



SURVEYOR'S CERTIFICATE:

I, JERRY LEE ESTABROOK, OREGON PROFESSIONAL LAND SURVEYOR NO. 2703, HEREBY CERTIFY 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.

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 2 AND SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARTITION PLAT 1998-115 RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE.

TOGETHER WITH THAT LAND DESCRIBED IN INSTRUMENT NUMBER 86-13684 RECORDED IN THE DOUGLAS COUNTY RECORDER'S OFFICE.

EXCEPTING THEREFROM ANY PORTIONS OF WAREWOOD VALLEY THIRD ADDITION AND WAREWOOD VALLEY FOURTH ADDITION, SUBDIVISION PLATS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE, THAT LIE WITHIN SAID PARCEL 2.

ALSO EXCEPTING ANY PORTIONS OF THAT LAND DESCRIBED IN INSTRUMENT NUMBERS: 2003-015490, 2001-18794, 96-02582, 96-02583, ~~93-17044~~, AND 92-02029, AND 90-18216.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE ABOVE DESCRIBED PARCEL INTO THREE PARCELS AS SHOWN HEREIN. THE PROCEDURE IS AS FOLLOWS: WE TIED EXISTING MONUMENTS AS SHOWN. WE THEN CALCULATED AND SET MONUMENTS ON THE EAST LINE OF PARCEL 1 OF M59-59 BY DISTANCE-DISTANCE INTERSECTIONS FROM FOUND MONUMENTS. WE THEN CALCULATED AND SET A CONC. NAIL IN A RETAINING WALL AT THE SOUTHWEST CORNER OF LOT 18 OF WAREWOOD VALLEY FIRST ADDITION BY DISTANCE-DISTANCE INTERSECTION FROM FOUND MONUMENTS AS SHOWN HEREIN. WE THEN CALCULATED AND SET MONUMENTS ALONG KLINE STREET AND THE NORTHEAST CORNER OF LOT 17 OF WAREWOOD VALLEY FIRST ADDITION BY HOLDING RECORD DISTANCES AND ANGLES FROM SAID SW CORNER OF LOT 18. WE THEN CALCULATED AND SET A MONUMENT ON THE NORTH LINE OF SAID LOT 17 BY DISTANCE-DISTANCE INTERSECTION FROM FOUND MONUMENTS AT THE SOUTHWEST CORNER OF SAID PARCEL 1 AND SAID CALCULATED NORTHEAST CORNER OF LOT 17 AS SHOWN HEREIN. WE THEN CALCULATED AND SET A MONUMENT AT THE ADJUSTED NORTHEAST CORNER OF SAID LOT 18 BY HOLDING RECORD DISTANCE FROM THE ORIGINAL NORTHEAST CORNER OF SAID LOT 18 ON A PROLONGATION OF THE EAST LINE OF SAID LOT 18 PER DEED AS SHOWN HEREIN. WE THEN PARTITIONED SAID DESCRIBED PARCEL AS SHOWN HEREIN.

WAREWOOD VALLEY 1ST ADD., WAREWOOD ESTATES P.U.D., PP 1991-24 PARCEL 1, PP 1990-71 PARCEL 2.

ZONE: MR-29, GEO HAZARD
COMP. PLAN: HIGH DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

FIELD CREW: RYAN PALMER AND DEREK FEIGEL

EQUIPMENT: NIKON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: JERRY ESTABROOK

DRAFTING: MICHAEL JONES

PLANNING DEPARTMENT FILE NO. P-03-6

APPROVALS:

[Signature] 2-26-04
COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 2-27-04
PUBLIC WORKS DIRECTOR DATE

[Signature] 3-16-04
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

[Signature] 3/18/04
DOUGLAS COUNTY TAX COLLECTOR 2004-006955 DATE

FILED THIS 18th DAY OF MARCH, 2004, 3:52 O'CLOCK AM/PM

[Signature] 3-18-04
DOUGLAS COUNTY CLERK 341 DEPUTY DATE



DECLARATION:

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 TOGETHER WITH EASEMENTS AS SHOWN.

[Signature] 12-31-03
JOHN R. ATKINSON DATE

[Signature] 12-31-03
DONNA M. ATKINSON DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 31st DAY OF December, 2003, 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 EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703 EXPIRES: 12/31/2005	LAND PARTITION LYING IN THE SOUTH 1/2 OF SEC. 2 AND SEC. 11, T27S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OR.	
	SURVEYED FOR: JOHN ATKINSON 2823 NW KLINE ST. ROSEBURG, OR 97470	SURVEYED BY: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: AS SHOWN	DATE: NOV., 2003	DWG. BY: MLJ JOB NO: 104-34 PAGE: 2 OF 2

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