

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MAGALI VARGAS-BOZO IS THE OWNER OF THE LAND PRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET SHOWN HEREON.

M. Vargas-Bozo
MAGALI VARGAS-BOZO

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14th DAY OF APRIL, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED MAGALI VARGAS-BOZO, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PORTION OF THOSE PROPERTIES DESCRIBED IN INSTRUMENT NO. 95-10992 AND 96-20181 (THE LATTER DESCRIBES THE VACATION OF A PORTION OF OAKLAND AVENUE) INTO THREE PARCELS AS SHOWN HEREON. THE BRASS CAPS AT THE SOUTHEAST CORNER OF DLC NO. 37 AND THE NORTHEAST CORNER OF DLC NO. 56 WERE USED AS THE BASIS OF BEARING PER VIRGINIA HEIGHTS SUBDIVISION. THE NORTH AND SOUTH RIGHTS-OF-WAY OF OAKLAND AVENUE WERE ESTABLISHED USING FOUND MONUMENTS ALONG SAID SOUTH RIGHT-OF-WAY LINE PER M76-10. THE SOUTHEAST CORNER OF THE VACATED PORTION OF OAKLAND AVENUE WAS COMPUTED BY INTERSECTING THE SOUTH RIGHT-OF-WAY LINE WITH A LINE HELD PARALLEL TO THE EAST LINE OF INSTRUMENT NO. 95-10992 (CONTROLLED BY FOUND MONUMENTS) FROM THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF BLOCK 24 OF CLOVERDALE ADDITION. THE WEST LINE OF SAID BLOCK 24 WAS INTERSECTED WITH THE NORTH RIGHT-OF-WAY OF OAKLAND AVENUE TO ESTABLISH THE NORTHEAST CORNER OF THE VACATED AREA. FROM THERE, THE NORTHWEST CORNER OF SAID VACATED AREA WAS COMPUTED BY RUNNING ALONG SAID NORTH RIGHT-OF-WAY THE RECORD DISTANCE PER THE RESUBDIVISION OF THE FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG (VOL. 11, PG. 61). THEN, THE WEST LINE OF THE VACATED AREA AND THE EAST LINE OF INSTRUMENT NO. 96-20180 WERE DETERMINED BY TURNING A RECORD ANGLE PER SAID INSTRUMENT NO. 96-20181 AND RUNNING RECORD DISTANCES. THE SOUTH LINE OF INSTRUMENT NO. 96-20180 WAS DETERMINED BY HOLDING 50 FEET SOUTHERLY AND PARALLEL TO THE SOUTH RIGHT-OF-WAY OF OAKLAND AVENUE. THE SOUTHWESTERLY LINE AND THE WEST LINE OF THE PROPERTY WAS COMPUTED BASED ON FOUND MONUMENTS AND INSTRUMENT NO. 84-14529.

FIELD CREW: NEIL HIBBS, ROD McALLISTER
EQUIPMENT: NIKON TOTAL STATION
CALCULATIONS: WENDELL T. HARNESS
DRAFTING: TIM ADAMS

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.

BEGINNING AT A 5/8" IRON ROD ON THE SOUTH LINE OF CLOVERDALE ADDITION, SAID POINT BEING THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 95-10992 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY; THENCE N89°08'27"W 718.56 FEET ALONG SAID SOUTH LINE TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTH LINE N60°42'38"W 231.05 FEET TO A 5/8" IRON ROD FROM WHICH A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 1 OF VIRGINIA HEIGHTS SUBDIVISION BEARS S1°00'02"W 110.00 FEET AND N89°08'27"W 48.20 FEET; THENCE N1°00'02"E 317.94 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 96-20180; THENCE S89°14'25"E 360.37 FEET ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 96-20180 TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER THEREOF; THENCE N1°04'35"E 50.00 FEET ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 96-20180 TO A 5/8" IRON ROD AT THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 96-20181; THENCE N1°04'35"E 25.00 FEET ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 96-20181 TO A 5/8" IRON ROD; THENCE PARALLEL AND 25.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 96-20181 S89°14'25"E 490.30 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 96-20181; THENCE N0°23'10"E 25.00 FEET ALONG SAID EAST LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 96-20181 TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 14 OF THE RESUBDIVISION OF THE FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG; THENCE S89°14'25"E 65.85 FEET ALONG THE MOST NORTHERLY LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 95-10992 TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 95-10992; THENCE S0°23'10"W 529.55 FEET ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 95-10992 TO THE POINT OF BEGINNING.

ALL LYING IN SECTION 18 OF TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND CONTAINING 9.79 ACRES, MORE OR LESS.

Donald A. Bentz
DONALD A. BENTZ PLS #839

99-11743

APPROVALS:

Carl Engel 4-29-99
COMMUNITY DEVELOPMENT DIRECTOR DATE
CITY OF ROSEBURG

Chris K. B... 4/28/99
PUBLIC WORKS DIRECTOR DATE

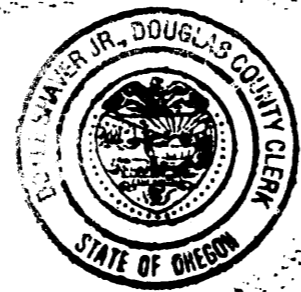
Ed M... 5-3-99
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Heidi Heriman 5-2-99
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 3rd DAY OF May, 1999, 3:14 O'CLOCK PM

DOYLE SHAYEK JR., County Clerk by *Carl Engel, Deputy*
DOUGLAS COUNTY CLERK



99-11743

T27S, R5W, SEC. 18 BB TAX LOT 2700
TAX ACCOUNT NO. 47700.03 & 47700.06

T27S, R5W, SEC. 18 BA TAX LOT 101
TAX ACCOUNT NO. 47702.01

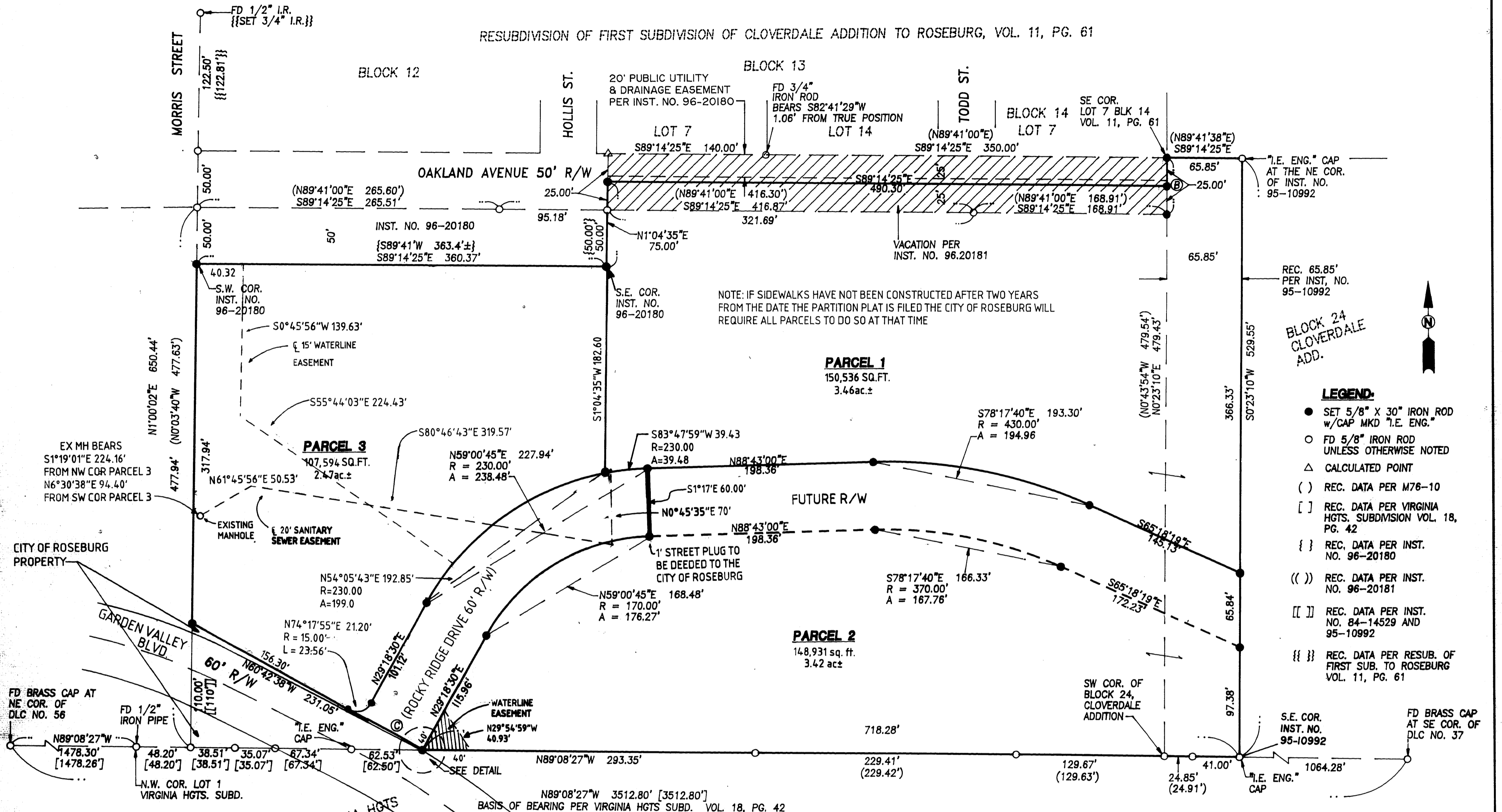
ZONE: MR-29
COMP. PLAN: HIGH DENSITY RESIDENTIAL (15-40 DU/AC)
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

CITY PLANNING DEPT. FILE NO.: P-97-2

	LAND PARTITION	
	IN THE NW1/4 OF SEC. 18, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: MAGALI VARGAS-BOZO 141 UMPQUA COLLEGE RD ROSEBURG, OREGON 97470 (541) 672-7101	SURVEYED BY: <i>i.e.</i> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392	
SCALE: NO SCALE	DATE: FEB. 1998	JOB NO. 236-03 PAGE: 1 OF 2

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

RESUBDIVISION OF FIRST SUBDIVISION OF CLOVERDALE ADDITION TO ROSEBURG, VOL. 11, PG. 61

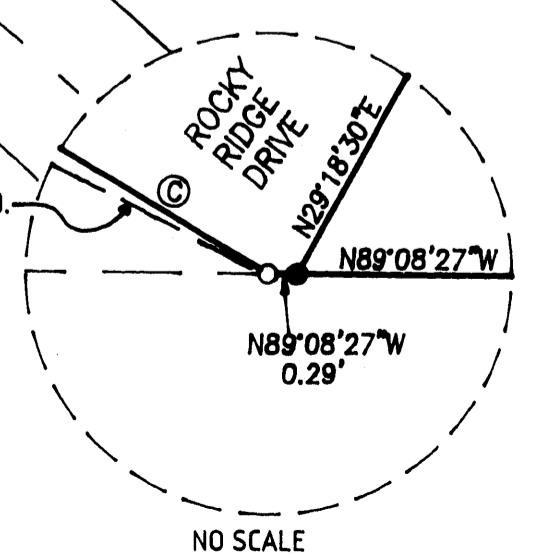


NOTE: IF SIDEWALKS HAVE NOT BEEN CONSTRUCTED AFTER TWO YEARS FROM THE DATE THE PARTITION PLAT IS FILED THE CITY OF ROSEBURG WILL REQUIRE ALL PARCELS TO DO SO AT THAT TIME

BLOCK 24 CLOVERDALE ADD.

- LEGEND:**
- SET 5/8" X 30" IRON ROD w/CAP MKD "I.E. ENG."
 - FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POINT
 - () REC. DATA PER M76-10
 - [] REC. DATA PER VIRGINIA HGTS. SUBDIVISION VOL. 18, PG. 42
 - { } REC. DATA PER INST. NO. 96-20180
 - (()) REC. DATA PER INST. NO. 96-20181
 - [[] REC. DATA PER INST. NO. 84-14529 AND 95-10992
 - { { } REC. DATA PER RESUB. OF FIRST SUB. TO ROSEBURG VOL. 11, PG. 61

- Ⓐ N61°46'41"W 21.91'
R = 746.39'
A = 21.91'
- Ⓑ N0°23'10"E 50.00'
(N0°43'54"W 50.00')
- Ⓒ N60°42'38"W 74.75'



STATE OF OREGON
COUNTY OF DOUGLAS ss
I, DONALD A. BENTZ, COUNTY CLERK AND
RECORDER OF INSTRUMENTS, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
99 MAY -3 PM 3:14
DONALD A. BENTZ
COUNTY CLERK
IN THE OFFICE OF THE COUNTY CLERK
BY [Signature]
99-11743

REGISTERED PROFESSIONAL LAND SURVEYOR
DONALD A. BENTZ
EXPIRES: 12/31/99

LAND PARTITION
IN THE NW1/4 OF SEC. 18, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
MAGALI VARGAS-BOZO
141 UMPQUA COLLEGE RD
ROSEBURG, OREGON 97470
(541) 672-7107.

SURVEYED BY:
i.e. ENGINEERING
741 S.E. Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392

SCALE: 1" = 60' DATE: FEB. 1998 JOB NO. 236-03 PAGE: 2 OF 2

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE