

1998-0115 A

SURVEYOR'S CERTIFICATE:

I, **DONALD A. BENTZ**, 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:

PARCEL 1:

THOSE PORTIONS OF PARCEL 3 OF PARTITION PLAT NO. 1991-0024 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY AND THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 93-17044 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD ON THE SOUTH LINE OF THE ABOVE SAID PARCEL 3 FROM WHICH A 5/8" IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 1995-0099 BEARS S82°13'22"E 30.72 FEET; THENCE LEAVING SAID SOUTH LINE N7°10'38"E 216.06 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF THE ABOVE SAID PARCEL 3; THENCE ALONG SAID NORTH LINE OF PARCEL 3 AS FOLLOWS: S70°57'26"E 33.72 FEET TO A 5/8" IRON ROD, S83°15'03"E 124.33 FEET TO A 5/8" IRON ROD, N7°56'29"E 34.92 FEET TO A 5/8" IRON ROD AND S84°56'28"E 116.02 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 OF THE ABOVE SAID WAREWOOD VALLEY SUBDIVISION; THENCE N73°18'55"E 201.88 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF KLINE STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S10°51'03"E 96.46 FEET TO A 5/8" IRON ROD AND ALONG THE ARC OF A 542.96-FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S7°54'46"E 55.66 FEET) 55.69 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE S79°06'58"W 142.81 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF INSTRUMENT NO. 88-04371; THENCE ALONG THE WEST LINE OF SAID INSTRUMENT NO. 88-04371 S0°05'24"W 146.34 FEET TO A 5/8" IRON ROD ON THE ABOVE SAID SOUTH LINE OF PARCEL 3; THENCE ALONG SAID SOUTH LINE N82°13'22"W 385.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.45 ACRES, MORE OR LESS.

PARCEL 2:

PARCEL 3 OF THE ABOVE SAID PARTITION PLAT NO. 1991-0024, EXCEPTING THEREFROM ANY PORTION OF SAID PARCEL 3 LYING IN WAREWOOD VALLEY SUBDIVISION, WAREWOOD VALLEY SUBDIVISION FIRST ADDITION, WAREWOOD VALLEY SUBDIVISION SECOND ADDITION, THE POINT IN WAREWOOD SUBDIVISION, WAREWOOD ESTATES P.U.D. PHASE I, WAREWOOD RIDGE P.U.D. PHASE I AND THE ABOVE DESCRIBED PARCEL.

DECLARATION:

DONALD A. BENTZ, PLS NO. 839

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN R. AND DONNA M. ATKINSON ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN HEREON.

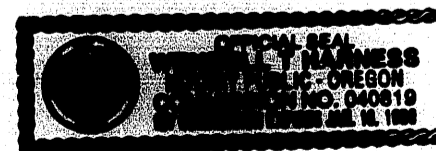
John R. Atkinson
JOHN R. ATKINSON

Donna M. Atkinson
DONNA M. ATKINSON

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13th DAY OF OCT., 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED JOHN R. AND DONNA M. ATKINSON, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.



Wendell T. Harness
MY COMMISSION EXPIRES: 1-18-99

APPROVALS

Chris R. Bevan 11-2-98
COMMUNITY DEVELOPMENT DIRECTOR, CITY OF ROSEBURG DATE

Chris R. Bevan 11-3-98
PUBLIC WORKS DIRECTOR, CITY OF ROSEBURG DATE

Ed Monson 11-4-98
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Anne E. Schroeder Deputy 11-16-98
DOUGLAS COUNTY TAX COLLECTOR DATE

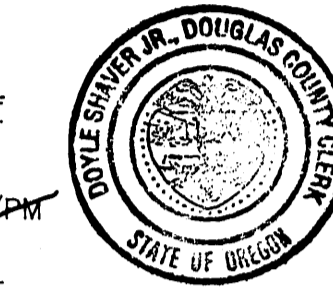
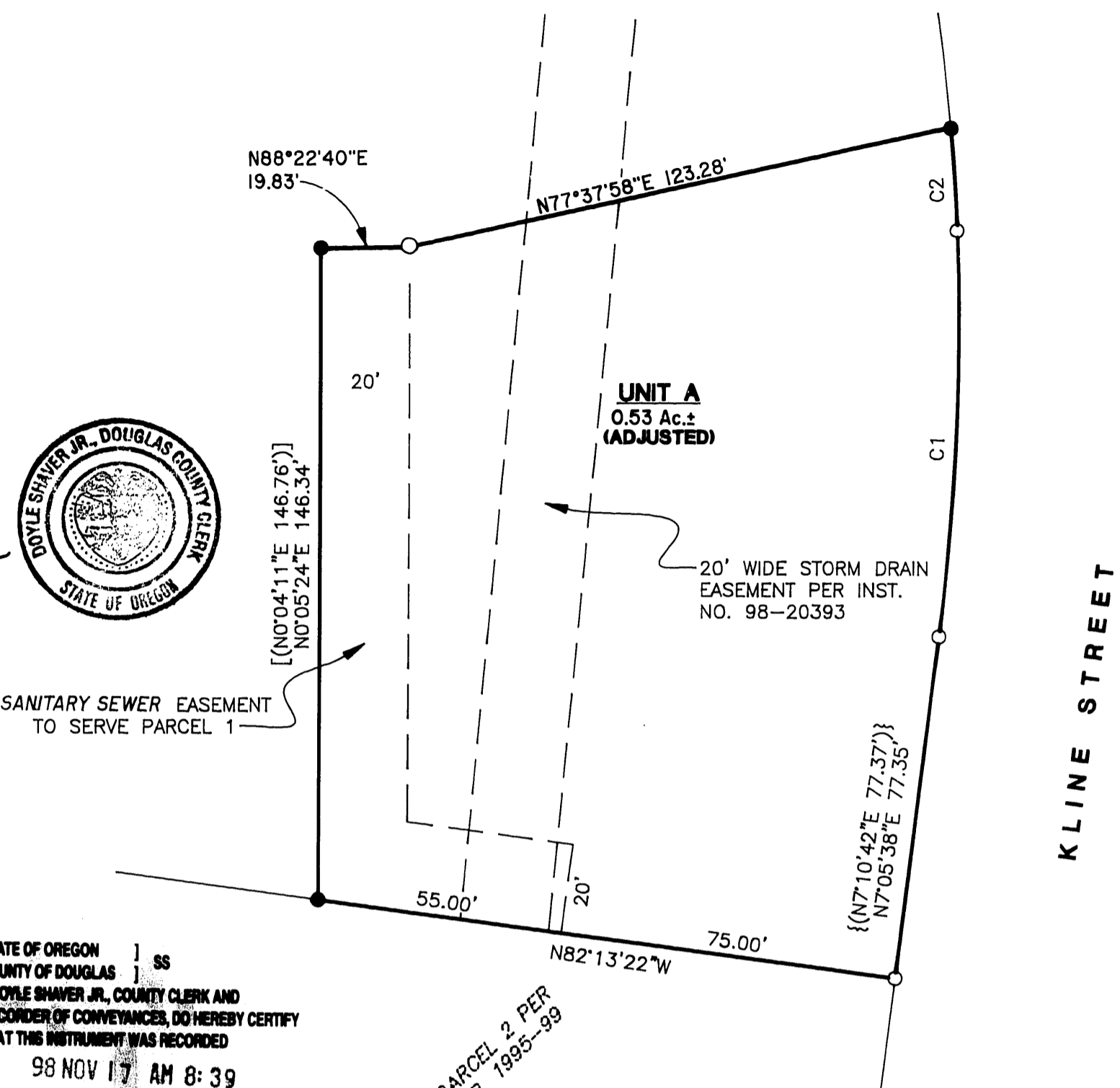
FILED THIS 17th DAY OF November, 1998 8:39 O'CLOCK AM/PM
Doyle Shaver Jr., County Clerk
DOUGLAS COUNTY CLERK BY: **Blair G. Burnett** DEPUTY

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO ADJUST THE NORTH LINE OF THE SHIRTLIFF PROPERTY (INSTRUMENT NOS. 88-03914 & 88-04371) AND PARTITION A PORTION INSTRUMENT NO. 93-17044 INTO TWO PARCELS, ALL AS SHOWN HEREON. THE FOUND MONUMENTS ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY WERE USED AS THE BASIS OF BEARING PER PARTITION PLAT NO. 1995-99. THE TWO FOUND MONUMENTS ON THE EAST LINE OF UNIT A (IN THE TANGENT PORTION) WERE HELD AND THE CURVE WAS COMPUTED USING RECORD CHORD AND RADIUS PER M104-35. FROM THE COMPUTED P.T., THE TANGENT BEARING AND THE RECORD DISTANCE PER M105-75 WERE USED TO ESTABLISH THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF WAREWOOD VALLEY (POINT 1). THE PERIMETER OF THE SURVEYED PORTION OF C.S. 63/58-1 WAS COMPUTED, THEN ROTATED TO MATCH THE SOUTHERLY LINE OF SAID C.S. MAP USING THE FOUND MONUMENT AT THE SOUTHWEST CORNER AND THE FENCE CORNER AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 1 OF WAREWOOD VALLEY (POINT D) AS COMPUTED PER SAID C.S. MAP AND POINT 1 WERE USED TO ESTABLISH THE SOUTH LINE OF SAID SUBDIVISION. TO COMPUTE THE MOST NORTHERLY LINE OF THE PROPERTY (RUNNING THROUGH LOTS 1 AND 2, BLOCK 1 OF SAID SUBDIVISION), THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 (WHICH WAS HELD AS THE ANGLE POINT PER INSTRUMENT NO. 93-17044) AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 (POINT 2) WERE FIRST COMPUTED BY PRORATING ALONG THE ABOVE ESTABLISHED SOUTH LINE OF THE SUBDIVISION; THEN A POINT ON THE WEST LINE OF SAID LOT 1, BLOCK 1 WHERE IT INTER-SECTS SAID NORTHERLY LINE (POINT 3) WAS COMPUTED USING THE RECORD TIE PER INSTRUMENT NO. 93-17044; THEN THE LINE ESTABLISHED FROM THE SOUTH-WEST CORNER OF LOT 2, BLOCK 1 TO POINT 3 WAS EXTENDED AND INTERSECTED WITH THE RIGHT-OF-WAY LINE OF KLINE STREET (WHICH CREATED POINT C). THE SOUTH LINE OF C.S. 58/272-1 WAS ESTABLISHED BY HOLDING THE FOUND FENCE CORNERS DUE TO THE FACT THAT THEY INVERSE VERY CLOSE TO RECORD DATA. THE NORTHEAST CORNER OF C.S. 58/272-1 WAS COMPUTED BY TRAVERSING THE RECORD DISTANCE PER SAID C.S. 58/272-1 ALONG THE SOUTH LINE OF WAREWOOD VALLEY FROM POINT D. THE SOUTHWEST CORNER OF INSTRUMENT NO. 88-04371 (POINT 5) AND THE SOUTHWEST CORNER OF INSTRUMENT NO. 88-03914 WERE COMPUTED BY HOLDING THE RESPECTIVE RECORD DISTANCES FROM THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NO. 88-03914. THE NORTHWEST CORNER OF INSTRUMENT NO. 88-04371 WAS COMPUTED BY EXTENDING THE NORTH LINE OF INSTRUMENT NO. 88-03914 (AS ESTABLISHED BY FOUND MONUMENTS B & 4) THE RECORD DISTANCE PER INSTRUMENT NO. 88-04371.

FIELD CREW: RYAN PALMER, DEREK FEIGEL
EQUIPMENT: NIKON TOTAL STATION
CALCULATIONS: WENDELL T. HARNESS
DRAFTING: TRAVIS ROBINSON

98-26161



STATE OF OREGON } SS
COUNTY OF DOUGLAS }
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
98 NOV 17 AM 8:39
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY: **Blair G. Burnett** DEPUTY
FEE PP



LEGEND:
○ FOUND 5/8" IRON ROD
● SET 5/8"x30" IRON ROD W/CAP MARKED "IE ENG"
[[()]] INST. NO. 88-04371
[[()]] INST. NO. 88-03914

1998-0115 A

98-26161

REGISTERED OREGON LAND SURVEYOR DOYLE SHAVER JR. JULY 12, 1969 DOUGLAS COUNTY 839 EXPIRES 12/31/99		BOUNDARY LINE ADJUSTMENT AND LAND PARTITION IN THE WEST 1/2 OF SEC. 11 OF T27S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR: JOHN ATKINSON 2823 KLINE ST. ROSEBURG, OR 97470 (541)672-8445		SURVEYED BY: i.e. ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392	
SCALE: 1" = 30'	DATE: SEPT., 1998	JOB NO. 104-16-TA	PAGE: 1 OF 2