

APPROVALS:

Bob Deane 3/2/2001
 PLANNING COMMISSION CHAIRMAN DATE

Carol Engel 3-29-01
 COMMUNITY DEVELOPMENT DIRECTOR DATE

Chris S. Bernal 3-29-01
 PUBLIC WORKS DIRECTOR DATE

Romy Wain 04-03-01
 DOUGLAS COUNTY SURVEYOR DATE

Don Nutschke 4-4-01
 DOUGLAS COUNTY ASSESSOR DATE

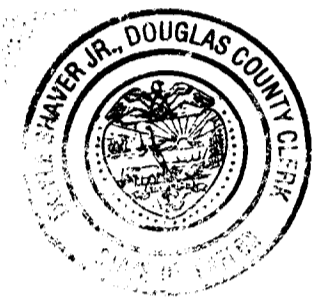
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

James R. Kramer 4-4-01
 DOUGLAS COUNTY TAX COLLECTOR DATE

Joan Morgan 4/4/01
 DOUGLAS COUNTY COMMISSIONER DATE

Wang R. Ralston 4-04-01
 DOUGLAS COUNTY COMMISSIONER DATE

FILED THIS 6 DAY OF April, 2001, 8:02 O'CLOCK AM/PM
 DOUGLAS COUNTY CLERK By Carol Engel, Deputy 4-6-01 DATE



STATE OF OREGON | 28
 COUNTY OF DOUGLAS | 28
 I, DOYLE SHAVER JR., COUNTY CLERK AND
 REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY
 THAT THIS INSTRUMENT WAS RECORDED
 01 APR -6 AM 8:02
 DOYLE SHAVER JR.
 DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 BY Carol Engel REC. 199

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LOOSLEY DEVELOPMENT CO., LLC, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "HOOVER HILLS" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

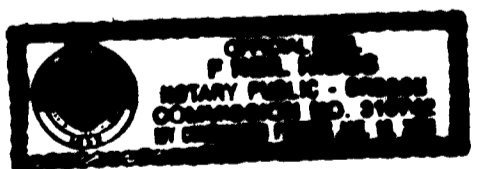
John Loosley 1-23-01
 JOHN LOOSLEY (MANAGING MEMBER) DATE

ACKNOWLEDGMENT:

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23rd DAY OF February, 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN LOOSLEY, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

J. Dickson
 MY COMMISSION EXPIRES: 1-19-2003



CITY FILE NO. S-97-1, PHASE 1

FIELD CREW: SAM COREY AND JIM FERRIS

EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR

OFFICE: WAYNE ROGERS

DRAFTING: BRYAN CROSGROVE

NOTE: SUBJECT TO COVENANTS AS RECORDED IN BOOK 1751 PG. 955 OF DEED RECORDS OF DOUGLAS COUNTY.

ZONE: MR-14
 COMP. PLAN: MEDIUM DENSITY RESIDENTIAL
 WATER: CITY OF ROSEBURG
 SEWER: R.U.S.A.

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 LOTS TO DO SO AT THAT TIME.

2001-07712

SURVEYOR'S CERTIFICATE:

I, WAYNE L. ROGERS, 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:

A PORTION OF THAT PARCEL AS DESCRIBED AS PARCELS 1, 2, 3, AND 4 OF INSTRUMENT NO. 2000-17777, AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, ALL LYING IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 8, OF LOMA VISTA SUBDIVISION, PHASE II, VOLUME 17, PAGE 36; THENCE S 1° 03' 36" W 5.06 FEET; THENCE S. 14° 35' 54" W., 51.27 FEET; THENCE S. 0° 57' 38" W., 4.88 FEET; THENCE N. 88° 32' 15" W., 76.38 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S. 54° 33' 39" W., 24.02 FEET) 25.77 FEET; THENCE S. 17° 38' 33" W., 58.69 FEET; THENCE S. 70° 39' 04" E., 95.04 FEET TO A 5/8" IRON ROD; THENCE S. 0° 54' 12" W. 128.88 FEET; THENCE N. 89° 05' 48" W., 22.33 FEET; THENCE ALONG THE ARC OF A 222.66 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S. 25° 07' 22" E., 50.89 FEET) 51.00 FEET; THENCE CONTINUING ALONG THE ARC OF A 222.66 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S. 14° 04' 01" E., 34.89 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S. 21° 47' 22" W., 42.32 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF TROOST STREET; THENCE LEAVING THE EAST BOUNDARY OF THE PARCEL AND ALONG THE SOUTH BOUNDARY OF THE PARCEL AND THE NORTHERLY RIGHT-OF-WAY OF TROOST STREET, N. 89° 14' 49" W., 25.34 FEET TO A 5/8" IRON ROD; THENCE N. 89° 14' 49" W., 28.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY OF TROOST STREET, N. 68° 54' 13" W., 790.17 FEET TO A POINT FROM WHICH A 5/8" IRON ROD BEARS N. 68° 54' 13" W., 125.06 FEET; THENCE LEAVING THE SOUTH BOUNDARY OF THE PARCEL, N. 60° 56' 41" E., 190.11; THENCE N. 65° 14' 28" E., 60.58 FEET; THENCE N. 56° 04' 14" E., 84.73 FEET; THENCE S. 68° 52' 23" E., 257.07 FEET; THENCE N. 12° 26' 34" E., 65.83 FEET; THENCE S. 87° 50' 40" E., 101.21 FEET; THENCE N. 1° 01' 04" E., 56.98 FEET; THENCE N. 67° 24' 55" E., 65.46 FEET; THENCE S. 88° 58' 56" E., 99.90 FEET; THENCE S. 1° 03' 36" W., 91.60 FEET TO THE POINT OF BEGINNING. TOTAL AREA IS 4.70 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THAT LAND AS DESCRIBED AS PARCELS 1, 2, 3, AND 4 OF INSTRUMENT NO. 2000-17777, AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY. MONUMENTS AT THE NORTHWEST, NORTHEAST, AND SOUTHWEST CORNERS OF THE PARCEL, AS WELL AS THE SOUTHWEST CORNER OF LOT 9 OF THE UMPQUA FRUIT RANCH, PER M27-63 AND M92-24 WERE FOUND AND USED. FOUND MONUMENTS ALONG THE WEST BOUNDARY OF M92-51 AND A MONUMENT AT THE SOUTHWEST CORNER OF LOT 8 AND A CENTERLINE MONUMENT IN VALLEJO DRIVE, OF LOMA VISTA SUBDIVISION PHASE II, VOL. 17, PAGE 36, WERE ALSO USED. THE BASIS OF BEARING WAS DETERMINED FROM A FOUND MONUMENT AT THE SOUTHWEST CORNER OF LOMA VISTA SUBDIVISION PHASE 3 (THE SOUTHWEST CORNER OF LOT 9, UMPQUA FRUIT RANCH) POINT (A), AND THE A MONUMENT AT THE SOUTHWEST CORNER OF LOMA VISTA SUBDIVISION PHASE 3, POINT (B). THE PLAT FOR LOMA VISTA SUBDIVISION PHASE II, VOL. 17, PAGE 36, REPORTS THAT MONUMENTS ALONG THE WEST BOUNDARY OF M92-51 WERE FOUND TO BE OFF LINE, BUT THIS SURVEY FOUND THE MONUMENTS TO ALL BE ON THE SAME LINE WITH A FOUND MONUMENT AT THE SOUTHWEST CORNER OF LOT 8 PER LOMA VISTA SUBDIVISION, POINT (F), THE INITIAL POINT. ANGLE POINT (C) WAS DETERMINED AT RECORD DISTANCE FROM POINT (D) AND ON THE BEARING AS DETERMINED FROM FOUND MONUMENTS, POINTS (D) AND (E), PER M92-51. ANGLE POINT (G) WAS DETERMINED AT RECORD DISTANCE FROM POINT (F), PER LOMA VISTA SUBDIVISION, VOL. 17, PAGE 36, AND THE BEARING AS DETERMINED FROM POINTS (E) AND (F). THE CENTERLINE OF THE EXTENSION OF VALLEJO DRIVE WAS DETERMINED BY A CREATED POINT, POINT (H), AT MIDPOINT BETWEEN POINTS (G) AND (I), FROM THE CALCULATIONS BELOW, AND PROJECTING A LINE FROM THE FOUND CENTERLINE MONUMENT, PER LOMA VISTA SUBDIVISION, VOL. 17, PAGE 36 THROUGH THE MIDPOINT, POINT (H). ANGLE POINT (I) WAS DETERMINED AT DISTANCE-DISTANCE INTERSECTION FROM POINTS (G) AND (J), PER M92-24. THE BOUNDARIES OF THE PARCEL AS DESCRIBED IN INSTRUMENT NO. 88-01925 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY WERE DETERMINED FROM A FOUND MONUMENT ON THE SOUTH BOUNDARY, POINT (L) AND RECORD DISTANCES, ROTATED TO THE FOUND MONUMENTS ON THE SOUTH BOUNDARY, POINTS (K) AND (L). ANGLE POINT (M) WAS DETERMINED AT RECORD DISTANCE PER INSTRUMENT NO. 89-18110, ON THE BEARING FROM POINTS (O) TO (M). ANGLE POINT (O) WAS DETERMINED AT DISTANCE-DISTANCE INTERSECTION FROM POINTS (N) AND (P), PER M92-24.

2001-07712

 REGISTERED PROFESSIONAL LAND SURVEYOR Wayne L. Rogers OREGON FEBRUARY 14, 1985 WAYNE L. ROGERS 2137 EXPIRES: 12/31/2002	HOOVER HILLS SUBDIVISION PHASE 1 LYING IN THE NE 1/4 OF SEC 15, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: LOOSLEY DEVELOPMENT CO, LLC 239 MAPLEWOOD LANE ROSEBURG, OR 97470	SURVEYED BY: 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: JAN, 2001	DWG. BY: BWC
		JOB NO: 280-07
		PAGE: 2 OF 2