

SURVEYOR'S CERTIFICATE:

I, DOUGLAS J. JACOBSON, 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:

A PARCEL OF LAND LYING IN SECTION 1 OF TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 75-2524 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE WEST LINE OF SAID PROPERTY S0°00'35"W 544.62 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY S89°55'00"E 330.97 FEET TO A 5/8" IRON ROD FROM WHICH A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID PROPERTY BEARS S89°55'00"E 70.00 FEET; THENCE PARALLEL TO AND 70.00 FEET WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF HOOKER ROAD S0°27'20"E 120.00 FEET TO A 5/8" IRON ROD; THENCE S89°55'00"E 70.00 FEET TO A 5/8" IRON ROD AT THE ABOVE SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S0°27'20"E 198.63 FEET TO A 5/8" IRON ROD AND S5°22'18"W 180.95 FEET TO A 5/8" IRON ROD AT ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF EDENBOWER BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AS FOLLOWS: S75°35'18"W 41.10 FEET TO A 5/8" IRON ROD, N89°28'48"W 605.00 FEET TO A 5/8" IRON ROD, N86°47'41"W 206.79 FEET TO A 5/8" IRON ROD, S88°07'12"W 40.70 FEET TO A 5/8" IRON ROD AND N51°00'49"W 93.73 FEET TO A 5/8" IRON ROD AT THE EAST RIGHT-OF-WAY LINE OF N.W. BOWER STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AS FOLLOWS: N5°37'40"W 99.96 FEET TO A 5/8" IRON ROD, N14°06'28"W 38.25 FEET TO A 5/8" IRON ROD, N10°47'30"W 154.07 FEET TO A 5/8" IRON ROD, N7°39'00"W 94.52 FEET TO A 5/8" IRON ROD, N5°37'16"W 32.64 FEET TO A 5/8" IRON ROD, N0°06'36"E 541.63 FEET TO A 5/8" IRON ROD AND N45°06'29"E 35.36 FEET TO A 5/8" IRON ROD AT THE SOUTH RIGHT-OF-WAY LINE OF GENERAL AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S89°53'38"E 550.54 FEET TO A 5/8" IRON ROD AND S89°54'18"E 65.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.41 ACRES, MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CITY OF ROSEBURG IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND THAT RANDY WETMORE, CITY MANAGER OF SAID CITY OF ROSEBURG HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS, TOGETHER WITH EASEMENTS, AS SHOWN HEREON, AND DO HEREBY DEDICATE THOSE PORTIONS OF BOWER STREET AND GENERAL AVENUE TO THE PUBLIC USE.

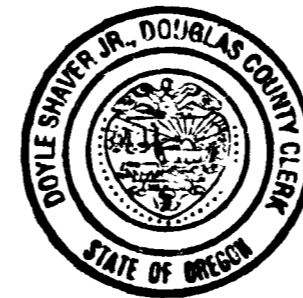
Randy Wetmore
RANDY WETMORE, CITY MANAGER, CITY OF ROSEBURG

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF Sept, 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED RANDY WETMORE OF THE CITY OF ROSEBURG, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

Debra Rae Davidson
MY COMMISSION EXPIRES: 11-04-98



APPROVALS

Chris Brown 9/3/98
PUBLIC WORKS DIRECTOR DATE

Derek Feigel 9-3-98
COMMUNITY DEVELOPMENT DIRECTOR DATE

Ed Mann 9-4-98
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

I HERBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Vicky Anderson 9-4-98
DOUGLAS COUNTY TAX COLLECTOR 98-20497 DATE

FILED THIS 4th DAY OF SEPTEMBER, 1998 10:05 O'CLOCK AM/PM
DOYLE SHAVER JR., County Clerk *Edwin J. Bennett*
DOUGLAS COUNTY CLERK BY: DEPUTY

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION AN EXISTING PARCEL OWNED BY THE CITY OF ROSEBURG INTO THREE PARCELS AS SHOWN HEREON. THE FOUND MONUMENTS ALONG THE SOUTH RIGHT-OF-WAY LINE (OLD) OF GENERAL AVENUE WERE USED AS THE BASIS OF BEARINGS PER M95-68. PERIMETER MONUMENTS WERE USED WHERE THEY WERE FOUND, BUT MISSING CORNERS WERE REESTABLISHED USING DATA FROM AN O.D.O.T. RIGHT-OF-WAY MAP ENTITLED NT3830G AND DATED MAY 19, 1997; TO ACCOMPLISH THIS, THE O.D.O.T. DATA WAS TRANSLATED TO THE FOUND MONUMENT AT THE INTERSECTION OF THE OLD SOUTH RIGHT-OF-WAY OF GENERAL AVENUE AND THE OLD EAST RIGHT-OF-WAY OF BOWER STREET, AND ROTATED TO THE FOUND MONUMENT AT THE ANGLE POINT ON THE WEST RIGHT-OF-WAY OF HOOKER ROAD. BOTH OF THESE MONUMENTS ARE REFERENCED ON THE O.D.O.T. MAP AND ON M95-68.

FIELD CREW: RYAN PALMER, DEREK FEIGEL
EQUIPMENT: NIKON TOTAL STATION, SDR33 DATA COLLECTOR
CALCULATIONS: WENDELL HARNESH
DRAFTING: TRAVIS ROBINSON

STATE OF OREGON 1 SS
COUNTY OF DOUGLAS 1
DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

98 SEP -4 AM 10: 05

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Edwin J. Bennett*

FEE PP

LAND PARTITION

IN THE NE 1/4 AND THE SE 1/4 OF SEC. 1 OF TOWNSHIP 27S,
RANGE 6 WEST, W.M. DOUGLAS COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Doyle Shaver Jr.
OREGON
JULY 25, 1985
DOUGLAS J. JACOBSON
2710

EXPIRES: 6/30/99

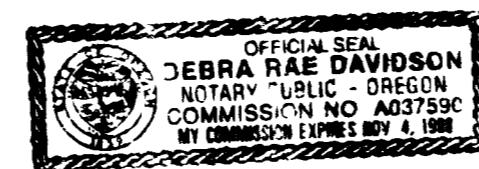
SURVEYED FOR:
CITY OF ROSEBURG
900 SE DOUGLAS AVENUE
ROSEBURG, OREGON 97470
(541) 440-1177

SURVEYED BY:
i.e.
ENGINEERING

741 S.E. Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392

98-20497

SCALE: 1" = 100' DATE: AUG. 1998 JOB NO. 149-62 PAGE: 1 OF 2



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