

	BEARING	DISTANCE	[BEARING]	[DISTANCE]
1	N15°57'49"E	9.83'	[N15°57'49"E]	[9.83']
2	S1°25'54"E	10.71'		
3	S0°21'00"E	15.36'		
4	N1°18'25"E	3.96'		
5	S1°48'29"W	20.22'	[N1°48'29"E]	[20.21']
6	N86°46'34"W	25.01'		
7	N1°25'54"W	10.36'		
8	N61°51'23"E	41.16'	[S61°51'23"W]	[41.16']
9	S9°21'10"W	30.11'		
10	N58°00'16"E	42.10'		

	CHORD	RADIUS	ARC
1	S87°53'56"E 42.18'	984.93'	42.18'
2	S45°16'43"E 13.85'	10.00'	15.31'
3	N11°06'55"E 32.59'	75.00'	32.85'
4	S0°50'40"W 35.68'	46.00'	36.64'
5	S50°29'39"E 43.93'	46.00'	45.80'
6	N53°27'25"E 67.86'	46.00'	76.32'
7	S17°09'08"E 36.07'	46.00'	37.06'
8	S8°17'09"E 30.69'	29.00'	32.34'
9	N22°51'45"E 3.49'	125.00'	3.49'
10	N10°18'56"E 50.90'	125.00'	51.26'
11	N42°42'19"E 13.93'	10.00'	15.41'
12	N84°14'06"E 89.60'	984.93'	89.63'
13	N11°06'55"E 43.45'	100.00'	43.80'
14	S55°22'21"E 81.38'	45.00'	101.67'
15	N89°52'03"E 34.61'	984.93'	34.61'
16	N87°51'06"E 34.71'	984.93'	34.71'

BASIS OF BEARING LINE A-B PER M132-30
 [S86°40'03"E 561.16']
 S86°40'03"E 561.16'



- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
 - ⊙ FOUND, DESTROYED DURING CONSTRUCTION, AND RESET
 - SET CENTERLINE MONUMENT
 - [] RECORD AS PER M132-30
 - () RECORD AS PER HASSELL'S ADDITION (VOL. 2, PG. 9)
 - (()) RECORD AS PER SECOND ADDITION TO I.O.O.F. CEMETERY (VOL. 5, PG. 28)

PLANNING DEPT. FILE NO. S-00-04
 VARIANCE V-00-06
 AMENDMENT MAJ-01-1

2002-05515

DOUGLAS AVENUE ESTATES
SUBDIVISION AND BOUNDARY LINE ADJUSTMENT
 LYING IN THE NE & NW 1/4 OF SEC. 19, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
 MIKE PHELPS
 222 IMPALA DR.
 ROSEBURG, OR 97470

SURVEYED BY:

 741 S.E. Jackson Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 12, 1999
 F. NEIL HIBBS
 52089

EXPIRES: 6/30/2003

SCALE: 1" = 40' DATE: NOV. 2001 JOB NO: 1414-05 PAGE: 1 OF 2

2002-05515

2002-05515

SURVEYOR'S CERTIFICATE

I, F. NEIL HIBBS, BEING DULY SWORN, DO 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.

THAT LAND DESCRIBED IN EXHIBITS "B" AND "C" OF INSTRUMENT NO. 2001-22635 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

TOGETHER WITH THAT LAND DESCRIBED AS PARCEL 3 OF THE LAND DESCRIBED IN INSTRUMENT NO. 93-6298.

TOGETHER WITH LOTS 1-7 OF BLOCK "N" AND LOT 3 OF BLOCK "M", HASSELL'S ADDITION TO ROSEBURG, OREGON.

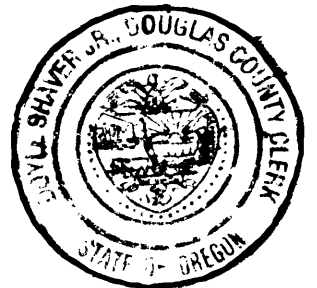
TOGETHER WITH THAT LAND DESCRIBED IN INSTRUMENT NO. 94-11229.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE LAND DESCRIBED ABOVE INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN. THE CONFIGURATION SHOWN ALSO ADJUSTS THE BOUNDARIES OF THAT LAND DESCRIBED IN INSTRUMENT NO. 94-11229 INTO WHAT IS NOW LOT 8. THE LAND LYING NORTHERLY OF HASSELL'S ADDITION TO ROSEBURG WAS PREVIOUSLY SURVEYED PER M132-30. BLOCKS "M" AND "N" OF HASSELL'S ADDITION TO ROSEBURG WERE PROPORTIONED FROM FOUND MONUMENTS.

APPROVALS

[Signature] 2/15/2002 DATE
 PLANNING COMMISSION CHAIRMAN
[Signature] 2-15-02 DATE
 COMMUNITY DEVELOPMENT DIRECTOR
[Signature] 2/15/02 DATE
 PUBLIC WORKS DIRECTOR
[Signature] 2-19-02 DATE
 DOUGLAS COUNTY SURVEYOR DEPUTY
[Signature] 2-20-02 DATE
 DOUGLAS COUNTY ASSESSOR
[Signature] 2-20-02 DATE
 DOUGLAS COUNTY COMMISSIONER
[Signature] 2-20-02 DATE
 DOUGLAS COUNTY COMMISSIONER
 2002-05515
 FILED THIS 21ST DAY OF FEBRUARY 2002, 9:54 O'CLOCK AM/PM
 DOYLESHAVER JR. [Signature] 2-21-02 DATE
 DOUGLAS COUNTY CLERK By: DEPUTY



2002-05515

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT MICHAEL K. PHELPS, DIANE E. PHELPS, TERRY D. DOYLE, CHIYEMI DOYLE, AND BEARDSLEY FAMILY LLC, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "DOUGLAS AVE. ESTATES" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

[Signature] 11/20/2001 DATE
 MICHAEL K. PHELPS
[Signature] 2/12/02 DATE
 DIANE E. PHELPS
[Signature] 2/12/02 DATE
 TERRY D. DOYLE
[Signature] 2/12/02 DATE
 CHIYEMI DOYLE
[Signature] 2/17/02 DATE
 PATRICIA L. MEHLHOFF AS MEMBER,
 BEARDSLEY FAMILY LLC

ACKNOWLEDGMENT

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30TH DAY OF ~~NOVEMBER~~ 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL K. PHELPS, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

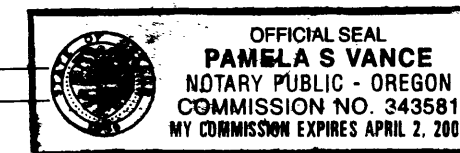
[Signature]
 MY COMMISSION EXPIRES: 11-20-03

ACKNOWLEDGMENT

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18TH DAY OF FEBRUARY 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DIANE E. PHELPS, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature] Pamela S. Vance
 MY COMMISSION EXPIRES: 4-2-2003



ZONE: R-1-6 (TL1800 ONLY), MR-14 - ALL IN GEO HAZARD OVERLAY
 COMP. PLAN: LOW DENSITY RESIDENTIAL (TL1800 ONLY), MED. DENSITY RESIDENTIAL
 WATER: CITY OF ROSEBURG
 SEWER: R.U.S.A.

FIELD CREW: SAM COREY AND RYAN PALMER

EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR

OFFICE: NEIL HIBBS

DRAFTING: KEVIN GRIMES

2002-05515

ACKNOWLEDGMENT

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF Feb 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TERRY D. DOYLE, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature] Vicki G. Shank
 MY COMMISSION EXPIRES: 2-12-02

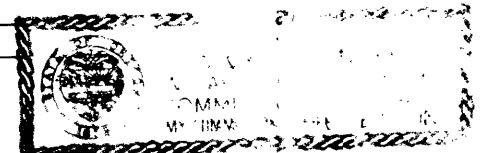


ACKNOWLEDGMENT

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF Feb 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHIYEMI DOYLE, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature] Vicki G. Shank
 MY COMMISSION EXPIRES: 2-12-02



ACKNOWLEDGMENT

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7 DAY OF February 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PATRICIA L. MEHLHOFF WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature] Barbara J. Atherton
 MY COMMISSION EXPIRES: 2/18/04



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

02 FEB 21 AM 9:54
 DOYLE SHAVER JR.
 DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
[Signature]
 DEPUTY
 FEE PP

2002-05515

REGISTERED PROFESSIONAL LAND SURVEYOR <u>[Signature]</u> OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRES: 6/30/2003	DOUGLAS AVENUE ESTATES SUBDIVISION AND BOUNDARY LINE ADJUSTMENT LYING IN THE NE & NW 1/4 OF SEC. 19, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: MIKE PHELPS 222 IMPALA DR. ROSEBURG, OR 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. 2001	JOB NO: 1414-05 PAGE: 2 OF 2

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