

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2008-022369
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12/23/2008 02:09:14 PM
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
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Re-Plat of BERTAGNA SUBDIVISION

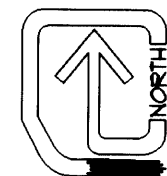
MAP FILE NO SRE-08-1

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: December 17, 2008

SCALE: 1" = 50'



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

LAND DATA:

TAX MAP: 27 6 22 AD
COMPRISING TAX LOTS: 1600, 1700, 1800, 1900, 2000,
2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800,
2900, & 3000 / 4.885 ACRES
BERTAGNA SUBDIVISION: VOLUME 22, PAGE 60
RECORDERS # 2007-020609

SURVEY FOR:

William Bertagna
3284 Colonial Road
Roseburg, Oregon 97410

SURVEY BY:

HGE INC.
375 PARK AVENUE
COOS BAY, OREGON 97420

CURVE & LINE DATA

LEGEND:

- ① FOUND SURVEY MONUMENT SIZE AND TYPE AS NOTED
- ② 5/8" X 30" IRON ROD
- ③ W/YELLOW PLASTIC CAP STAMPED 'HGE INC'
- ④ SET DURING THE PLAT PHASE OF BERTAGNA SUBDIVISION
- ⑤ CALCULATED POSITION SETBACK LINE
- ⑥ FD 5/8" IRON ROD SHINN'S ADDITION DESIGNATED AS INITIAL POINT

C 1	LC= N 21°52'09" W, 39.52' / R= 25' L= 45.56' DELTA= 104°26'17"	L 11	NORTH 41°37'33" EAST, 18.66'
C 2	LC= S 60°54'42" W, 14.14' / R= 10' L= 15.71' DELTA= 90°00'00"	L 12	NORTH 21°36'06" WEST, 19.14'
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'		
C 10	LC= N 51°30'10" W, 20.59' / R= 25' L= 41.22' DELTA= 48°38'25"		



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

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

12/19/2008

RUSS S. DODGE

DATE

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 TO THE PUBLIC, AND CREATE ALL EASEMENTS AS SHOWN.

STATE OF OREGON)

William Bertagna

WILLIAM BERTAGNA

COUNTY OF DOUGLAS) 66:

Judith Bertagna
JUDITH BERTAGNA

THIS IS TO CERTIFY THAT WILLIAM & JUDITH BERTAGNA PERSONALLY APPEARED BEFORE ME ON THIS THE 22nd DAY OF December, 2008, WHOM ACKNOWLEDGED THAT THEY HAVE SIGNED THE ABOVE DECLARATION AS THEIR VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREINTO SET MY SEAL THIS 22nd DAY OF December, 2008.

Christine L Morgan
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 2-25-2012

APPROVALS:

APPROVED 12-23, 2008

BY *Randy Smith*
DOUGLAS COUNTY ASSESSOR - Deputy



APPROVED 12-23, 2008

BY *Randy Smith*
DOUGLAS COUNTY SURVEYOR

APPROVED Dec. 22, 2008

BY *Ronald Hughes*
CITY OF ROSEBURG
PLANNING COMMISSION CHAIRMAN

APPROVED 12/22, 2008

BY *Frederic Alley*
CITY OF ROSEBURG
COMMUNITY DEVELOPMENT DIRECTOR

APPROVED 12-23, 2008

BY *Sandra K. Connel*
DOUGLAS COUNTY TAX COLLECTOR

APPROVED 12/22, 2008

BY *Nicole Marney*
CITY OF ROSEBURG
PUBLIC WORKS DIRECTOR

APPROVED 12-23, 2008 2:09 pm

BY *Barbara E. Nielsen*
DOUGLAS COUNTY CLERK'S OFFICE BY Heidi Johnston Deputy

APPROVED 12-23, 2008

BY *Paul Lamm*
DOUGLAS COUNTY COMMISSIONER

REGISTERED PROFESSIONAL LAND SURVEYOR

Russ Dodge

APPROVED 12-23, 2008

BY *Maup Hultala*
DOUGLAS COUNTY COMMISSIONER

OREGON REGISTERED PROFESSIONAL LAND SURVEYOR

Russ S. Dodge
EXPIRES 12/31/09

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 RE-PLAT THE PREVIOUSLY RECORDED BERTAGNA SUBDIVISION FOR THE CLIENT. THIS REPLAT IS BEING FILED IN ORDER TO COMBINE TWO LOTS AND RENUMBER ACCORDINGLY.
- 4.) NO FIELD WORK WAS PERFORMED DURING THIS PROCESS, OTHER THAN PULLING THREE PREVIOUSLY ESTABLISHED CORNERS.