
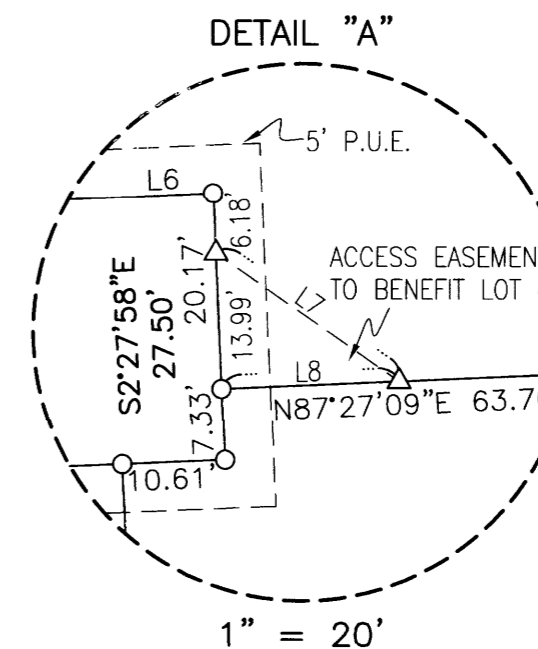
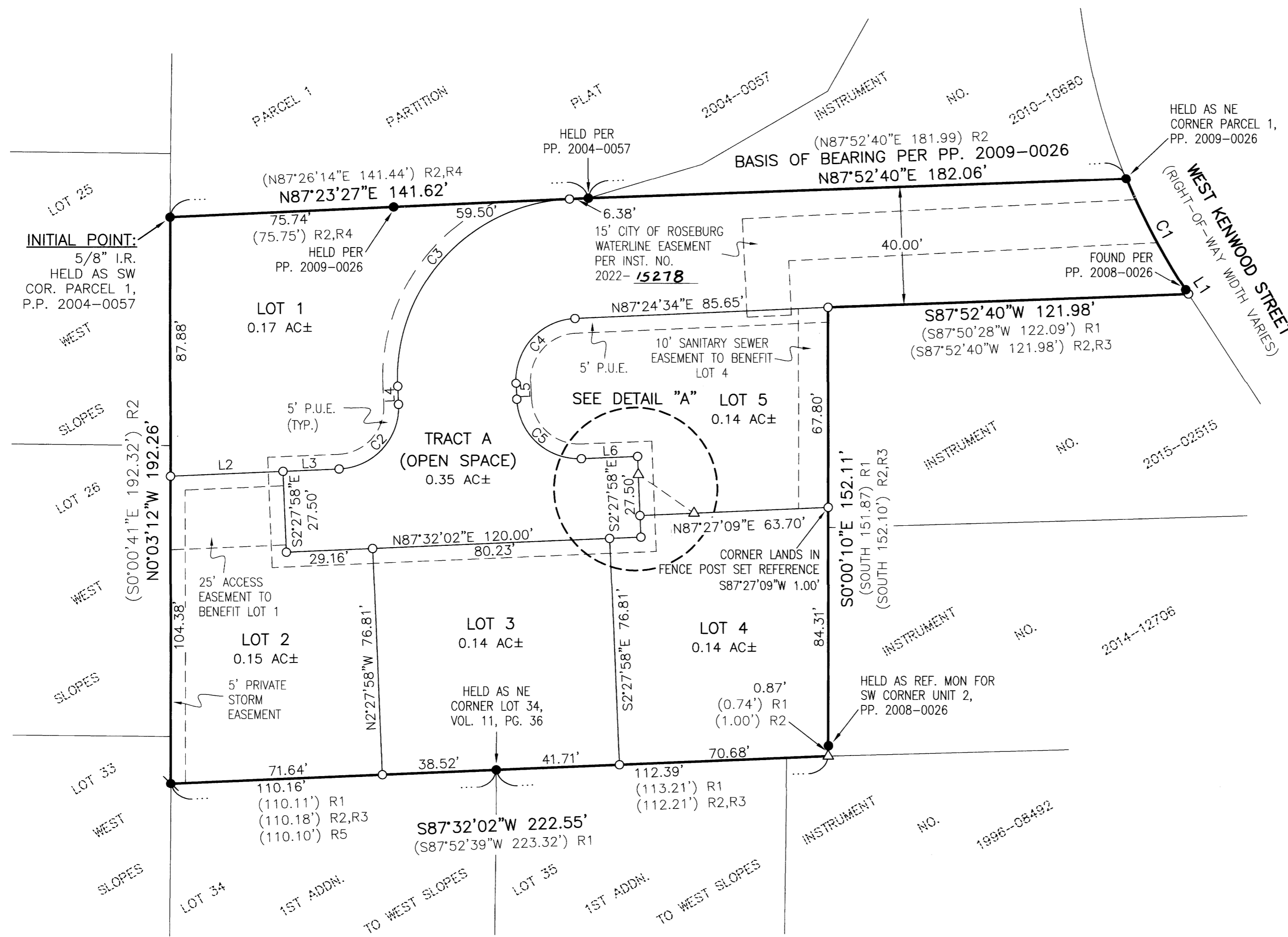


KENWOOD P.U.D.
 LOCATED IN THE NORTHWEST QUARTER
 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 SEPTEMBER 22, 2022

Douglas County Official Records 2022-015998
 Daniel J. Loomis, County Clerk

 NO FEE
 00575665202200159980020026
 10/12/2022 09:57:28 AM
 PLAT-PUD Cnt=1 Stn=40 JLGODWI
 This is a no fee document



LINE	COURSE
L1	S33°25'46"E 1.71' (S33°10'31"E 1.51') R1 (S33°24'00"E 1.66') R3
L2	N87°30'45"E 38.09'
L3	N87°34'37"E 18.98'
L4	N02°27'58"W 6.14'
L5	S02°27'58"E 5.48'
L6	N87°32'02"E 19.00'
L7	N55°07'01"W 23.00'
L8	S87°27'09"W 18.29'

CURVE TABLE				
CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	S27°57'38"E 42.82'	234.63' (234.63') R2	42.88' (42.90') R2	10°28'14"
C2	N42°30'52"E 29.71'	21.00'	33.00'	90°02'20"
C3	N42°27'45"E 86.16'	61.00'	95.67'	89°51'25"
C4	S42°28'18"W 29.67'	21.00'	32.94'	89°52'32"
C5	S47°27'58"E 29.70'	21.00'	32.99'	90°00'00"

LEGEND

- - DENOTES FOUND 5/8" IRON ROD AS NOTED
- ⦿ - DENOTES FOUND 1/2" IRON PIPE HELD AS NW CORNER LOT 34, FIRST ADDITION TO WEST SLOPES, VOL. 11, PG. 36
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
- ()R1 -DENOTES RECORD PER DOUGLAS COUNTY SURVEY M169-65
- ()R2 -DENOTES RECORD PER DOUGLAS COUNTY PARTITION PLAT 2009-0026
- ()R3 -DENOTES RECORD PER DOUGLAS COUNTY PARTITION PLAT 2008-0026
- ()R4 -DENOTES RECORD PER DOUGLAS COUNTY PARTITION PLAT 2004-0057
- ()R5 -DENOTES RECORD PER FIRST ADDITION TO WEST SLOPES, VOL. 11, PG. 36.

ZONE: R7.5 - SINGLE FAMILY RESIDENTIAL >7500 SQ. FT
 COMP. PLAN: LOW-DENSITY RESIDENTIAL (LDR)
 WATER: CITY OF ROSEBURG
 SEWER: ROSEBURG URBAN SANITARY AUTHORITY

COMMUNITY DEVELOPMENT FILE NO. PUD-19-001

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
BRENT H. KNAPP
 81116

EXPIRES: 6/30/2023

i.e.
 ENGINEERING



SCALE: 1"=30'
 SHEET 1 OF 2
 JOB NO. 0859-38

CLIENT:
 TABOR BUILDING LLC
 542 NE ALAMEDA AVE
 ROSEBURG, OR 97470

809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

KENWOOD P.U.D.
 LOCATED IN THE NORTHWEST QUARTER
 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 SEPTEMBER 22, 2022

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SURVEYOR'S CERTIFICATE:

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCELS 1 AND 2 OF PARTITION PLAT 2009-0026, PLAT RECORDS OF DOUGLAS COUNTY.

NARRATIVE

MONUMENTS ON THE EXTERIOR BOUNDARY OF PARCELS 1 AND 2 OF PARTITION PLAT 2009-0026, DOUGLAS COUNTY PLAT RECORDS WERE TIED AND HELD AS SHOWN. THE INTERNAL "L" CORNER OF SAID PARCEL 1, BEING THE NORTHWEST CORNER OF INSTRUMENT NUMBER 2015-02515, WAS ESTABLISHED BY HOLDING A 40.00-FOOT SOUTHERLY OFFSET OF THE NORTH BOUNDARY OF SAID PARCEL 1 AND THE RECORD DISTANCE OF SAID PARCEL 1. MONUMENTS WERE SET TO AT THE INTERNAL "L" CORNER AND ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF WEST KENWOOD STREET. MONUMENTS WERE THEN SET TO DELINEATE THE NEWLY CREATED LOT BOUNDARIES AS SHOWN.

THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND RENDEN HEICHEL USING A COMBINATION OF TOPCON GPS, TOTAL STATION AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY BRENT KNAPP AND KENNETH TYNAN.

CC&R'S:

CONDITIONS, COVENANTS & RESTRICTIONS RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK, INSTRUMENT NUMBER 2022-15910
~~15692~~

DECLARATION:

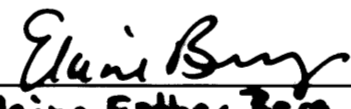
KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. TABOR BUILDING, INC. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED BY THE NAME OF KENWOOD P.U.D. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES AND HEREBY DEDICATES THE 5-FOOT PUBLIC UTILITY EASEMENT AS SHOWN.


 BENJAMIN H. TATONE, SECRETARY
 JERRY L. TABOR BUILDING, INC.
 9/22/2022
 DATE

ACKNOWLEDGMENT:

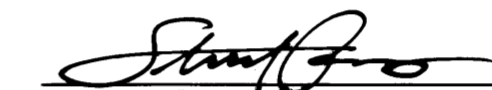
STATE OF OREGON }
 COUNTY OF Douglas } ss.

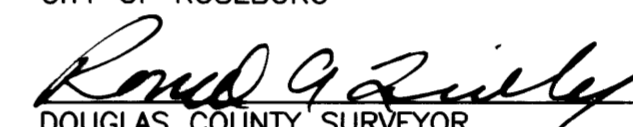
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF September, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BENJAMIN H. TATONE AS SECRETARY OF JERRY L. TABOR BUILDING, INC. WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.



 NOTARY: Elaine Esther Berg
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 1022478
 MY COMMISSION EXPIRES: March 6, 2026




APPROVALS:

 10/5/2022
 COMMUNITY DEVELOPMENT DIRECTOR
 CITY OF ROSEBURG DATE


 10-11-22
 DOUGLAS COUNTY SURVEYOR DATE


 10/11/22
 DOUGLAS COUNTY ASSESSOR DATE


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


 10-11-22
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 12th DAY OF October, 2022, 10:00 O'CLOCK AM/PM

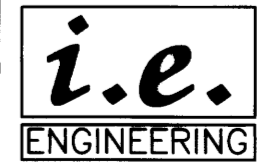
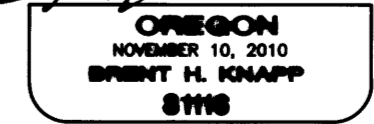
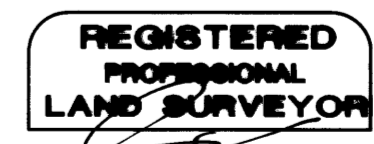
 10/12/22
 DOUGLAS COUNTY CLERK DATE

 10-12-22
 DOUGLAS COUNTY COMMISSIONER DATE

 10-12-22
 DOUGLAS COUNTY COMMISSIONER DATE

 10-12-22
 DOUGLAS COUNTY COMMISSIONER DATE

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