

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2007-020609
 NO FEE
 09/20/2007 11:32:29 AM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

FINAL PLAT BERTAGNA SUBDIVISION

LOT 2 OF BLK 4 SHINN'S ADDITION
 ROSEBURG, DOUGLAS COUNTY - OREGON

SE 1/4 OF THE NE 1/4 SECTION 22 - T. 27 S. - R. 6 W., W.M.

DATE: August 5, 2007
 SCALE: 1" = 50'

SURVEYORS CERTIFICATE

I, RUSS S. DODGE HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS, A SUBDIVISION WITHIN THE COUNTY OF DOUGLAS, BEING BERTAGNA SUBDIVISION. I HAVE INDICATED THE INITIAL POINT OF BEGINNING ALONG WITH ALL DIMENSIONS, KINDS OR TYPES OF MONUMENTS, AND THEIR LOCATIONS IN ACCORDANCE WITH ORS 92.060 (1) AND I HAVE ACCURATELY DESCRIBED THE TRACT OF LAND WHICH THE PARCELS ARE LAID OUT.

SAID PARCEL BEING LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH - RANGE 06 WEST, W.M., DOUGLAS COUNTY, OREGON. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 4, OF SHINN'S ADDITION AS RECORDED IN VOLUME 6, PAGE 6, PLAT RECORDS OF DOUGLAS COUNTY, OREGON, SAID POINT BEING FURTHER REFERENCED AS LOCATED ON THE EASTERLY LINE OF LOOKINGGLASS ROAD; THENCE, LEAVING SAID EASTERLY LINE, SOUTH 73°58'34" EAST A DISTANCE OF 549.26 FEET; THENCE, SOUTH 30°23'09" WEST A DISTANCE OF 399.66 FEET; THENCE, NORTH 74°05'18" WEST A DISTANCE OF 549.28 FEET TO A POINT LOCATED ON THE EASTERLY LINE OF SAID LOOKINGGLASS ROAD; THENCE, ALONG SAID EASTERLY LINE, NORTH 30°21'00" EAST A DISTANCE OF 400.71 FEET TO THE POINT OF BEGINNING. CONTAINING 4.89 ACRES.

Russ Dodge
 RUSS S. DODGE

Sub. 06, 2007
 DATE

EASEMENT IDENTIFICATION NOTES

- 1) A FIVE FOOT WIDE PUBLIC UTILITY EASEMENT IMPACTING ALL LOTS FRONTING TOBY COURT AND THAT PORTION OF LOOKINGGLASS ROAD, AS SHOWN.
- 2) TWENTY FIVE FOOT WIDE ACCESS AND UTILITY EASEMENTS IMPACTING LOTS 1 & 2, FOR THE BENEFIT OF LOTS 5 & 6. TWENTY FIVE FOOT WIDE ACCESS AND UTILITY EASEMENTS IMPACTING LOTS 11 & 12 FOR THE BENEFIT OF LOTS 8 & 9.
- 3) A STORMDRAINAGE EASEMENT AREA IMPACTING LOTS 1 & 5, AS SHOWN.
- 4) A 15' FOOT WIDE SEWERLINE EASEMENT AREA IMPACTING LOT 7, AS SHOWN.
- 5) A 10' FOOT WIDE SEWERLINE EASEMENT AREA IMPACTING LOT 10, AS SHOWN.
- 6) EASEMENT AREAS (PUE) IMPACTING LOTS 3 & 13, AS SHOWN.

LAND DATA:

TAX MAP: 21 6 22 AD
 TAX LOT: 600
 4.885 ACRES
 DEED REFERENCE: 2003-25981
 SITE ADDRESS: 2921 W. LOOKINGGLASS RD.
 CURRENT ZONING: MR 29

SURVEY FOR:

William Bertagna
 3284 Colonial Road
 Roseburg, Oregon 97410

SURVEY BY:

HGE INC.
 375 PARK AVENUE
 COOS BAY, OREGON 97420

OWNER DECLARATION AND ACKNOWLEDGEMENT:

WILLIAM BERTAGNA AND JUDITH BERTAGNA, HEREBY CERTIFY THAT THEY ARE THE PARTY OF TITLE INTEREST IN THE LAND SUBJECT TO THIS SUBDIVISION AND THAT THEY HAVE CAUSED THIS PLAT TO BE PREPARED IN ACCORD WITH OREGON REVISED STATUTES CHAPTER 92 AND THE DOUGLAS COUNTY LAND DEVELOPMENT ORDINANCES. WE HEREBY COMMIT, EXECUTE AND DELIVER SAID LANDS TO THE OPERATION OF THE OREGON SUBDIVISION ACT AS SET FORTH IN CHAPTER 92, OF THE OREGON REVISED STATUTES AND THAT THIS PLAT IS A TRUE AND CORRECT MAP OF THE LANDS OWNED BY THEM AND LAID OUT BY THEM AS BERTAGNA SUBDIVISION. WE FURTHER DEDICATE TOBY COURT, AND CREATE ALL EASEMENTS AS SHOWN.

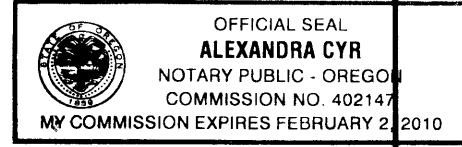
STATE OF OREGON) *William Bertagna*
) WILLIAM BERTAGNA
 COUNTY OF DOUGLAS) 56: *Judith Bertagna*
) JUDITH BERTAGNA

THIS IS TO CERTIFY THAT WILLIAM & JUDITH BERTAGNA PERSONALLY APPEARED BEFORE ME ON THIS THE 9th DAY OF August 2007, WHOM ACKNOWLEDGED THAT THEY HAVE SIGNED THE ABOVE DECLARATION AS THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 9th DAY OF August 2007.

[Signature]
 NOTARY PUBLIC FOR OREGON
 MY COMMISSION EXPIRES: 2/2/10

APPROVALS:

APPROVED *Sept 20, 2007*
 BY *Ross Northcraft*
 DOUGLAS COUNTY ASSESSOR



APPROVED *Sept 18, 2007*
 BY *Ross Warr*
 DOUGLAS COUNTY SURVEYOR

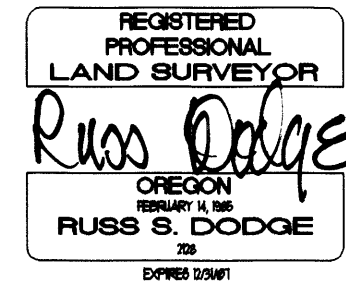


APPROVED *SEPTEMBER 18, 2007*
 BY *Fredrick Allen*
 CITY OF ROSEBURG

APPROVED *9/19/07, 2007*
 BY *Sandra K. Coulee*
 DOUGLAS COUNTY TAX COLLECTOR

APPROVED *9/19/07, 2007*
 BY *[Signature]*
 DOUGLAS COUNTY COMMISSIONER

APPROVED *SEPT 20, 2007*
 BY *[Signature]*
 DOUGLAS COUNTY CLERK'S OFFICE



IMPROVEMENT NOTE:

SIDEWALKS WILL BE INSTALLED DURING THE CONSTRUCTION OF THE HOUSING UNITS BUT IN NO CASE LATER THAN 2 YEARS AFTER APPROVAL.

NARRATIVE:

- 1.) THE BASIS OF BEARING BEING BETWEEN THE NORTHWEST & SOUTHWEST CORNERS OF LOT 2, BLOCK 4, SHINN'S ADDITION, THE BEARING BEING SOUTH 30°21'00" WEST, ASSUMED TO BE TRUE. THE DISTANCE MEASURED IS 400.71' RECORD DISTANCE IS 400.00'.
- 2.) THE BASIS OF SURVEY BEING THE PLAT OF SHINN'S ADDITION AS RECORDED IN VOLUME 6, PAGE 6 OF THE PLAT RECORDS OF DOUGLAS COUNTY.
- 3.) THE PURPOSE OF THIS SURVEY BEING TO SUBDIVIDE THE PARENT PARCEL FOR THE CLIENT.
- 4.) INSTRUMENTS USED IN THIS SURVEY WERE A NIKON DTM 55, MAPPING BY ACAD, RELEASE 2K2.
- 5.) LEGAL DESCRIPTIONS WERE SUPPLIED BY FIRST AMERICAN TITLE, ROSEBURG OFFICE.



CURVE & LINE DATA

- | | |
|------|----------------------------------------------------------------|
| C 1 | LC= N 21°52'09" W, 39.52' / R= 25' L= 45.56' DELTA= 104°26'17" |
| C 2 | LC= S 60°54'42" W, 14.14' / R= 10' L= 15.71' DELTA= 90°00'00" |
| C 3 | LC= S 43°52'27" E, 10.06' / R= 10' L= 10.55' DELTA= 60°25'38" |
| C 4 | LC= S 01°07'32" W, 5.10' / R= 10' L= 5.16' DELTA= 29°34'22" |
| C 5 | LC= N 68°07'51" E, 30.63' / R= 25' L= 32.97' DELTA= 75°33'43" |
| L 6 | NORTH 74°05'18" WEST, 5.51' |
| L 7 | NORTH 74°05'18" WEST, 12.34' |
| L 8 | NORTH 74°05'18" WEST, 12.34' |
| L 9 | NORTH 15°54'44" EAST, 30.00' |
| L 10 | LC= N 51°30'10" W, 20.59' / R= 25' L= 41.22' DELTA= 48°38'25" |
| L 11 | NORTH 41°37'33" EAST, 18.66' |
| L 12 | NORTH 21°36'06" WEST, 19.14' |

- LEGEND:
- FOUND SURVEY MONUMENT SIZE AND TYPE AS NOTED
 - SET 5/8" X 30" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "HGE INC"
 - CALCULATED POSITION SETBACK LINE
 - FD 5/8" IRON ROD SHINN'S ADDITION DESIGNATED AS INITIAL POINT



ARCHITECTS, ENGINEERS, SURVEYORS, & PLANNERS
 375 PARK AVENUE, COOS BAY, OREGON 97420 (541) 269-1166
 19 N.W. 5TH AVE., PORTLAND, OREGON 97209 (503) 222-1687