DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2011-009364

NO FEE

00299186201100093640010012

06/20/2011 02:36:27 PM

PLAT-SUB Cnt=1 Stn=1 receiptcounter
This is a no fee document

ROKUS PLANNED UNIT DEVELOPMENT

SE1/4NW1/4, SEC 11, TWP 27 S, R 6 W,WM
INSTRUMENT NUMBER 2005-19207
LOT 4, VOL 21 PAGE 55C
CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON
MAY 2011

COMPREHENSIVE PLAN	HIGH DENSITY RESIDENTIAL
ZONING	MULTIPLE FAMILY (MR-29)
SANITARY SEWER	ROSEBURG URBAN SANITARY AUTHORITY
WATER	CITY OF ROSEBURG
PLANNING FILE	PUD 10-1

SURVEYED FOR

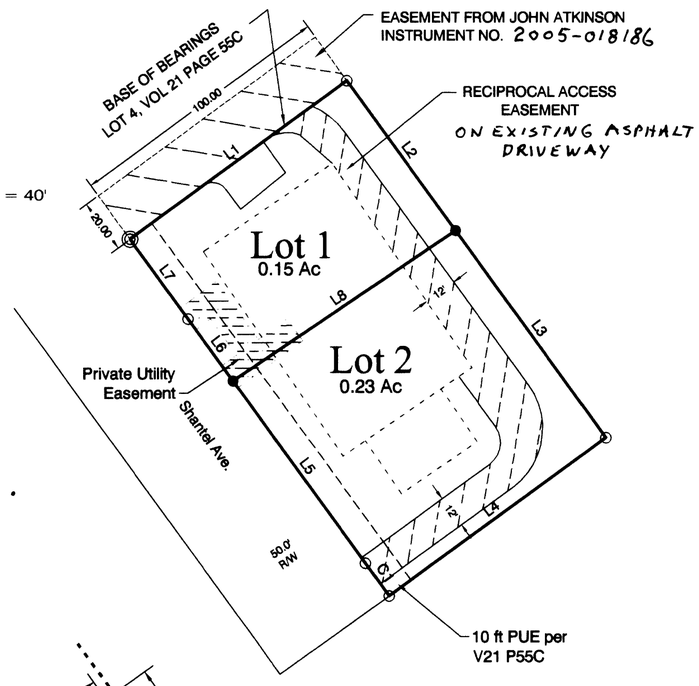
PATSY R. ROKUS
2591 SHANTEL AVENUE
ROSEBURG, OR 97471

SUBJECT TO PROTECTIVE COVENANTS AND AND RESTRICTIONS AS AMENDED ARE FILED HEREWITH, DOUGLAS COUNTY, OREGON, 2011-009134

LEGEND

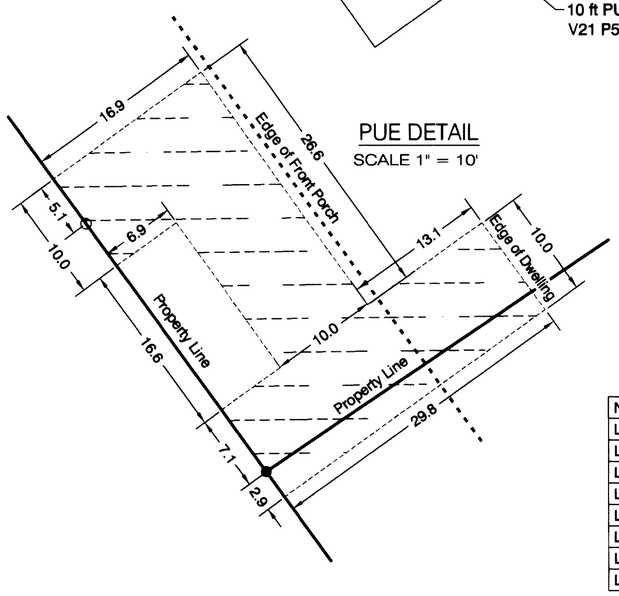
- Reciprocal Access Easement
- Atkinson Driveway Easement
- Private Utility Easement
- FOUND I.R.
- INITIAL POINT
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- ( ) = RECORD PER VOL 21, PAGE 55C
- EXISTING DWELLING

SCALE 1" = 40'



PUE DETAIL

SCALE 1" = 10'



SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

Beginning at a Point, which is the Northwesterly property corner of Lot 4, Kline Street Subdivision Vol 21 Page 55C as recorded in the Records of Douglas County, Oregon; thence North 53°59'19" East a distance of 100.00 ft to a Point; thence South 35°59'07" East a distance of 164.00 ft to a Point; thence South 53°59'19" West a distance of 100.00 ft to a Point; along a curve to the left having a radius of 1500.00 feet 15.00 feet along said curve having a chord direction of North 35°43'30" West and a chord length of 15.00 feet; thence North 36°00'41" West a distance of 112.25 ft to a Point; thence North 36°00'41" West a distance of 36.75 ft to the Point of Beginning; containing 0.38 acres more or less, all located in SE¼NW¼, Sec 11, Twp 27 S, R 6 W,WM in the City of Roseburg, Douglas County, Oregon.

SURVEYED BY

Maurice E Farr

MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
395 NE KIRBY AVENUE
ROSEBURG, OR 97470
PH (541) 637-0613

REGISTERED
PROFESSIONAL LAND SURVEYOR
Maurice E Farr
OREGON
SEPT 23, 1977
6-11
MAURICE E. FARR
1181
EXPIRES 12-31-11

NARRATIVE:

THIS IS A SURVEY TO CREATE A TWO LOT PLANNED UNIT DEVELOPMENT FROM THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 2005-19207 AS RECORDED IN DOUGLAS COUNTY RECORDER'S OFFICE. WE USED FOUND MONUMENTS FROM KLINE STREET SUBDIVISION, VOL 21, PAGE 55C, THE NORTHWESTERLY PROPERTY LINE FOR LOT 4 OF SAID SUBDIVISION WAS USED AS BASIS OF BEARINGS.

THE SURVEY WAS COMPLETED BY MAURICE E FARR AND RICHARD M GARZA, JR USING A NIKON DTM-520 TOTAL STATION. COMPUTATIONS AND DRAFTING WERE PERFORMED BY MAURICE E FARR.

LINE TABLE

NO.	DIRECTION	DIST.
L1	(N 53°59'19" E)	(100.00 FT)
L2	(S 35°59'07" E)	68.83 FT
L3	(S 35°59'07" E)	95.17 FT
L4	(S 53°59'19" W)	(100.00 FT)
L5	(N 36°00'41" W)	83.69 FT
L6	(N 36°00'41" W)	28.56 FT
L7	(N 36°00'41" W)	(36.75 FT)
L8	N 56°00'24" E	100.03 FT

CURVE TABLE

No.	DEFLECTION ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	00°34'23"	1500.00	15.00	N 35°43'30" W	15.00

APPROVALS

ROSEBURG PLANNING COMMISSION CHAIRMAN	DATE 6/15/11
ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR	DATE 6/15/2011
ROSEBURG DIRECTOR OF PUBLIC WORKS	DATE 4/14/2011
DOUGLAS COUNTY SURVEYOR	DATE 6-15-2011
DOUGLAS COUNTY ASSESSOR	DATE 6-20-11
DOUGLAS COUNTY COMMISSIONER	DATE 6-20-2011
DOUGLAS COUNTY COMMISSIONER	DATE 6-20-2011

FILED THIS 20th DAY OF June, 2011, 2:56 O'CLOCK PM

Barbara E. Nielsen, C.C.C.

DOUGLAS COUNTY CLERK — DATE 6/20/11

TAX COLLECTOR STATEMENT

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

Sandra K. Lovrec — 6/20/11

DOUGLAS COUNTY TAX COLLECTOR — DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, PATSY R. ROKUS, AM THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS SHOWN ON THIS PLANNED COMMUNITY MAP AND DO CREATE THE ACCESS AND PRIVATE UTILITY EASEMENTS SHOWN HEREON AND DO DEDICATE THE ACCESS AND PRIVATE UTILITY EASEMENTS FOR USE OF THE HOMEOWNERS AND THEIR ASSIGNS.

Patsy R. Rokus

PATSY R. ROKUS

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15 DAY OF June 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PATSY R. ROKUS, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF OREGON

OFFICIAL SEAL
CARMEN MILES
NOTARY PUBLIC - OREGON
COMMISSION NO. 419789
MY COMMISSION EXPIRES JULY 31, 2011

PRINTED NAME: Carmen Miles

COMMISSION #: 419789

MY COMMISSION EXPIRES: July 31, 2011

SIGNATURE: Carmen Miles

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