



CHORD	RADIUS	ARC
A S35°27'39"E 14.14'	10.00'	15.71'
B S54°32'21"W 14.14'	10.00'	15.71'
C N64°41'03"W 94.07'	173.00'	95.27'
D N62°37'56"W 122.47'	200.00'	124.47'
E N74°06'05"W 50.29'	227.00'	50.39'
F N58°02'14"W 76.53'	227.00'	76.90'
G N46°34'04"W 13.98'	227.00'	13.98'
H N46°51'19"W 12.39'	173.00'	12.39'
I N44°19'35"W 0.87'	52.00'	0.87'
J N30°21'00"W 24.28'	52.00'	24.50'
K S38°20'04"E 49.81'	68.00'	51.00'
L S73°55'18"E 33.14'	68.00'	33.48'
M S89°48'13"E 70.71'	50.00'	78.54'
N S89°48'13"E 32.53'	23.00'	36.13'
O N75°09'42"E 39.34'	68.00'	39.91'
P N40°09'28"E 42.46'	68.00'	43.18'
Q N19°46'48"E 5.19'	68.00'	5.19'
R S31°23'40"W 24.81'	52.00'	25.05'
S S59°10'23"W 25.12'	52.00'	25.37'
T N72°09'24"E 2.36'	68.00'	2.36'
U N41°22'12"E 67.58'	68.00'	70.72'
V N00°46'16"E 25.50'	68.00'	25.65'
W N00°37'20"E 70.18'	50.00'	77.80'
X N31°01'46"W 48.73'	68.00'	49.84'
Y N61°57'54"W 23.48'	68.00'	23.59'
Z S57°55'42"E 25.12'	52.00'	25.37'
A1 N00°37'20"E 32.28'	23.00'	35.79'
B1 S40°24'34"E 28.05'	227.00'	28.07'
C1 S40°18'14"E 22.02'	173.00'	22.03'
D1 S30°56'32"E 46.86'	227.00'	46.95'
E1 S20°04'48"E 39.08'	227.00'	39.13'
F1 S06°04'22"E 71.57'	227.00'	71.87'
G1 S20°28'39"E 159.34'	200.00'	163.88'
H1 S16°49'46"E 117.35'	173.00'	119.73'
I1 N86°25'34"W 28.96'	470.00'	28.96'
J1 S47°24'28"W 14.00'	10.00'	15.50'
K1 N42°36'21"W 14.29'	10.00'	15.91'
L1 S85°59'56"E 32.90'	430.00'	32.91'
M1 S79°34'55"E 63.35'	430.00'	63.41'
N1 S81°43'01"E 83.44'	370.00'	83.62'
O1 S69°20'03"E 76.18'	370.00'	76.31'
P1 S69°16'52"E 259.27'	400.00'	264.04'
Q1 S70°41'13"E 70.03'	430.00'	70.11'
R1 S60°49'55"E 77.71'	430.00'	77.81'
S1 S56°56'34"E 83.55'	370.00'	83.73'
T1 S47°41'50"E 35.67'	370.00'	35.68'
U1 S47°39'10"E 37.94'	400.00'	37.95'
V1 N04°20'40"W 13.01'	10.00'	14.17'
W1 S79°47'09"W 14.03'	10.00'	15.56'
X1 S26°57'27"W 77.59'	270.00'	77.86'
Y1 S25°09'21"W 161.52'	300.00'	163.54'
Z1 S28°47'34"W 85.61'	330.00'	85.85'
A2 S17°41'14"W 42.05'	330.00'	42.08'
B2 S11°47'12"W 25.88'	330.00'	25.89'
C2 S14°07'03"W 43.10'	270.00'	43.15'

BEARING	DISTANCE
1 N80°27'39"W 20.88'	
2 N80°27'39"W 30.88'	
3 N80°27'39"W 20.88'	
4 S43°57'07"E 21.30'	
5 S43°57'07"E 44.03'	
6 N02°59'49"E 13.43'	
7 N02°59'49"E 14.96'	
8 N88°11'29"W 0.89'	
9 N88°11'29"W 34.29'	
10 S44°15'49"E 5.41'	
11 N88°11'29"W 24.41'	
12 N40°46'22"E 12.16'	

LEGEND

- SET 5/8" IR w/CAP MARKED "I.E. ENG"
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊙ FOUND 5/8" IR DESTROYED DURING CONSTRUCTION AND REPLACED
- △ CALCULATED POSITION
- { } RECORD AS PER VOL. 19 PG. 56
- { } RECORD AS PER 1999-0054
- { } RECORD AS PER DEED 96-25076
- { } RECORD AS PER 1991-0013
- * SET BC "COREY" STAMPED "LS 2137 1999" IN 8"PVC PIPE FILLED w/CONC. AT BACK OF CURB. ELEV. 488.99

NOTE A: SEWER EASEMENTS AS RECORDED IN INST. NO'S.:
99-14238
99-14239
99-14240

* AFFIDAVIT OF CORRECTION: *
RECORDED FEB. 10, 2000
IN BOOK 1671 PAGES 336 & 337
CO. CLERK RECORDS
C.S. FILE 65/28-2

STORM EASMENT AS RECORDED IN VOL. 1665 PG. 433 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
Wayne L. Rogers
OREGON
FEBRUARY 14, 1985
WAYNE L. ROGERS
2137
EXPIRES: 12/31/2000

ROBERTS CREEK ESTATES
LYING IN THE SW 1/4 & NW 1/4 OF SEC 2, T28S, R6W, W. M., DOUGLAS COUNTY, OREGON

SURVEYED FOR: A&M DEVELOPMENT, L.L.C. 5500 N. UMPQUA HWY. ROSEBURG, OREGON 97470	SURVEYED BY: i.e. ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: 1" = 60'	DATE: NOV. 1999
JOB NO: 1644-01	PAGE: 1 OF 2

DWG. BY: MLJ **99-28586**

SURVEYOR'S CERTIFICATE

I, WAYNE L. ROGERS, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AND THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PORTION OF LOT 9 OF KOOKEN ESTATES AND THE PARCEL DESCRIBED BY DEED 96-25076 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD, SAID ROD BEING THE NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT 1999-0054; THENCE N. 9° 31' 59" E., 667.84 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 9, OF KOOKEN ESTATES; THENCE N. 9° 31' 59" E., 18.46 FEET TO A 3/4" IRON PIPE; THENCE S. 44° 15' 49" E., 619.69 FEET TO A 5/8" IRON ROD; THENCE S. 43° 57' 07" E., 452.23 FEET, TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 9, OF KOOKEN ESTATES; THENCE S. 38° 32' 12" W., 559.67 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 9, OF KOOKEN ESTATES; THENCE N. 44° 48' 13" W., 531.35 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 8, KOOKEN ESTATES; THENCE N. 9° 32' 21" E., 128.72 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT 1999-0054; THENCE N. 80° 32' 48" W., 60.00 FEET TO A 5/8" IRON ROD; THENCE N. 80° 32' 48" W., 100.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.34 ACRES, MORE OR LESS.

Wayne L. Rogers 11/22/99
WAYNE L. ROGERS P.L.S.# 2137 DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOT 9, OF KOOKEN ESTATES, VOL. 19, PAGE 56, ALONG WITH THE ADDITION OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED 96-25076. FOUND MONUMENTS WERE USED AT ALL CORNERS OF THE PARCEL WITH THE EXCEPTION OF THE NORTHEASTERLY BOUNDARY WHICH WAS LOCATED FROM FOUND MONUMENTS AND AS PER DEED 96-25076, USING THE RECORD INTERIOR ANGLES AND PROPORTIONED DISTANCES. THE BASIS OF BEARING WAS TAKEN BETWEEN FOUND MONUMENTS ON THE NORTH BOUNDARY OF LOT 9, KOOKEN ESTATES, AS PER SUBDIVISION PLAT VOL. 19 PG. 56 (LINE A-B).

PLANNING DEPT. FILE NO. 99-145

FIELD CREW: RYAN PALMER AND WAYNE ROGERS	ZONE: R-1
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR	COMP. PLAN: MEDIUM DENSITY RESIDENTIAL
OFFICE: WAYNE ROGERS	WATER: ROBERTS CREEK WATER DISTRICT
DRAFTING: MICHAEL JONES	SEWER: GREEN SANITARY DISTRICT

THIS PLAT IS SUBJECT TO THE PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 99-28110.

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF NOVEMBER, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN A. ADAMS, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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



ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF NOVEMBER, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL MONTELEONE, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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



APPROVALS:

Keith L. Cubic NOVEMBER 24, 1999
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Monahan DEPUTY 11-26-99
DOUGLAS COUNTY SURVEYOR DATE

Ron Northrup 11-30-99
DOUGLAS COUNTY ASSESSOR DATE

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

Ron Northrup 11-30-99
DOUGLAS COUNTY TAX COLLECTOR 99-28586 DATE

FILED THIS 30th DAY OF Nov., 1999, 11:59 O'CLOCK AM/PM

Doyle Shaver Jr. 11-30-99
DOUGLAS COUNTY CLERK 24th DEPUTY DATE

Daugh Robertson 11-30-99
DOUGLAS COUNTY COMMISSIONER DATE

Joyce Morgan 11/30/99
DOUGLAS COUNTY COMMISSIONER DATE



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT A&M DEVELOPEMENT, L.L.C., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN. *HEREBY DEDICATE TO THE PUBLIC THE STREETS AS PLATTED AND SHOWN HEREON.

Robert J. Adams 11-22-99
ROBERT J. ADAMS DATE

John A. Adams 11-22-99
JOHN A. ADAMS DATE

Mike Montelione 11-22-99
MICHAEL MONTELEONE DATE

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF NOVEMBER, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT J. ADAMS, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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



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 30 AM 11:57

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Doyle Shaver Jr.
DEPUTY
FEE PP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
FEBRUARY 14, 1985
WAYNE L. ROGERS
2137

EXPIRES: 12/31/2000

ROBERTS CREEK ESTATES
LYING IN THE SW 1/4 & NW 1/4 OF SEC 2, T28S, R6W, W. M.,
DOUGLAS COUNTY, OREGON

SURVEYED FOR:
A&M DEVELOPEMENT, L.L.C.
5500 N. UMPQUA HWY.
ROSEBURG, OREGON 97470

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

SCALE: NO SCALE DATE: NOV. 1999 JOB NO: 1644-01 PAGE: 2 OF 2