

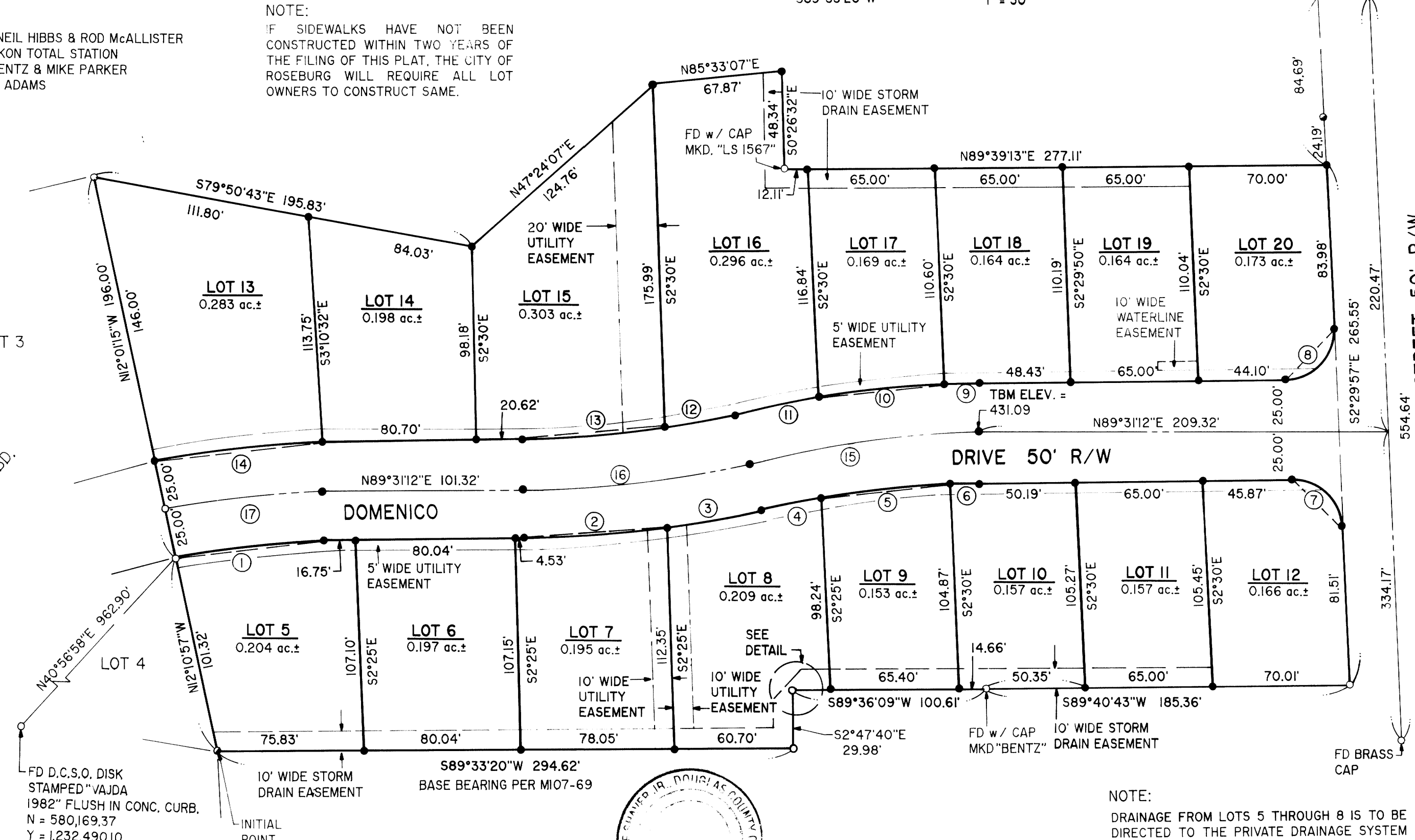
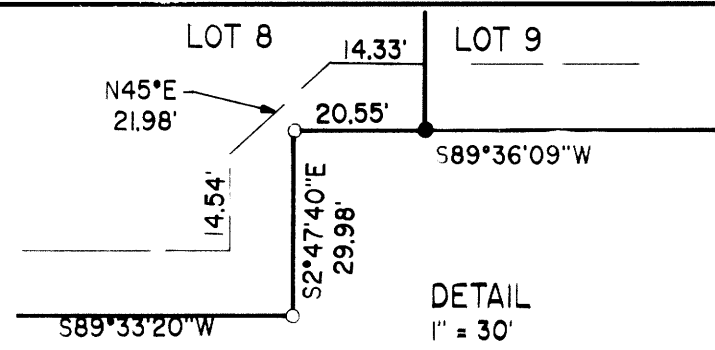
VOL. 19 PAGE 19

**NARRATIVE:**

A SURVEY FOR THE PURPOSE OF SUBDIVIDING A PORTION OF PARCEL 2 OF LAND PARTITION FILED AS M107-69 IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON AND TAX LOTS 500, 600, AND 700. THE WEST LINE OF SUBDIVISION WAS ESTABLISHED PER "PREMIERE SUBDIVISION - PHASE 2" AS RECORDED IN VOLUME 18, PAGE 2, PLAT RECORDS OF DOUGLAS COUNTY, OREGON. THE SOUTH LINE WAS ESTABLISHED USING FOUND MONUMENTS. THE EAST LINE WAS ESTABLISHED BY USING STREET MONUMENTS IN KEASEY STREET WHICH PARALLELED THE FOUND MONUMENTS SHOWN. THE NORTH LINE WAS RE-ESTABLISHED PER RECORD BEARING AND DISTANCE ALONG THE SOUTH LINE OF THE RIPARIAN SETBACK, EXCEPTING THE RIGHT-OF-WAY ON KEASEY STREET.

FIELD CREW: NEIL HIBBS & ROD McALLISTER  
EQUIPMENT: NIKON TOTAL STATION  
OFFICE: DON BENTZ & MIKE PARKER  
DRAFTING: TIM ADAMS

**NOTE:**  
IF SIDEWALKS HAVE NOT BEEN CONSTRUCTED WITHIN TWO YEARS OF THE FILING OF THIS PLAT, THE CITY OF ROSEBURG WILL REQUIRE ALL LOT OWNERS TO CONSTRUCT SAME.



**SURVEYOR'S CERTIFICATE:**

I, DONALD A. BENTZ, 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:  
BEGINNING AT THE INITIAL POINT BEING THE SOUTHEAST CORNER OF LOT 4, PREMIERE SUBDIVISION - PHASE TWO AS RECORDED IN VOLUME 18, PAGE 2 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID PREMIERE SUBDIVISION - PHASE TWO N12°10'57\"/>

DONALD A. BENTZ P.L.S. # 839  
**DECLARATION:**  
KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN & JOANNE ROOT AND DON & SUSAN LYNN AKRE, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS TOGETHER WITH EASEMENTS AND HEREBY DEDICATE THAT PORTION OF "DOMENICO DRIVE" AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

JOHN ROOT  
DON AKRE  
SEE SUBDIVISION PLAT CONSENT AFFIDAVIT RECORDED IN VOL. 1459, PG. 790

JOANNE ROOT  
SUSAN LYNN AKRE  
SEE SUBDIVISION PLAT CONSENT AFFIDAVIT RECORDED IN VOL. 1459, PG. 787

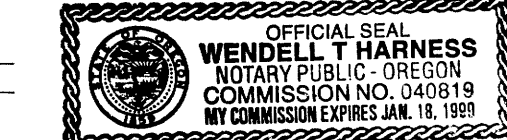
**ACKNOWLEDGEMENT:**  
STATE OF OREGON  
COUNTY OF DOUGLAS  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF OCTOBER, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN & JOANNE ROOT, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.



**DECLARATION:**  
KNOW ALL PEOPLE BY THESE PRESENTS THAT DONALD A. BENTZ & MICHAEL PARKER, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS TOGETHER WITH EASEMENTS AND HEREBY DEDICATE THAT PORTION OF "DOMENICO DRIVE" AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

DONALD A. BENTZ  
MICHAEL PARKER

**ACKNOWLEDGEMENT:**  
STATE OF OREGON  
COUNTY OF DOUGLAS  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF SEPTEMBER, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONALD A. BENTZ & MICHAEL PARKER, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

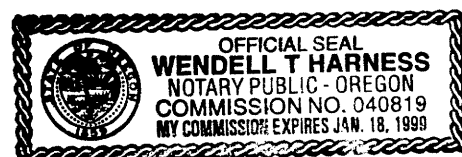


**DECLARATION:**  
KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. TABOR BUILDING INC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS TOGETHER WITH EASEMENTS AND HEREBY DEDICATE THAT PORTION OF "DOMENICO DRIVE" AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

JERRY L. TABOR BUILDING INC.,  
PRESIDENT

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF SEPTEMBER, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERRY L. TABOR BUILDING INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.



MY COMMISSION EXPIRES: 1-18-99

ZONE: R-1-6  
COMP. PLAN: LOW DENSITY  
WATER: CITY OF ROSEBURG  
SEWER: R.U.S.A.

CITY PLANNING DEPT. FILE NO.: S-95-2

REGISTERED OREGON LAND SURVEYOR  
JULY 12, 1989  
DONALD A. BENTZ  
839  
EXPIRES 12-31-97

**PREMIERE SUBDIVISION PHASE 3**  
IN THE NE 1/4 AND NW 1/4 OF SEC. 14, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON

**SURVEYED FOR:**  
JOHN ROOT & DON AKRE  
1759 NW RIVERVIEW DR.  
ROSEBURG, OREGON 97470

**SURVEYED BY:**  
548 S.E. Jackson Suite 3  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392

SCALE: 1" = 50'  
DATE: SEPT. 1999  
416-03  
PAGE: 1 OF

- LEGEND:**
- SET 5/8" x 30" IRON ROD w/CAP MKD "I.E. ENG."
  - FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - FD 3/4" IRON ROD

○	BEARING	DIST.	ARC	RADIUS
1	N83°40'24"E	76.41'	76.54'	375.00'
2	N85°30'17"E	73.52'	73.58'	475.00'
3	N78°44'51"E	50.23'	50.25'	475.00'
4	N77°55'31"E	31.82'	31.83'	475.00'
5	N83°47'21"E	65.35'	65.40'	475.00'
6	N88°37'37"E	14.81'	14.81'	475.00'
7	S46°29'22"E	34.72'	38.38'	25.00'
8	N43°30'37"E	35.97'	40.15'	25.00'
9	N88°37'02"E	16.53'	16.55'	525.00'
10	N84°09'41"E	65.06'	65.10'	525.00'
11	N78°18'26"E	42.17'	42.18'	525.00'
12	N78°14'28"E	37.05'	37.05'	525.00'
13	N84°59'53"E	74.90'	74.98'	525.00'
14	N83°40'56"E	86.47'	86.62'	425.00'

STATE OF OREGON | ss. COUNTY OF DOUGLAS |  
I, \_\_\_\_\_ COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

**APPROVALS:**

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DATE 3-16-97

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE 3-17-97

PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE 3-17-97

DOUGLAS COUNTY COMMISSIONER \_\_\_\_\_ DATE 3-11-97

DOUGLAS COUNTY COMMISSIONER \_\_\_\_\_ DATE 3-11-97

DOUGLAS COUNTY ASSESSOR \_\_\_\_\_ DATE 3-11-97

DOUGLAS COUNTY SURVEYOR \_\_\_\_\_ DATE MARCH 7, 1997

DOUGLAS COUNTY TAX COLLECTOR \_\_\_\_\_ DATE 3-11-97

FILED THIS 11th DAY OF SEPTEMBER, 1999 11:39 O'CLOCK AM

DOUGLAS COUNTY CLERK \_\_\_\_\_

VOL. 19 PAGE 19