

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

99 APR -9 PM 2:56

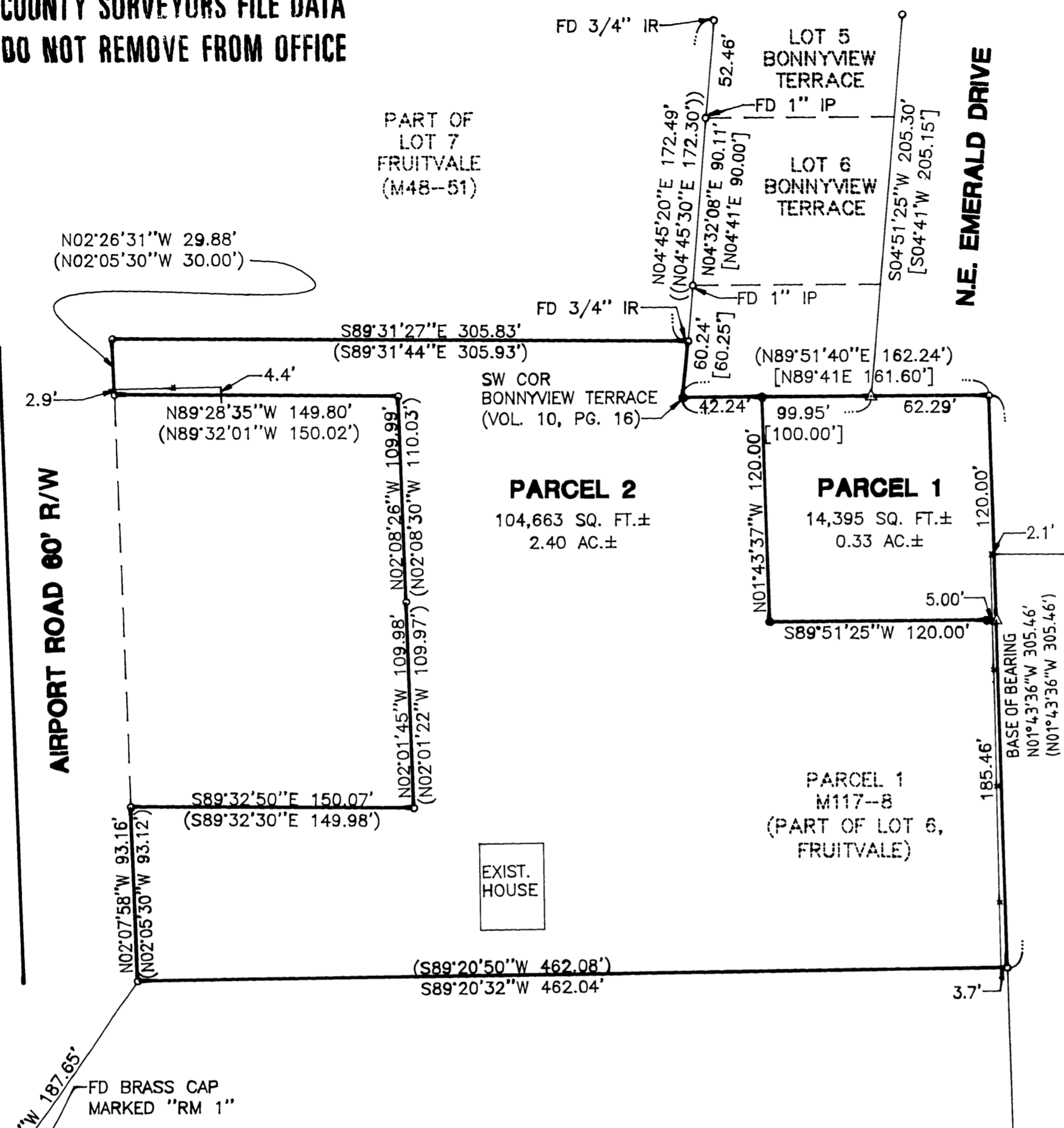
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Shirley G. Bennett*
DEPUTY
FEE *PP*

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PART OF
LOT 7
FRUITVALE
(M48-51)



LEGEND:

- o FD 5/8" IR UNLESS OTHERWISE NOTED
- SET 5/8" X 30" w/CAP MARKED "IE ENG"
- △ CALCULATED POINT
- () RECORD PER M117-8
- [] RECORD PER "BONNYVIEW TERRACE" (VOL. 10, PG. 16)
- (()) RECORD PER M48-51

SURVEYORS CERTIFICATE:

I, F. NEIL HIBBS BEING FIRST 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 3/4" IRON ROD, SAID ROD BEING THE INTERSECTION POINT OF THE SOUTH LINE OF LOT 7, FRUITVALE WITH THE WESTERLY LINE OF BONNYVIEW TERRACE, BOTH BEING RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE N 89° 31' 27" W 305.83 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF AIRPORT ROAD; THENCE S 2° 26' 31" E 29.88 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE S 89° 28' 35" E 149.80 FEET TO A 5/8" IRON ROD; THENCE S 2° 08' 26" E 109.99 FEET TO A 5/8" IRON ROD; THENCE S 2° 01' 45" E 109.98 FEET TO A 5/8" IRON ROD; THENCE N 89° 32' 50" W 150.07 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF AIRPORT ROAD; THENCE S 2° 07' 58" E 93.16 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 89° 20' 32" E 462.04 FEET TO A 5/8" IRON ROD; THENCE N 1° 43' 37" W 305.46 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY BOUNDARY OF BONNYVIEW TERRACE AND THE EASTERLY RIGHT-OF-WAY OF EMERALD DRIVE; THENCE S 89° 51' 25" W 120.00 FEET ALONG THE SOUTHERN BOUNDARY OF BONNYVIEW TERRACE TO A 5/8" IRON ROD; THENCE S 89° 51' 25" W 42.24 FEET ALONG SAID BOUNDARY OF BONNYVIEW TERRACE TO A 5/8" IRON ROD; THENCE N 5° 16' 38" E 30.33 FEET TO A 3/4" IRON ROD, THE PLACE OF BEGINNING AND CONTAINING 2.73 ACRES, MORE OR LESS. ALL LYING IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

F. Neil Hibbs
F. NEIL HIBBS

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF SURVEY M 117-8, THE EAST LINE OF SAID PARCEL 1 BEING USED AS A BASE OF BEARING. THE MISSING SOUTHWEST CORNER OF BONNYVIEW TERRACE (VOL. 10, PAGE 16) WAS RESET AT A DISTANCE-DISTANCE INTERSECTION FROM THE MONUMENT FOUND AT THE SOUTHEAST CORNER OF SURVEY M 48-51 AND THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. THE POINT WHERE THE WESTERLY RIGHT-OF-WAY OF EMERALD DRIVE INTERSECTS THE NORTHERLY BOUNDARY OF SUBJECT PROPERTY WAS COMPUTED FOR A CHECK. SAID RIGHT-OF-WAY WAS RUN SOUTHERLY FROM A FOUND MONUMENT SO AS TO INTERSECT THE NORTHERN BOUNDARY OF SUBJECT PROPERTY AT RECORD ANGLE PER THE PLAT OF BONNYVIEW TERRACE (VOL. 10, PAGE 16).

DECLARATION:

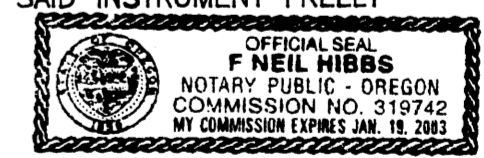
KNOW ALL PEOPLE BY THESE PRESENTS THAT JACK AND TAMI TROWBRIDGE, ARE THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS.

Jack Trowbridge
JACK TROWBRIDGE
Tami Trowbridge
TAMI TROWBRIDGE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3rd DAY OF MARCH, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED JACK AND TAMI TROWBRIDGE WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.



F. Neil Hibbs
MY COMMISSION EXPIRES: 1-19-2003

APPROVALS:

David J. ... 4-7-99
COMMUNITY DEVELOPEMENT DIRECTOR DATE
Chris ... 4/6/99
PUBLIC WORKS DIRECTOR DATE
Ed Mann 4-9-99
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Paul ... 4/9/99
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF April, 1999, 2:56 O'CLOCK PM
DOYLE SHAVER JR., County Clerk *Shirley G. Bennett* 4-9-99
DOUGLAS COUNTY CLERK BY: DEPUTY DATE



FIELD CREW: SAM COREY
RYAN PALMER
EQUIPMENT: NIKON TOTAL STATION
SDR 33 DATA COLLECTOR
OFFICE: NEIL HIBBS
DRAFTING: MICHAEL JONES
ZONE: PARCEL 2 M-1, PARCEL 1 R-1-7.5
COMP. PLAN: INDUSTRIAL, LOW DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

99-09785 CITY PLANNING FILE # P-99-2

99-09785

REGISTERED PROFESSIONAL LAND SURVEYOR
F. NEIL HIBBS
EXPIRES: 6/30/1999
LAND PARTITION
LYING IN LOT 6 FRUITVALE ADDITION TO ROSEBURG IN THE SE 1/4 SEC. 12, T27S, R6W, W.M. DOUGLAS COUNTY, OREGON
SURVEYED FOR: JACK & TAMI TROWBRIDGE
2008 AIRPORT ROAD
ROSEBURG, OREGON 97470
SURVEYED BY: *i.e.* ENGINEERING
741 S.E. Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
DWG. BY: MLJ
99-09785
SCALE: 1" = 60' DATE: FEB. 1999 JOB NO. 1642-02 PAGE: 1 OF 1