

ROSEWOOD ESTATES PHASE IV SUBDIVISION

PART OF LOTS 46 AND 47 OF
ROSEBURG HOME ORCHARD TRACTS, PLAT "H"
SE 1/4 SECTION 3, T.28S., R6W., W.M.

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE CORNERS SO INDICATED ON THE SUBDIVISION PLAT SHOWN AND DESCRIBED HEREON.

DESCRIPTION:

A PARCEL OF LAND DESCRIBED IN DEED INSTRUMENTS 86-7541, 2001-96, AND 2002-9888, OF THE DOUGLAS COUNTY DEED RECORDS, WHICH LIE IN LOTS 46 & 47 OF ROSEBURG HOME-ORCHARD TRACTS, PLAT "H", IN THE SE 1/4 OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 6 WEST, OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH BEARS S0°02'24"E 90.89' FROM THE SOUTH WEST CORNER OF LOT 1, ROSEWOOD ESTATES PHASE I SUBDIVISION, VOL.18, PG.28;
THENCE S83°57'26"E 85.60' TO A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY OF LITTLE VALLEY COUNTY ROAD NO. 186;
THENCE ALONG SAID RIGHT OF WAY S0°00'54"W 116.45' TO A 5/8" IRON ROD; THENCE S0°02'26"E 90.75' TO A 5/8" IRON ROD;
THENCE S22°21'52"W 23.98' TO A 5/8" IRON ROD AT THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF HAPPY VALLEY COUNTY ROAD NO. 26 AT COUNTY ROAD STA NO 44+66.94;
THENCE ALONG SAID NORTHERLY RIGHT OF WAY N83°43'46"W 516.88' TO A 5/8" IRON ROD;
THENCE N67°01'49"W 192.39' TO A 5/8" IRON ROD;
THENCE LEAVING SAID RIGHT OF WAY N22°59'54"E 200.16' TO A 5/8" IRON ROD;
THENCE S67°00'06"E 54.44' TO A 5/8" IRON ROD;
THENCE N41°53'37"E 144.69' TO A 5/8" IRON ROD;
THENCE N41°31'57"E 70.71' TO A 5/8" IRON ROD AT THE SOUTH WEST CORNER OF LOT 12, ROSEWOOD ESTATES PHASE II SUBDIVISION;
THENCE S71°16'18"E 144.78' TO A 5/8" IRON ROD AT THE SOUTH EAST CORNER OF SAID LOT 12;
THENCE S41°45'06"W 44.47' ALONG THE WESTERLY RIGHT OF WAY OF SUMMERWOOD STREET TO A 5/8" IRON ROD;
THENCE CROSSING SUMMERWOOD STREET S48°08'00"E 55.95' TO A 5/8" IRON ROD ALONG THE EASTERLY RIGHT OF WAY;
THENCE 16.68' AROUND A 15' RADIUS CURVE TO THE RIGHT, (THE LONG CHORD OF WHICH BEARS N74°28'43"E 15.84'), TO A 5/8" IRON ROD;
THENCE 24.62' AROUND A 50' RADIUS CURVE TO THE LEFT, (THE LONG CHORD OF WHICH BEARS S87°57'01"E 24.37') TO A 5/8" IRON ROD AT THE NORTH WEST CORNER OF PARCEL II, LAND PARTITION 2001-0036;
THENCE S15°21'01"E 92.62' TO A 5/8" IRON ROD AT THE SOUTH WEST CORNER OF SAID PARCEL II;
THENCE S83°55'30"E 130.50' TO THE POINT OF BEGINNING, CONTAINING 4.37 ACRES.

TOGETHER WITH THE EASEMENTS SHOWN ON THE FACE OF THE PLAT:
1) A 30' RECIPROCAL DRIVEWAY EASEMENT ON LOTS 22 & 23 FOR BENEFIT OF LOTS 22 & 23;

2) A 30' ACCESS EASEMENT FROM LOT 24 TO LOTS 22 & 23;

3) A 10' STRIP AROUND SUMMERWOOD STREET AND COURT FOR UTILITIES;

4) A 10' STORM WATER AND SANITARY SEWER EASEMENT THROUGH THE EASTERLY SIDE OF LOT 36, A PORTION OF THE NORTHEAST CORNER OF LOT 34, AND THE NORTHERLY 10' OF LOTS 33, 32, 31, TO THE RIGHT OF WAY OF LITTLE VALLEY ROAD;

5) A 15' SANITARY SEWER EASEMENT THROUGH LOTS 30 AND 31, THE CENTERLINE OF WHICH IS THE COMMON BOUNDARY LINE BETWEEN LOTS 30 AND 31.

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
COMPREHENSIVE PLAN DESIGNATION: (R.M.D.) MEDIUM DENSITY RESIDENTIAL
PLANNING DEPT FILE: NO 01-205

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PORTIONS OF THE PROPERTIES DESCRIBED IN DEED INSTRUMENTS 86-7541, 2001-96 AND 2002-9888, DOUGLAS COUNTY DEED RECORDS, WHICH LIE IN LOTS 46 & 47, ROSEBURG HOME-ORCHARD TRACTS, PLAT "H", INTO LOTS AS SHOWN ON THE PLAT HEREON.

MONUMENTS FOUND PER SURVEY M120-71, LAND PARTITION 2001-0036, AND ROSEWOOD ESTATES PHASE II SUBDIVISION, VOL.19, PG. 38A, CONTROLLED THIS SURVEY.

STATE PLANE COORDINATES OF MONUMENT LOCATIONS ALONG HAPPY VALLEY ROAD RIGHT OF WAY WERE OBTAINED FROM THE DOUGLAS COUNTY PUBLIC WORKS AND USED TO CALCULATE RIGHT OF WAY MONUMENT POSITIONS OBLITERATED DURING ROAD CONSTRUCTION.

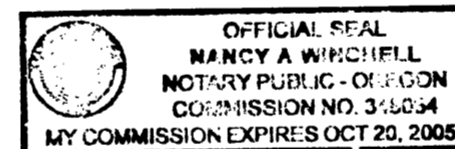
THIS SURVEY WAS PERFORMED BY ED FARR AND DAVID BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING WERE BY DAVID BEEDLE.

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF October, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD G., AND ANITA R. POTEET, KNOWN TO ME TO BE THE PERSONS DESCRIBED, EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Nancy A. Winchell
NOTARY PUBLIC, STATE OF OREGON

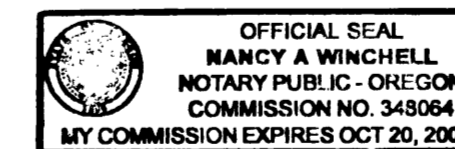


ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF October, 2002, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARK WECKS, KNOWN TO ME TO BE THE PERSON DESCRIBED, EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Nancy A. Winchell
NOTARY PUBLIC, STATE OF OREGON



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RONALD G. AND ANITA R. POTEET, HUSBAND AND WIFE, AND MARK WECKS, PRESIDENT AND REPRESENTATIVE OF S&S BUILDERS, ARE OWNERS OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF ROSEWOOD ESTATES PHASE IV SUBDIVISION AND DO HEREBY DEDICATE "SUMMERWOOD COURT", INCLUDING THAT PART OF SUMMERWOOD STREET WHICH IS PART OF THIS SUBDIVISION, AND THE UTILITY EASEMENTS SHOWN HEREON, TO THE USE OF THE PUBLIC FOREVER.

Anita R. Poteet
ANITA R. POTEET
Ronald G. Poteet
RONALD G. POTEET
Mark Wecks
MARK WECKS (PRESIDENT OF S & S BUILDERS)

APPROVALS

Doug K. Polunin 11-13-02
DOUGLAS COUNTY COMMISSIONER DATE
Jane Morgan 11/13/02
DOUGLAS COUNTY COMMISSIONER DATE
Keith L. Cubie NOVEMBER 8, 2002
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Romy Wren 11-8-02
DOUGLAS COUNTY SURVEYOR DATE
Paul Norbeck 11/13/02
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Conlee 11/13/02
DOUGLAS COUNTY TAX COLLECTOR DATE

2002-028874
FILED THIS 14 DAY OF NOVEMBER 2002, 8:49 O'CLOCK AM/PM

Doyle Shaver Jr.
DOUGLAS COUNTY CLERK & DEPUTY



REGISTERED
PROFESSIONAL
LAND SURVEYOR

David J. Beedle

OREGON
JAN. 21, 1997
DAVID J. BEEDLE
#2798

EXPIRES 12-31-03

DAVID J. BEEDLE TEL 541-874-3258
PROFESSIONAL 163 TRAYLOR ROAD
LAND SURVEYING RIDDLE, OREGON 97469