



NOTE: LOTS 1, 7, 8 AND 9 RELINQUISH ALL ACCESS RIGHTS ONTO RAMP ROAD

NOTE: NO ON-STREET PARKING WILL BE ALLOWED ON THE EAST SIDE OF RAMP ROAD

NOTE: IF SIDEWALKS HAVE NOT BEEN CONSTRUCTED AFTER TWO YEARS FROM THE DATE THE FINAL SUBDIVISION PLAT IS FILED, THE CITY OF ROSEBURG WILL REQUIRE ALL PARCELS TO DO SO AT THAT TIME.

NOTE: LIE SOUTH OF FENCE



- LEGEND**
- SET 5/8"x30" IR w/CAP MARKED "I. E. ENG."
 - SET BRASS CAP IN MONUMENT WELL PER CITY STANDARDS
 - FOUND 5/8" IR UNLESS OTHERWISE NOTED
 - △ CALCULATED POINT
 - () RECORD AS PER

99-28332

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○	CHORD	RADIUS	ARC
A	S48°52'31"W 35.34'	25.00'	39.25'
B	N41°07'29"W 35.37'	25.00'	39.29'
C	N48°51'15"E 16.97'	12.00'	18.85'
D	S41°09'09"E 16.97'	12.00'	18.85'
E	S12°23'25"E 27.97'	50.00'	28.35'
F	S34°37'30"E 14.93'	12.00'	16.12'
G	S69°09'58"E 5.65'	48.00'	5.66'
H	S17°58'55"E 71.13'	48.00'	80.10'
I	S44°58'40"W 25.09'	48.00'	25.39'
J	S83°03'24"W 37.40'	48.00'	38.41'
K	N48°51'51"W 40.80'	48.00'	42.14'
L	N09°55'32"W 22.87'	48.00'	23.10'
M	S85°15'54"E 7.10'	230.00'	7.10'

○	BEARING	DISTANCE
1	S86°21'11"E	39.67'
2	S87°02'26"E	30.34'
3	S87°02'26"E	31.04'
4	S86°57'29"E	38.97'
5	N86°08'58"W	17.09'
6	S17°27'58"E	5.60'
7	S29°45'59"W	24.21'
8	S29°45'59"W	41.51'
9	S50°00'00"E	37.31'
10	S50°00'00"E	15.22'
11	S86°04'14"E	10.00'
12	S86°21'11"E	10.00'

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>J. Neil Hobbs</i></p> <p>OREGON JANUARY 12, 1999 F. NEIL HOBBS 52989</p> <p>EXPIRES: 6/30/1999</p>	<p>CLEARWATER SUBDIVISION PHASE 1</p> <p>LYING IN THE NW 1/4 OF SECTION 20, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: JERRY & DEBRA TABOR 615 DAIRY LOOP RD. ROSEBURG, OR 97470</p>	<p>SURVEYED BY: i.e. ENGINEERING</p> <p>741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: 1" = 40'</p>	<p>DATE: JUNE, 1999</p>	<p>DWG. BY: MLJ JOB NO: 859-07 PAGE: 1 OF 2</p>

SURVEYORS CERTIFICATE

I, F. NEIL HIBBS, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF RAMP ROAD, SAID ROD BEARING S 59° 03' 37" E 1769.12 FEET FROM THE NORTHWEST CORNER OF THOMAS STEVENS D.L.C. 40; THENCE N 3° 54' 01" E 457.71 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY S 86° 04' 14" E 10.00 FEET TO A 5/8" IRON ROD; THENCE S 86° 04' 14" E 75.00 FEET TO A 5/8" IRON ROD; THENCE S 86° 04' 14" E 85.00 FEET TO A 5/8" IRON ROD; THENCE S 86° 04' 14" E 101.67 FEET TO A 5/8" IRON ROD; THENCE S 3° 52' 10" W 63.35 FEET TO A 5/8" IRON ROD; THENCE S 17° 27' 58" E 5.60 FEET TO A 5/8" IRON ROD; THENCE S 17° 27' 58" E 133.54 FEET TO A 5/8" IRON ROD; THENCE S 5° 16' 15" W 100.39 FEET TO A 5/8" IRON ROD; THENCE 7.10 FEET ALONG THE ARC OF A 230 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 85° 15' 54" W 7.10 FEET TO A 5/8" IRON ROD; THENCE S 3° 51' 02" W 60 FEET TO A 5/8" IRON ROD; THENCE N 86° 08' 58" W 17.09 FEET TO A 5/8" IRON ROD; THENCE S 3° 51' 02" W 101.17 FEET TO A 5/8" IRON ROD; THENCE N 86° 57' 29" W 70.85 FEET TO A 5/8" IRON ROD; THENCE N 86° 57' 29" W 38.97 FEET TO A 5/8" IRON ROD; THENCE N 87° 02' 26" W 31.04 FEET TO A 5/8" IRON ROD; THENCE N 87° 02' 26" W 30.34 FEET TO A 1" IRON PIPE; THENCE N 86° 21' 11" W 39.67 FEET TO A 5/8" IRON ROD; THENCE N 86° 21' 11" W 75.10 FEET TO A 5/8" IRON ROD; THENCE N 86° 21' 11" W 10.00 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

F. Neil Hibbs 6-29-99
F. NEIL HIBBS P.L.S. #52989 DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE PROPERTY DESCRIBED HEREON. THE EASTERLY RIGHT-OF-WAY OF RAMP ROAD WAS ESTABLISHED BETWEEN TWO FOUND MONUMENTS PER M 124-26 OF THE PLAT RECORDS OF DOUGLAS COUNTY. THE NORTHERN BOUNDARY OF THE SUBDIVISION WAS ESTABLISHED BETWEEN THE FOUND 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF RAMP ROAD AND THE FOUND 3/4" IRON PIPE THAT ARE THE SOUTHWEST AND SOUTHEAST CORNERS, RESPECTIVELY, OF PARCEL 3 OF THE LAND PARTITION RECORDED IN BOOK 6, PAGE 122 OF THE PLAT RECORDS OF DOUGLAS COUNTY. THE SOUTHERLY BOUNDARY OF THE SUBDIVISION WAS RUN BETWEEN FOUND MONUMENTS AS SHOWN. THE EASTERLY BOUNDARY OF THE SUBDIVISION IS A RANDOM LINE THROUGH THE OWNERS PROPERTY.

THIS PLAT IS SUBJECT TO THE PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 99-28331 (VOL. 1657, PG. 949)

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29th DAY OF JUNE, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED JERRY & DEBRA TABOR WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

F. Neil Hibbs
MY COMMISSION EXPIRES: 1-19-2003



99-28332
PLANNING DEPT FILE
NO. S-94-7

APPROVALS:

Bob Dean 9/24/99
PLANNING COMMISSION CHAIRMAN DATE
Carl A. ... 10-11-99
COMMUNITY DEVELOPMENT DIRECTOR DATE
Chris S. Bergant 10/11/99
PUBLIC WORKS DIRECTOR DATE
Ed Momen 10-11-99
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Keith R. ... 11-18-99
DOUGLAS COUNTY TAX ASSESSOR DEPUTY DATE
Joseph ... 11-19-99
DOUGLAS COUNTY COMMISSIONER DATE
John Morgan 11/18/99
DOUGLAS COUNTY COMMISSIONER DATE
FILED THIS 24 DAY OF Nov, 1999, 12:20 O'CLOCK AM/PM
Doyle Shaver Jr. 11-24-99
DOUGLAS COUNTY CLERK DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY & DEBRA TABOR, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN. JERRY & DEBRA TABOR ALSO DEDICATE THE STREETS SHOWN HEREON AS WELL AS THE WESTERLY 10 FEET OF SAID PROPERTY, AS DEPICTED ON THE MAP, TO THE PUBLIC USE FOREVER.

Jerry Tabor 6/29/99
JERRY TABOR DATE
Debra Tabor 6/29/99
DEBRA TABOR DATE

FIELD CREW: SAM COREY AND RYAN PALMER
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR
OFFICE: NEIL HIBBS
DRAFTING: MICHAEL JONES
ZONE: MR-18
COMP. PLAN: MEDIUM DENSITY, MULTI-FAMILY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

STATE OF OREGON } SS
COUNTY OF DOUGLAS }
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
99 NOV 24 PM 12:20
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carly DEPUTY
FEE PP

99-28332

REGISTERED PROFESSIONAL LAND SURVEYOR
F. Neil Hibbs
OREGON JANUARY 12, 1999
F. NEIL HIBBS
52989
EXPIRES: 6/30/1999

CLEARWATER SUBDIVISION PHASE 1
LYING IN THE NW 1/4 OF SECTION 20, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR: JERRY & DEBRA TABOR
615 DAIRY LOOP RD.
ROSEBURG, OR 97470

SURVEYED BY: i.e.
ENGINEERING
741 S.E. Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392

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SCALE: NO SCALE DATE: JUNE, 1999 JOB NO: 859-07 PAGE: 2 OF 2