

**SURVEYOR'S CERTIFICATE**

I, WAYNE L. ROGERS, 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:

THAT PROPERTY AS DESCRIBED IN INSTRUMENT NO. 89-04464, EXCEPTING THAT PROPERTY AS DESCRIBED IN INSTRUMENT NO. 95-20578 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, AND LYING IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

**NARRATIVE**

THE PURPOSE OF THIS MAP IS TO PARTITION THAT PROPERTY AS DESCRIBED IN INSTRUMENT NO. 89-04464, EXCEPTING THAT PROPERTY DEEDED TO THE CITY OF ROSEBURG, AS DESCRIBED IN INSTRUMENT NO. 95-20578 INTO 3 PARCELS AS SHOWN HEREON. A FOUND MONUMENT AT THE NORTHWEST CORNER AND A FOUND MONUMENT ON THE NORTH BOUNDARY OF LOT 4, WINCHESTER HOMESITES, WERE USED AS THE BASIS OF BEARING AS PER M112-1. A FOUND MONUMENT AT THE SOUTHEAST CORNER OF LOT 4, WINCHESTER HOMESITES, WAS ALSO USED. THE NORTHEAST CORNER OF LOT 4 WAS COMPUTED AT DISTANCE-DISTANCE INTERSECTION (AS PER M112-1) FROM THE FOUND MONUMENT ON THE NORTH BOUNDARY OF LOT 4 AND THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF LOT 4. THE SOUTHWEST CORNER OF LOT 4 WAS COMPUTED AT DISTANCE-DISTANCE INTERSECTION (AS PER M112-1) FROM THE FOUND MONUMENTS AT THE NORTHWEST CORNER AND SOUTHEAST CORNER OF LOT 4. THE NORTH BOUNDARY OF THE PROPERTY, THE SOUTHERLY RIGHT-OF-WAY OF STRAUSS AVENUE, WAS DETERMINED AT RECORD DISTANCE AND ROTATED BEARINGS (ROTATED TO THE BASIS OF BEARING ABOVE) AS PER INSTRUMENT NO. 95-20578

CHORD	RADIUS	ARC
A N41°08'56"E 29.81'	20.00'	33.64'
B N84°50'55"E 94.41'	604.93'	94.51'
C N81°40'38"E 24.81'	544.93'	24.81'
D N86°09'09"E 60.28'	544.93'	60.31'
E N87°47'05"E 28.46'	530.00'	28.46'

PLANNING DEPARTMENT FILE NO. 00-49

**APPROVALS**

*Keith L. Cubic* 9/15/00  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

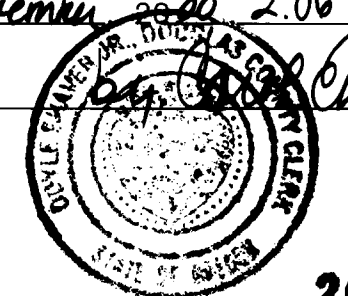
*Ed Mann* 9-15-00  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

*James R. Kuehn* 9-22-00  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 22nd DAY OF September 2000 2:06 O'CLOCK AM/PM

*Doyle Shaver Jr.* 9-22-00  
DOUGLAS COUNTY CLERK DATE



**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT L & H LUMBER CO. & UMPQUA COMMUNITY DEVELOPMENT CORP. ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS WITH EASEMENTS AS SHOWN.

*Pete Leiken* 8/22/00  
PETE LEIKEN, SECRETARY OF L&H LUMBER CO. DATE  
*Betty Tamm* 9/10/00  
BETTY TAMM AS EXECUTIVE DIRECTOR (UMPQUA COMMUNITY DEVELOPMENT CORP.) DATE

**LEGEND**

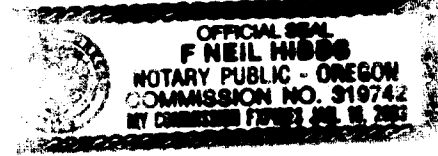
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD
- CALCULATED POSITION
- RECORD AS PER M112-1

ZONE: R3  
COMP. PLAN: RND  
WATER: CITY OF ROSEBURG  
SEWER: R.U.S.A.

**ACKNOWLEDGMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF AUGUST, 2000, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PETE LEIKEN, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*J. Neil Hubbs*  
MY COMMISSION EXPIRES: 1-19-2003



**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF September 2000, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BETTY TAMM, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Karan B. Reed*  
MY COMMISSION EXPIRES: 12-30-2001



FIELD CREW: SAM COREY, JIM FERRIS, RYAN PALMER AND RON ZWART  
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR  
OFFICE: WAYNE ROGERS  
DRAFTING: BRYAN CROSGROVE

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS  
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
00 SEP 22 PM 2:06  
DOYLE SHAVER JR.,  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *[Signature]*  
FEE *PP*

2000-19519

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>  <i>Wayne L. Rogers</i>  <b>OREGON</b> FEBRUARY 14, 1985 <b>WAYNE L. ROGERS</b> 2137  EXPIRES: 12/31/2000	<b>LAND PARTITION</b> NW 1/4 OF SE 1/4 OF SEC 25, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: L & H LUMBER CO. 859 LOOKINGGLASS RD ROSEBURG, OR 97470	SURVEYED BY: <i>i.e.</i> <b>ENGINEERING</b> 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: 1" = 30' DATE: JUNE, 2000	DWG. BY: BWC JOB NO: 140-67	PAGE: 1 OF 1