

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT THE INITIAL POINT IS THE 2" IRON PIPE BEING THE INITIAL POINT AS ESTABLISHED IN MILLER OAKS SUB. AS SHOWN.

Carl A. Sweeden
CARL A. SWEEDEN LS 2752

STORM DRAIN/WATER: ROADSIDE DITCHES/CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY DISTRICT
ELECTRICAL POWER: PACIFIC POWER
NATURAL GAS: WP NATURAL GAS
ZONING: R-1 SINGLE FAMILY RESIDENTIAL
COMP. PLAN: LOW DENSITY RESIDENTIAL (CITY)

LAND PARTITION

IN LOT 4, MILLER OAKS SUBDIVISION - PHASE I
IN THE NE 1/4 SECTION 1, T.27S., R.6W., W.M., DOUGLAS COUNTY, OREGON
APRIL 2000 - PLANNING FILE #00-008

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LANCE C. SHORT AND NORRIS STRAUCH DO HEREBY DECLARE THAT THEY ARE THE OWNERS AND DO CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE PLANNING APPROVAL #00-008, DOUGLAS COUNTY, PLANNING DEPARTMENT.

Lance C. Short
LANCE C. SHORT
Norris Strauch
NORRIS STRAUCH

DESCRIPTION:

ALL THAT LAND DESCRIBED IN INSTRUMENTS #98-14394 AND #99-29260, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS WITH PARCELS 1 AND 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE INITIAL POINT BEING A 2" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 4, MILLER OAKS SUBDIVISION, VOL. 16, PAGE 9, DOUGLAS COUNTY, OREGON PLAT RECORDS AND ALSO BEING ON THE EAST LINE OF STATE HIGHWAY #99; THENCE, N 6°27'43"E 379.76 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF FIRESTEEL STREET; THENCE LEAVING SAID EAST LINE S 88°56'00"E 141.77 FEET ALONG THE SOUTH LINE OF FIRESTEEL STREET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, LEAVING SAID SOUTH LINE, N 6°22'32"E 345.94 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE SOUTHEAST CORNER OF LOT 5, MILLER OAKS SUBDIVISION; THENCE, S 88°56'00"E 71.00 FEET TO A 3/4" IRON ROD BEING AT THE SOUTHWEST CORNER OF LOT 6 OF SAID SUBDIVISION; THENCE, N 6°19'54"E 113.19 FEET TO A 3/4" IRON ROD AT THE NORTHEAST CORNER OF LOT 6 AND ON THE SOUTH LINE OF BLOCK "E", FETT-MOORE SUBDIVISION, VOL. 6 PG. 45; THENCE, S 88°41'51"E 71.28 FEET ALONG THE SOUTH LINE OF BLOCK "E", FETT-MOORE TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "BAUGHMAN TECH SERV"; THENCE, LEAVING SAID SOUTH LINE S 6°25'18"W 112.92 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BAUGHMAN TECH SERV"; THENCE, S 88°56'00"E 167.03 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, S 6°26'49"W 50.49 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, S 88°56'00"E 140.00 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING AT THE CENTER OF A VACATED ROADWAY PER INSTRUMENT #78-09464; THENCE, S 6°26'49"W 695.33 FEET ALONG SAID CENTERLINE TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, CONTINUING ALONG THE CENTERLINE OF SAID VACATED ROAD BEING SOUTH OF AND PARALLEL WITH AND 20.0 FEET DISTANT FROM THE SOUTH LINE OF SAID LOT 4, MILLER OAKS SUBDIVISION N 88°56'00"W 590.64 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" MARKING THE SOUTHWEST CORNER OF SAID PARCEL 1 AND BEING ON THE EAST LINE OF STATE HIGHWAY #99; THENCE, N 6°27'43"E 20.09 FEET TO THE INITIAL POINT BEING THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE INITIAL POINT BEING A 2" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 4, MILLER OAKS SUBDIVISION, VOL. 16, PAGE 9, DOUGLAS COUNTY, OREGON PLAT RECORDS AND BEING ON THE EAST LINE OF STATE HIGHWAY #99; THENCE, N 6°27'43"E 379.76 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF FIRESTEEL STREET; THENCE LEAVING SAID EAST LINE S 88°56'00"E 141.77 FEET ALONG THE SOUTH LINE OF FIRESTEEL STREET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, LEAVING SAID SOUTH LINE, N 6°22'32"E 345.94 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING THE SOUTHEAST CORNER OF LOT 5, MILLER OAKS SUBDIVISION; THENCE, S 88°56'00"E 213.26 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" BEING ON THE NORTH LINE OF PARCEL 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID NORTH LINE N 6°22'37"E 112.78 FEET TO A 5/8" IRON ROD BEING ON THE SOUTH LINE OF BLOCK "E", FETT-MOORE SUBDIVISION, VOL. 6 PG. 45; THENCE, S 88°49'22"E 30.37 FEET TO A 5/8" IRON ROD BEING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, MILLER OAKS SUBDIVISION; THENCE, N 77°12'45"E 69.29 FEET ALONG THE SOUTH LINE OF LOT 3 TO A 5/8" IRON ROD; THENCE, CONTINUING ALONG SAID SOUTH LINE S 88°58'33"E 140.00 FEET TO THE CENTER OF A VACATED ROADWAY PER INSTRUMENT #78-09464; THENCE, LEAVING THE SOUTH LINE OF LOT 3 S 6°24'49"W 180.00 FEET ALONG SAID CENTERLINE TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, LEAVING SAID CENTERLINE N 88°56'00"W 140.00 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, N 6°24'49"E 50.49 FEET TO A 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752"; THENCE, N 88°56'00"W 95.90 FEET TO THE TRUE POINT OF BEGINNING.

NOTE:

30' WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS AND UTILITIES FOR PARCEL 2 IS PROVIDED PER INSTRUMENT #99-29238 WHICH CONNECTS PARCEL 2 TO THE SOUTH LINE OF ISABELL STREET.

EASEMENTS OF RECORD:

PARCELS 1 AND 2 ARE SUBJECT TO A BLANKET EASEMENT TO BENEFIT CALIFORNIA OREGON POWER COMPANY, VOL. 89, PG. 252, VOL. 104, PG. 252 AND VOL. 126, PG. 264 DEED RECORDS OF DOUGLAS COUNTY, OREGON. PARCEL 1 IS ALSO SUBJECT TO EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF VACATED STREETS, IN ANY SUCH EXIST AND A DRAINAGE EASEMENT RETAINED OVER THAT PORTION OF A 40.0 FOOT ROADWAY WHICH INURED TO SAID LANDS PER INSTRUMENT #78-09464. OTHER EASEMENTS OF RECORD NOT SHOWN OR REFERENCED ON THIS PLAT MAY EXIST.

ACKNOWLEDGEMENTS:

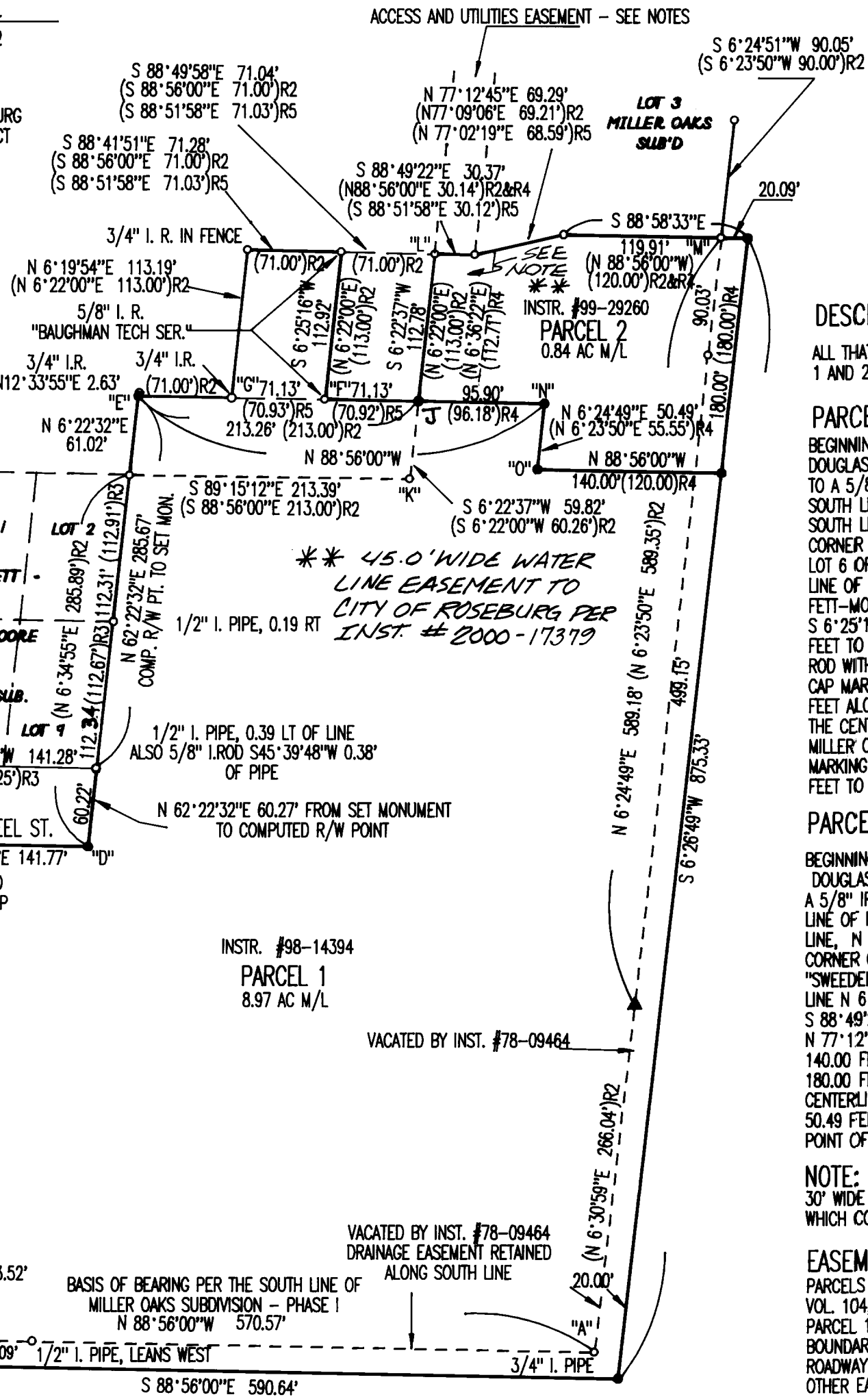
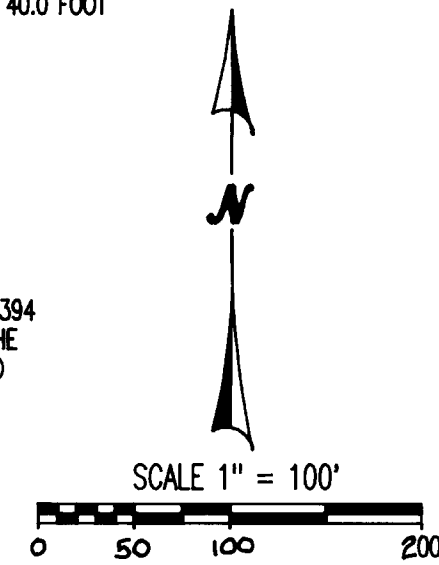
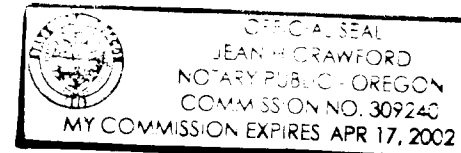
STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME LANCE C. SHORT, OWNER OF THAT LAND DESCRIBED IN INSTRUMENT #98-14394 AND NORRIS STRAUCH, OWNER OF THAT LAND DESCRIBED IN INSTRUMENT #99-29260 WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

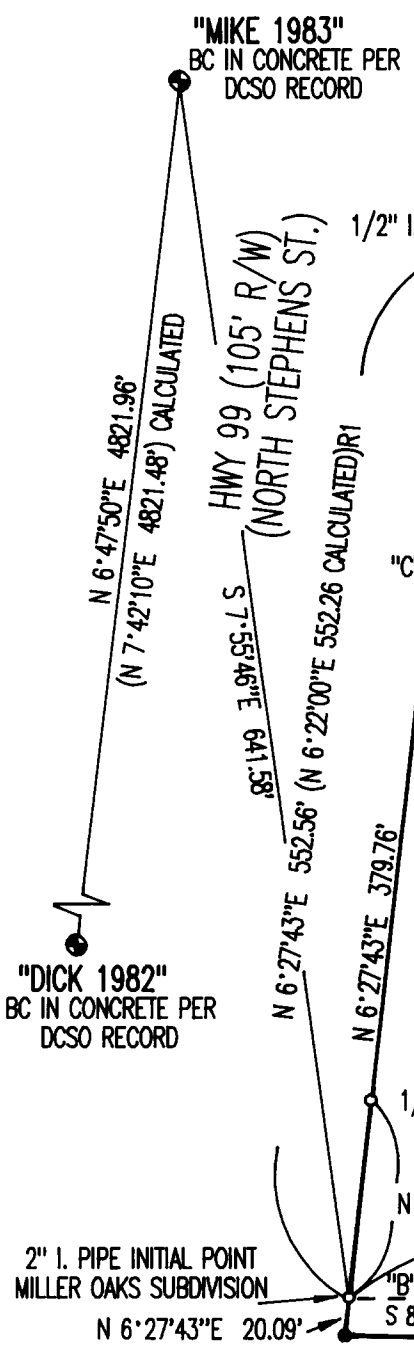
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

16 DAY OF May, 2000.

Jean Crawford
NOTARY PUBLIC FOR OREGON



GEODEIC TIE:



NARRATIVE:

THIS LAND WAS SURVEYED TO ESTABLISH THE BOUNDARIES AND PARTITION THOSE LANDS DESCRIBED IN INSTRUMENTS #98-14394 AND #99-29260, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS. A CLOSED LOOP TRAVERSE WAS RUN TO TIE THE MONUMENTS FOUND DURING THE FIELD SEARCH WITH THE LINE "A" - "B" BEING THE SOUTH LINE OF MILLER OAKS SUBDIVISION, PHASE I, VOL. 16, PAGE 9 HELD AS THE BASIS OF BEARING. THE MONUMENT FOUND AT "C" WAS HELD AS BEING ON THE SOUTH LINE OF FIRESTEEL STREET RIGHT OF WAY AND THE EAST RIGHT OF WAY LINE OF PACIFIC HIGHWAY #99. RECORD BEARING AND DISTANCE PER MILLER OAKS WAS USED TO POSITION POINT "D". POINT "E" WAS ESTABLISHED BY HOLDING THE RECORD BEARING PER MILLER OAKS FROM THE MONUMENT FOUND AT POINT "F" AND RECORD DISTANCE FROM POINT "G". THE 3/4" IRON ROD AT "G" AS WELL AS THE ONE FOUND NORTH OF "E" DO NOT MATCH PREVIOUS RECORDS BUT "G" FALLS ON THE LINE AND WAS THEREFORE HELD AS THE SOUTHEAST CORNER OF LOT 5, MILLER OAKS. THE POINT AT "J" WAS POSITIONED BY INTERSECTION USING LINE "L" - "M" AND THE SOUTH LINE OF PARCEL 2 ESTABLISHED AS SHOWN USING THE MONUMENTS FOUND AND HELD WHICH ESTABLISHED THE REMAINING PORTION OF THE NORTH LINE OF LOT 4, MILLER OAKS. THE EAST AND SOUTH LINES ARE THE CENTER OF A VACATED 40.0 FOOT ROADWAY PER INSTRUMENT #78-09464. THE WEST AND NORTH HALF OF THIS ROADWAY INURED TO THAT LAND DESCRIBED IN INSTRUMENT #98-14394 UPON THE VACATION. THE POSITION OF THIS ADDITIONAL LAND WAS ESTABLISHED BY HOLDING THE LINE BETWEEN FOUND MONUMENTS AT "M" AND "A". NO ANGLE POINT WAS ORIGINALLY PLATTED IN THE ROADWAY PER ROSEBURG ORCHARD COMPANY, LOTS 8 TO 14, TRACT 1, PLAT 1, AS IS SHOWN IN THE EAST LINE OF LOT 4, MILLER OAKS SUBDIVISION SO NO ANGLE POINT HAS BEEN INCLUDED IN THE CENTER LINE OF THE VACATED ROADWAY. DURING THIS SURVEY A CLOSURE ERROR WAS DISCOVERED IN THE LEGAL DESCRIPTION OF THAT LAND DESCRIBED IN INSTRUMENT #99-29260 AND AN ADJUSTMENT WAS MADE IN THE DISTANCE OF THE LINE "N" - "O" AS AGREED BY THE PROPERTY OWNERS TO CORRECT THIS PROBLEM.

FIELD CREW: C. SWEEDEN & E. WILDS EQUIPMENT: NIKON DTM-430 W/ SUPPORT MAPPING: C. SWEEDEN **2000-18437**

APPROVALS:

Ed M... 9-1-00
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

Keith L. Cubic 9/1/00
DIRECTOR, PLANNING DEPT. DATE

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

James R. Kump 9/2/00
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16 DAY OF September, 2000 at 3:14 pm

DOYLE SHAW JR., DOUGLAS COUNTY CLERK 9-7-2000
by *Carl A. Sweeden* DATE



LEGEND:

2000-18437

- GEODEIC CONTROL MONUMENT
- 5/8" I. ROD (I.R.) UNLESS NOTED OTHERWISE
- SET 5/8" X 30" I. ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- (R1) RECORD PER ROSEBURG ORCHARD CO. TR. 1, PLAT 1, LOTS 8-14
- (R2) RECORD PER MILLER OAKS SUB. PHASE I, VOL. 16, PG. 9
- (R3) RECORD PER CS 58/60-2
- (R4) RECORD PER DEED INSTR. #99-29260
- (R5) RECORD PER M117-51
- MEASURED SAME AS R2 UNLESS NOTED OTHERWISE

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
CARL A. SWEEDEN
2752
JANUARY 16, 1988
EXPIRES 6-30-00

OWNERS/PARTITIONERS:

NORRIS STRAUCH 140 ART MILL LANE ROSEBURG, OREGON 97470
LANCE SHORT P.O. BOX 849 WINCHESTER, OREGON 97495

Sweeden Land Surveying
Carl A. Sweeden P.L.S.
5211 Cole Road
Oakland, Ore. 97482
Tel. 541-458-9523

2000-0058

2000-0058