

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2004-009715
NO FEE
04/20/2004 03:50:16 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

ACKNOWLEDGMENT:

STATE OF Oregon }
COUNTY OF Douglas } ss.

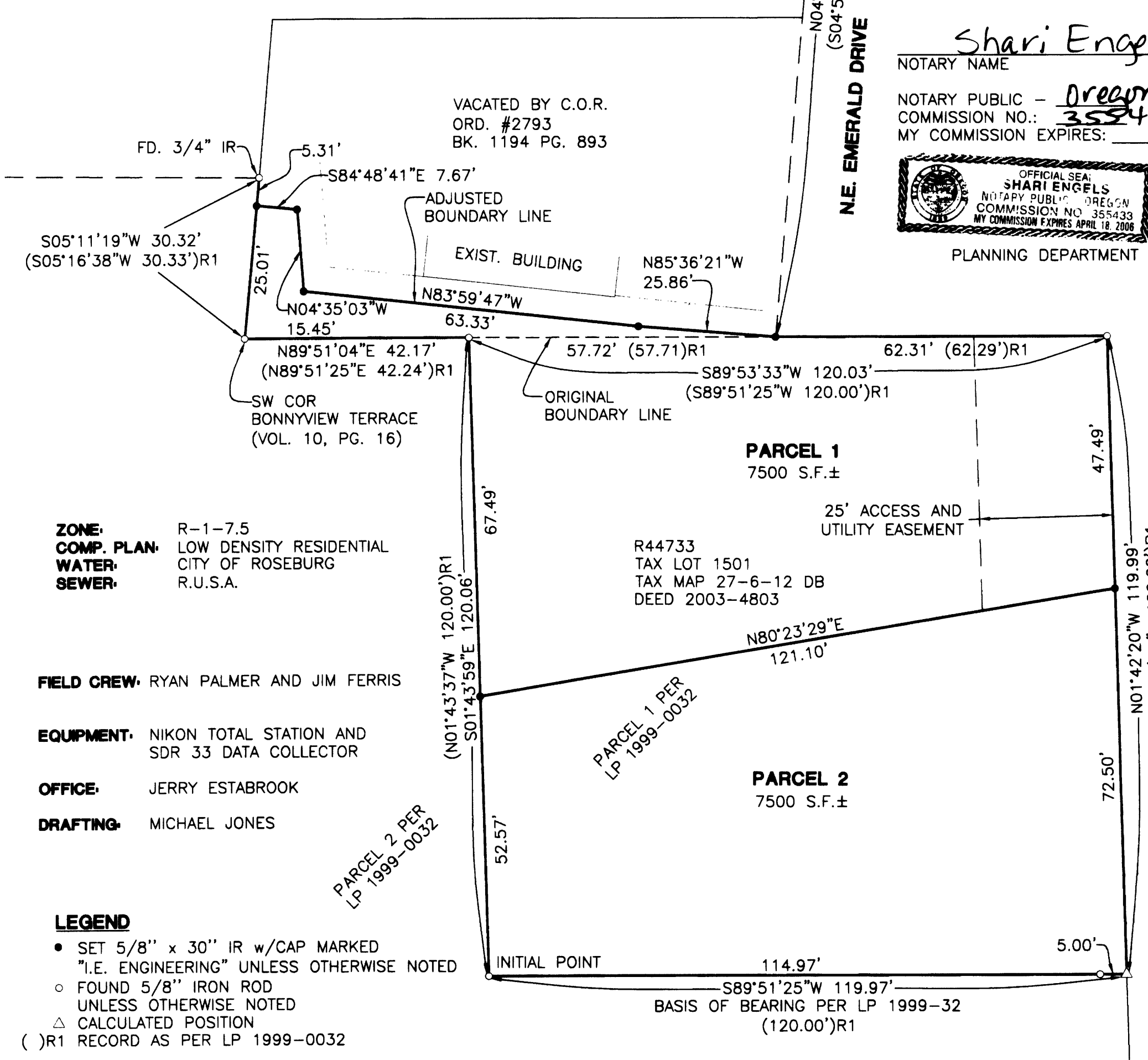
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF March, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JUAN YRAGUEN, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Alan D. Walker
NOTARY SIGNATURE

Alan D. Walker
NOTARY NAME

NOTARY PUBLIC - Oregon
COMMISSION NO.: 370850
MY COMMISSION EXPIRES: Jul 23, 2007

LOT 6
BONNYVIEW
TERRACE



ZONE: R-1-7.5
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

FIELD CREW: RYAN PALMER AND JIM FERRIS

EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR

OFFICE: JERRY ESTABROOK

DRAFTING: MICHAEL JONES

- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
 - () R1 RECORD AS PER LP 1999-0032

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BASKIDS, L.L.C. AND THE COLENE T. FRAHM TRUST, 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.

Juan Yraguen Operating Manager 3/19/04 DATE
JUAN YRAGUEN OPERATING MANAGER
Colene T. Frahm, Trustee 4/6/04 DATE
COLENE T. FRAHM, TRUSTEE

ACKNOWLEDGMENT:

STATE OF Oregon }
COUNTY OF Douglas } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6th DAY OF April, 2004 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED COLENE T. FRAHM, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Shari Engels
NOTARY SIGNATURE

Shari Engels
NOTARY NAME

NOTARY PUBLIC - Oregon
COMMISSION NO.: 355433
MY COMMISSION EXPIRES: 4/18/06



PLANNING DEPARTMENT FILE NO. BLA-03-9 AND P-03-10

APPROVALS:

[Signature] 4-15-04 DATE
COMMUNITY DEVELOPMENT DIRECTOR
[Signature] 4-15-04 DATE
PUBLIC WORKS DIRECTOR
[Signature] 4-16-04 DATE
DOUGLAS COUNTY SURVEYOR

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

Naudia K. Cruell 4/20/04 DATE
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 20th DAY OF APRIL, 2004, 3:50 O'CLOCK PM

Barbara E. Nielsen 4-20-04 DATE
DOUGLAS COUNTY CLERK 34 DEPUTY



SURVEYOR'S CERTIFICATE:

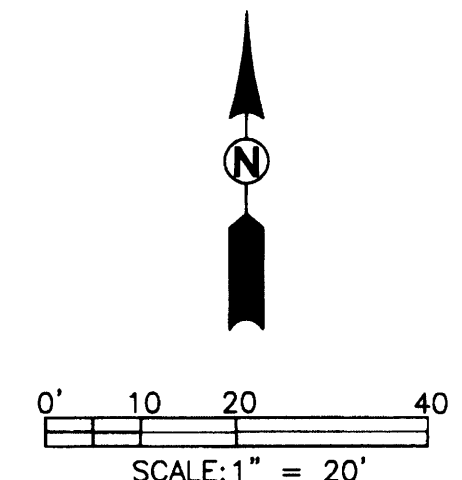
I, JERRY LEE ESTABROOK, OREGON PROFESSIONAL LAND SURVEYOR NO. 2703, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THE PARENT PARCEL BEING ALL OF PARCEL 1 AS RECORDED IN LP 1999-0032 OF DOUGLAS COUNTY SURVEY RECORDS AND A PORTION OF OF THAT LAND DESCRIBED AS VACATED BY CITY OF ROSEBURG IN ORDINANCE #2793, BOOK 1194, PAGE 893 OF DOUGLAS COUNTY CLERK RECORDS ON AUGUST 17, 1992. ALL LOCATED IN THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF AFOREMENTIONED PARCEL 1; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 1 SOUTH 89°51'25" WEST 119.97 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL 1 NORTH 01°42'20" WEST 119.99 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 1 SOUTH 89°53'33" WEST 62.31 FEET TO A 5/8" IRON ROD AT THE INTERSECTION OF SAID NORTH BOUNDARY AND THE WEST RIGHT-OF-WAY BOUNDARY OF N.E. EMERALD DRIVE; THENCE LEAVING SAID BOUNDARY NORTH 85°36'21" WEST 25.86 FEET TO A 5/8" IRON ROD; THENCE NORTH 83°59'47" WEST 63.33 FEET TO A 5/8" IRON ROD; THENCE NORTH 04°35'03" WEST 15.45 FEET TO A 5/8" IRON ROD; THENCE NORTH 84°48'41" WEST 7.67 FEET TO A 5/8" IRON ROD ON THE EAST BOUNDARY OF PARCEL 2 IN SAID LP 1999-0032; THENCE ALONG SAID EAST BOUNDARY OF PARCEL 2 SOUTH 05°11'19" WEST 25.01 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF BONNYVIEW TERRACE AS RECORDED IN VOLUME 10, PAGE 16 OF DOUGLAS COUNTY SURVEY RECORDS; THENCE NORTH 89°51'04" EAST 42.17 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 1 SOUTH 01°43'59" EAST 120.06 FEET TO THE POINT OF BEGINNING.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY AND PARTITION THE AFOREMENTIONED PARENT PARCEL INTO TWO PARCELS AS SHOWN HEREIN. THE PROCEDURE USED IS AS FOLLOWS: WE TIED EXISTING MONUMENTATION AS SHOWN HEREIN. WE THEN CALCULATED THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL 1 BY PROJECTING A LINE FROM THE SOUTHWEST CORNER OF SAID PARCEL 1 THROUGH THE MONUMENT SHOWN ON THE SOUTH LINE 5.00 FEET AS SHOWN ON AFOREMENTIONED LP 1999-0032. WE THEN PROPORTIONED THE INTERSECTION OF THE NORTH BOUNDARY OF SAID PARCEL 1 AND THE WEST BOUNDARY OF N.E. EMERALD DRIVE USING THE NORTH CORNERS OF SAID PARCEL 1.



<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><u>[Signature]</u></p> <p>OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703</p> <p>EXPIRES: 12/31/2005</p>	<p>BOUNDARY LINE ADJUSTMENT AND LAND PARTITION LOCATED IN THE SE 1/4 SEC. 12, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: BASKIDS, L.L.C. P.O. BOX 131 WINCHESTER, OR 97495</p>	<p>SURVEYED BY: <u>[Signature]</u> i.e. ENGINEERING 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: 1" = 20'</p>	<p>DATE: SEPT., 2003</p>	<p>JOB NO: 1733-05 PAGE: 1 OF 1</p>

2004-0019

2004-0019