

LEGEND:

- SET 5/8" x 30" I.R. w/CAP MARKED "i.e. ENGINEERING" UNLESS NOTED OTHERWISE
- FD 5/8" I.R. UNLESS NOTED OTHERWISE
- △ COMPUTED POINT

\* DRAINAGE IMPROVEMENTS AS REQUIRED BY THE CITY OF ROSEBURG SHALL BE A CONDITION OF APPROVAL FOR DEVELOPMENT ON PARCEL 2.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MONTY MONTEITH, FOR MONTEITH EQUIPMENT COMPANY, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THIS MAP.

*Monty Monteith*  
MONTY MONTEITH  
MONTEITH EQUIPMENT COMPANY

ACKNOWLEDGEMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11 DAY OF July, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MONTY MONTEITH, FOR MONTEITH EQUIPMENT COMPANY, WHO BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Nancy A. Winchell*



SURVEYORS CERTIFICATE:

I, ROMANSO E. WARE, BEING DULY SWORN, DEPOSE AND SAY 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:

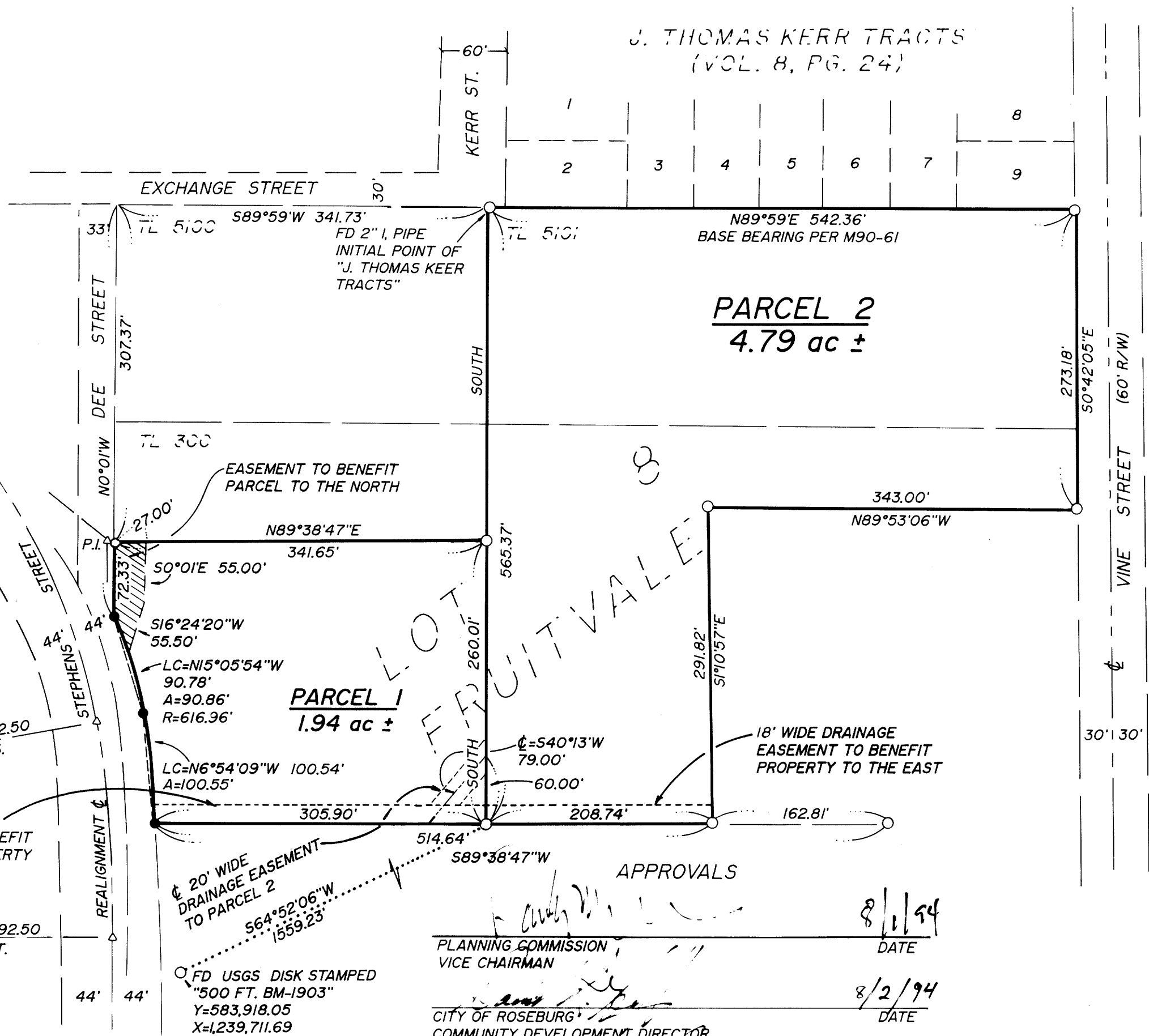
BEGINNING AT A 2" IRON PIPE AT THE INITIAL POINT OF "J. THOMAS KERR TRACTS" AS RECORDED IN VOLUME 8, PAGE 24 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID "J. THOMAS KERR TRACTS" N89°59'E 542.36 FEET TO THE WEST LINE OF VINE STREET; THENCE ALONG SAID WEST LINE 50°42'05"E 273.18 FEET TO THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INST. NO. 73-13398 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY OREGON; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PROPERTY DESCRIBED IN INST. NO. 73-13398, RESPECTIVELY, N89°53'06"W 343.00 FEET AND S1°10'57"E 291.82 FEET TO THE SOUTH LINE OF THAT PROPERTY DESCRIBED IN INST. NO. 336405 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID SOUTH LINE 589°38'47"W 514.64 FEET TO THE EASTERLY LINE OF STEPHENS STREET; THENCE ALONG SAID EASTERLY LINE ALONG THE ARC OF A SPIRAL CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N6°54'09"W 100.54 FEET) 100.55 FEET AND ALONG THE ARC OF A 616.96 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N15°05'54"W 90.78 FEET) 90.86 FEET TO ITS INTERSECTION WITH THE EAST LINE OF DEE STREET; THENCE ALONG SAID EAST LINE N0°01'W 72.33 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LINE N89°38'47"E 341.65 FEET TO A 5/8" IRON ROD; THENCE NORTH 305.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.73 ACRES, MORE OR LESS.

*Romanso E. Ware*  
ROMANSO E. WARE LS 1005

NARRATIVE:

SURVEY TO CREATE A LAND PARTITION OF THAT PROPERTY AS SHOWN. THE PERIMETER OF SUBJECT PARCEL WAS FOUND AT RECORD MEASUREMENTS PER SURVEY RECORDED AS M90-61 EXCEPT FOR THE NEW RIGHT-OF-WAY OF STEPHENS STREET (PRESENTLY UNDER CONSTRUCTION). THE RIGHT-OF-WAY OF STEPHENS STREET WAS ESTABLISHED BY TYING INTO CONTROL ESTABLISHED BY THE STATE DEPARTMENT OF TRANSPORTATION, OBTAINING THEIR COORDINATES FOR THAT CONTROL AND TRANSLATING TO OUR CONTROL FOR THE PARTITION SURVEY (PRELIMINARY DRAWINGS NO. 98-36-10 [P-8]).

FIELD CREW: NEIL HIBBS & DON HOLBORROW  
EQUIPMENT: NIKKON TOTAL STATION  
OFFICE: ROMEO WARE  
DRAFTING: BETH MORGAN



DATA  
T<sub>Δ</sub> = 49°52'01"  
T<sub>s</sub> = 367.61'  
S = 10°  
200' SPIRAL  
α = 5.0  
D = 10° C.R.  
R = 572.96'

\*18' WIDE DRAINAGE EASEMENT TO BENEFIT PARCEL 2 & PROPERTY TO THE EAST

20' WIDE DRAINAGE EASEMENT TO PARCEL 2

APPROVALS

*[Signature]* 8/1/94  
PLANNING COMMISSION VICE CHAIRMAN DATE

*[Signature]* 8/2/94  
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

*[Signature]* 8/2/94  
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

*[Signature]* 8-9-94  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

*[Signature]* 8-10-94  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 10<sup>th</sup> DAY OF AUGUST, 1994

GAY FIELDS, County Clerk  
DOUGLAS COUNTY CLERK

*[Signature]* 8-9-94  
DEPUTY

STATE OF OREGON 1 SS.  
COUNTY OF DOUGLAS ]  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
54 AUG 10 AM 10:33  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *[Signature]*  
DEPUTY  
FEE 15<sup>00</sup> PR

<b>REGISTERED OREGON LAND SURVEYOR</b>		<b>LAND PARTITION</b>	
ROMANSO E. WARE		OF LOT 8, "FRUITVALE"	
NOV. 16, 1973 ROMANSO E. WARE 1005		IN: SE 1/4 SEC 12, T27S, R6W, W.M., DOUGLAS COUNTY, OR	
SURVEYED FOR: MONTEITH EQUIPMENT CO. P.O. BOX 1458 ROSEBURG, OR 97470		SURVEYED BY: 548 S.E. Jackson Street Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392	
SCALE: 1"=100'	DATE: MAY 1994	334-01	PAGE: 1 OF 1

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

