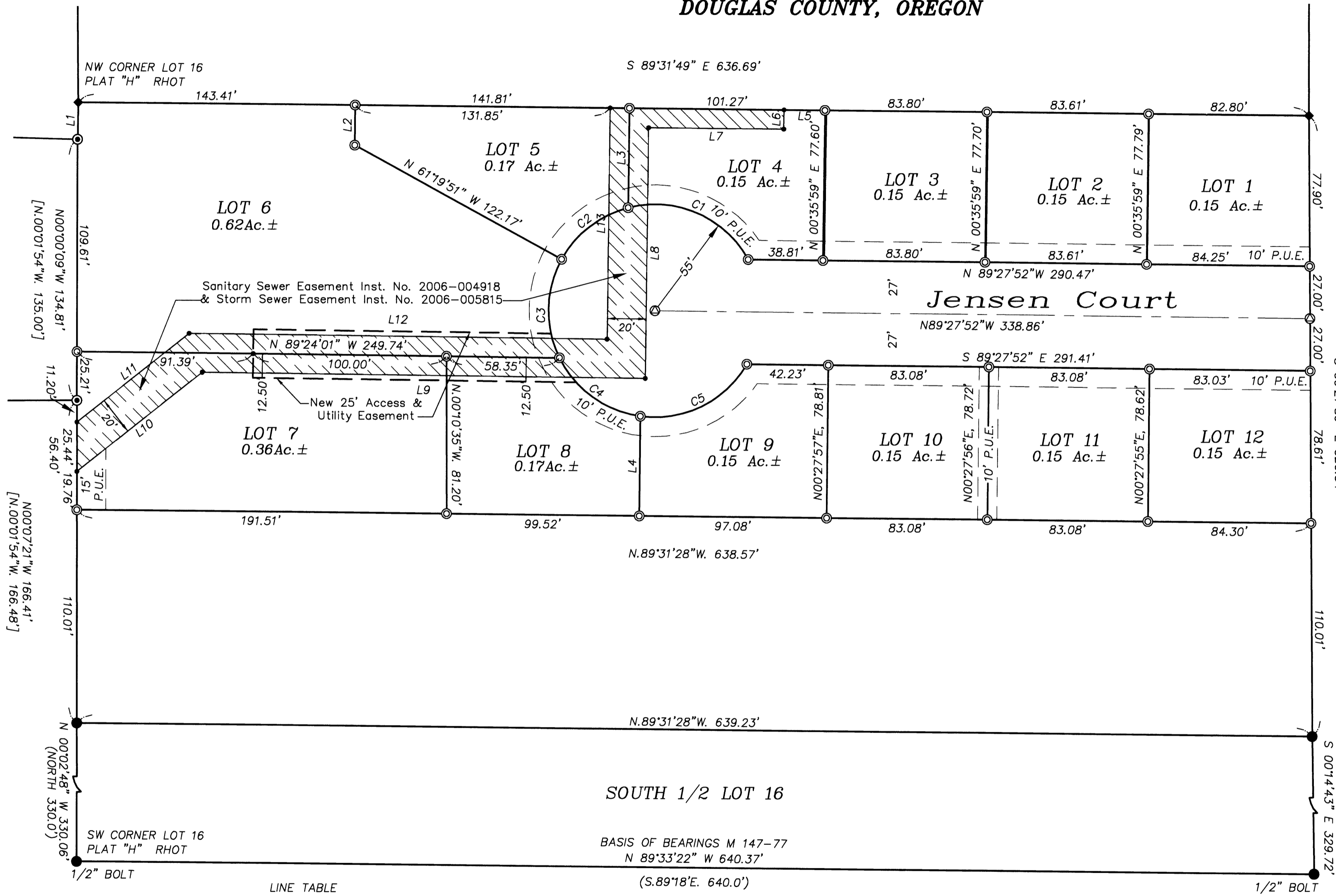
FOR: ERIK HELLENTHAL
10190 NORTH UMPQUA HWY.
ROSEBURG, OR 97470

JOB #: 97-031
FILE: ORCHARD-PLAT2.DWG
SHEET 1 OF 2

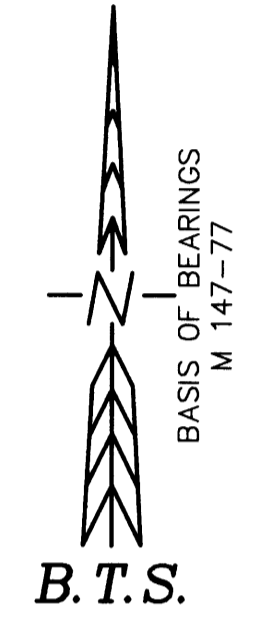
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 LOCATED IN LOT 16, "PLAT H" ROSEBURG HOME ORCHARD TRACTS
 NE 1/4 OF SECTION 10, T.28S., R.6W., W.M.
 DOUGLAS COUNTY, OREGON



Stella Street
60'R/W



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristian O. Degroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-07

- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
 - ⊕ = SET 5/8" x 30" IRON ROD w/1.5" ALUM.CAP MARKED "BTS ENG-SURV"
 - = FOUND 3/4" IRON ROD OR AS NOTED PER CS 43/186
 - ◆ = FOUND 5/8" IRON ROD PER WINNGATE (VOL. 21, PG 10)
 - ⊙ = FOUND 5/8" IRON ROD PER ROLLING HILLS ESTATES SUBD. 8th ADD. (VOL. 18. PG. 5)
 - = COMPUTED EASEMENT POINT
 - () = RECORD PER CS 43/186 8th ADD. (VOL. 18. PG. 5)
 - [] = RECORD PER ROLLING HILLS ESTATES SUBD.

LINE	BEARING	DISTANCE
L1	N00°52'13"E	19.22
L2	N00°27'55"E	20.78
L3	N00°35'59"E	51.43
L4	N00°27'55"E	51.40
L5	N89°31'49"W	21.23
L6	S00°37'06"W	9.98
L7	N89°33'44"W	70.00
L8	S00°37'06"W	129.48
L9	N89°22'54"W	229.06
L10	S51°42'45"W	82.69
L11	N51°42'45"E	74.03
L12	S89°22'54"E	216.12
L13	N00°37'06"E	119.45

NO.	DELTA	CURVE TABLE		BEARING	CHORD
		RADIUS	ARC		
C1	75°53'57"	55.00	72.86	N66°48'51"W	67.65
C2	46°34'02"	55.00	44.70	S51°57'10"W	43.48
C3	55°06'16"	55.00	52.90	S01°07'01"W	50.88
C4	55°49'15"	55.00	53.58	S54°20'45"E	51.49
C5	67°48'28"	55.00	65.09	N63°50'24"E	61.36

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FOR:
 ERIK HELLENTHAL
 10190 NORTH UMPQUA HWY.
 ROSEBURG, OR 97470

JOB #: 97-031
 FILE: ORCHARD-PLAT2.DWG
 SHEET 2 OF 2

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