

LINE	BEARING	LENGTH
L1	S29°35'16"W (N30°04'00"E (N30°09'00"E	75.70' 75.70')R1 69.40')R5
L2	N00°07'19"E	72.32'
L3	N07°30'12"W (N07°50'00"W	78.61' 93.00')R6
L4	N81°41'28"E	109.89'
L5	N08°18'32"W (N08°46'42"W	5.00' 5.00')R2
L7	N86°23'21"E (N85°55'11"E	99.74' 99.74')R2
L8	N82°13'26"E (S81°45'16"W	41.97' 41.97')R2
L9	S01°07'32"W (S00°39'22"W	3.39' 3.39')R2
L10	S00°43'29"W (S00°16'54"W	56.15' 56.16')R7

FIELD CREW: RYAN PALMER JIM FERRIS DEREK FEIGEL
 BRUCE WEBSTER CORY LYON

EQUIPMENT: NIKON TOTAL STATION AND
 TDS RECON DATA COLLECTOR

OFFICE: JERRY ESTABROOK

DRAFTING: MICHAEL JONES

ZONE: (5R) RURAL RESIDENTIAL
 COMP. PLAN: 5 ACRE (RC5)
 WATER: U.B.W.A.
 SEWER: ON-SITE

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 M5-49
- () R2 RECORD AS PER VOL. 20, PG. 23
- () R3 RECORD AS PER M27-18
- () R4 RECORD AS PER M31-38
- () R5 RECORD AS PER INST. NO. 69-5934
- () R6 RECORD AS PER INST. NO. 219052
- () R7 RECORD AS PER VOL. 20, PG. 58



APPROVALS:

Keith L. Cubie 2/7/07
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Wan 2-9-07
 DOUGLAS COUNTY SURVEYOR DATE

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

Sandra L. Conree 2/9/07
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF FEBRUARY 2007, 3:44 O'CLOCK AM/PM

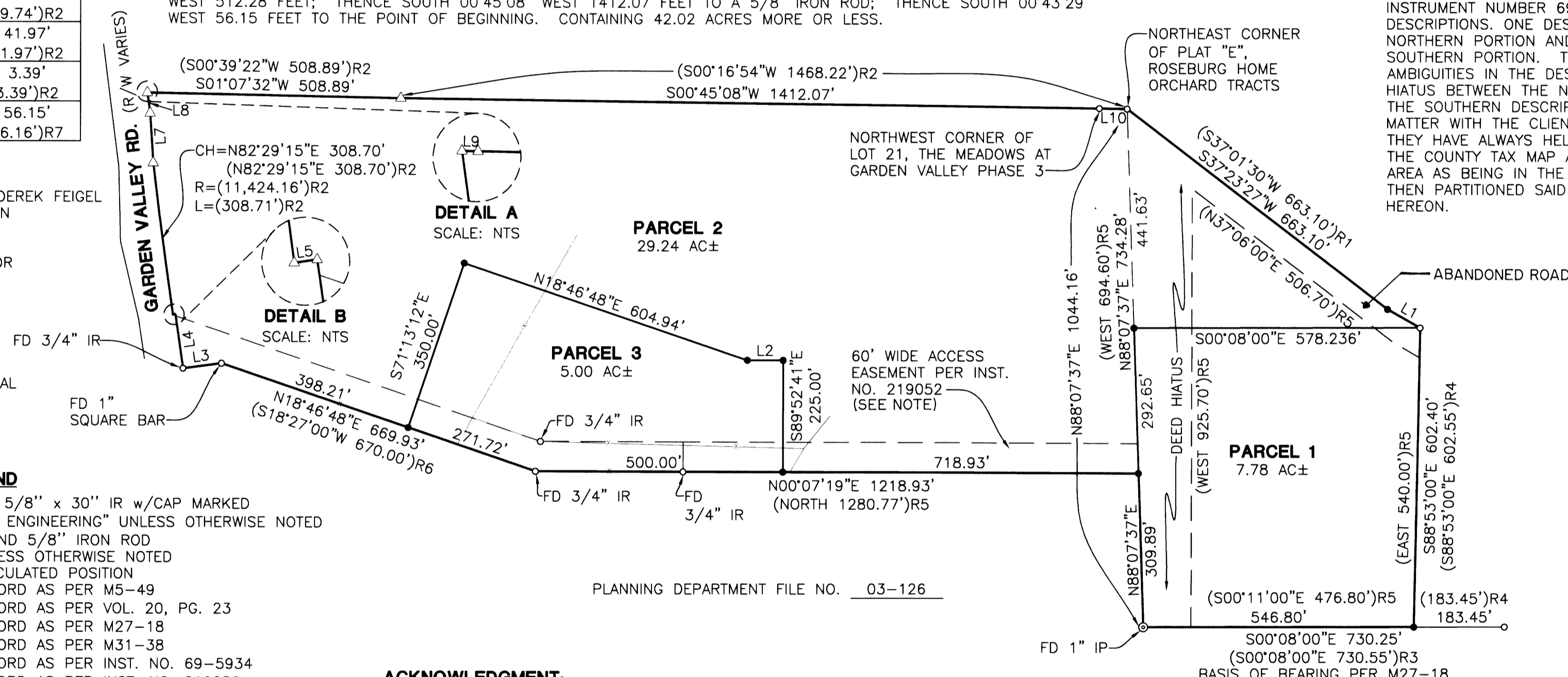
Barbara E. Nielsen 2-9-07
 DOUGLAS COUNTY CLERK By: DEPUTY DATE

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 THAT LAND DESCRIBED IN INSTRUMENT NUMBER 69-5934 AS RECORDED IN THE DOUGLAS COUNTY RECORDER'S OFFICE, DOUGLAS COUNTY OREGON. SAID PARENT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF PLAT "E", ROSEBURG HOME ORCHARD TRACTS; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT "E" SOUTH 37°23'27" WEST 663.10 FEET TO A 5/8" IRON ROD; THENCE SOUTH 29°35'16" WEST 75.70 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID BOUNDARY NORTH 88°55'33" WEST 602.39 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°08'00" WEST 547.25 FEET TO A 1" IRON PIPE; THENCE NORTH 88°07'37" EAST 309.89 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°07'19" EAST 1218.93 FEET TO A 3/4" IRON ROD; THENCE NORTH 18°46'48" EAST 669.93 FEET TO A 1" SQUARE BAR; THENCE NORTH 07°30'12" WEST 78.61 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF COUNTY ROAD NUMBER 31; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY NORTH 81°41'28" EAST 109.89 FEET TO A 5/8" IRON ROD; THENCE NORTH 08°18'32" WEST 5.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 11424.16 FOOT RADIUS CURVE TO THE RIGHT FOR 308.71 FEET THE CHORD OF WHICH BEARS NORTH 82°29'15" EAST 308.70 FEET TO A 5/8" IRON ROD; THENCE NORTH 86°23'21" EAST 99.74 FEET TO A 5/8" IRON ROD; THENCE NORTH 82°13'26" EAST 41.97 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY SOUTH 01°07'32" WEST 512.28 FEET; THENCE SOUTH 00°45'08" WEST 1412.07 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°43'29" WEST 56.15 FEET TO THE POINT OF BEGINNING. CONTAINING 42.02 ACRES MORE OR LESS.



PLANNING DEPARTMENT FILE NO. 03-126

ACKNOWLEDGMENT:

STATE OF OREGON }
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF April, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CAROLEE MATTHEWS, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
 NOTARY: ELAINE BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 358908
 MY COMMISSION EXPIRES: JUNE 23, 2006

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CAROLEE MATTHEWS, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

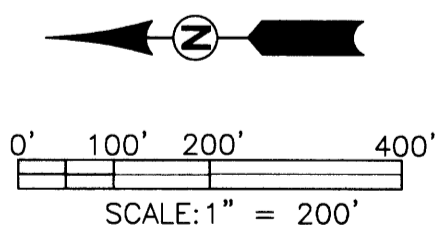
Carolee Matthews 04/19/07
 CAROLEE MATTHEWS DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION SAID PARENT PARCEL INTO THREE PARCELS AS SHOWN HEREON. THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING RECORD MONUMENTS AS SHOWN HEREON AND USED DEED CALLS TO ESTABLISH THE PARENT PARCEL BOUNDARIES. THE PARENT PARCEL IS DESCRIBED IN DOUGLAS COUNTY DEED RECORD INSTRUMENT NUMBER 69-5934 BY TWO DESCRIPTIONS. ONE DESCRIPTION DESCRIBES THE NORTHERN PORTION AND ONE DESCRIBES THE SOUTHERN PORTION. THERE ARE SOME LATENT AMBIGUITIES IN THE DESCRIPTIONS THAT LEAVES A HIATUS BETWEEN THE NORTHERN DESCRIPTION AND THE SOUTHERN DESCRIPTION. I DISCUSSED THIS MATTER WITH THE CLIENT AND WAS INFORMED THAT THEY HAVE ALWAYS HELD THE LAND AS THEIRS. THE COUNTY TAX MAP ALSO SHOWS THE QUESTION AREA AS BEING IN THE CLIENTS OWNERSHIP. WE THEN PARTITIONED SAID PARENT PARCEL AS SHOWN HEREON.

NOTES:
 ACCESS AND UTILITY EASEMENT TO BENEFIT PARCELS 1, 2 AND 3 OF THIS LAND PARTITION.

PARCEL 2 TO ALSO RETAIN EXISTING ACCESS TO GARDEN VALLEY RD. NEAR THE NORTHEASTERLY CORNER OF PARCEL 2.



<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Jerry Lee Estabrook</i></p> <p>OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703</p> <p>EXPIRES: 12/31/2005</p>	<p>LAND PARTITION</p> <p>LYING IN THE EAST AND WEST 1/2 OF SEC. 28, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>			
	<p>SURVEYED FOR: JODY MATTHEWS 2021 BURDETTE DR. ROSEBURG, OR 97470</p>	<p>SURVEYED BY: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 jemail@engineering.com</p>		
<p>SCALE: AS SHOWN</p>	<p>DATE: OCT., 2003</p>	<p>DWG. BY: MLJ</p>	<p>JOB NO: 1935-01</p>	<p>PAGE: 1 OF 1</p>

2007-0020

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