

**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 29<sup>th</sup> 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. [Signature] 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. [Signature] 11-18-99  
DOUGLAS COUNTY TAX ASSESSOR DEPUTY DATE  
Joseph [Signature] 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 [Signature] DEPUTY  
FEE PP

99-28332

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b> <u>F. Neil Hibbs</u> <b>OREGON</b> JANUARY 12, 1999 <b>F. NEIL HIBBS</b> 52989 EXPIRES: 6/30/1999	<b>CLEARWATER SUBDIVISION</b> <b>PHASE 1</b> 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: <b>i.e.</b> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: JUNE, 1999	JOB NO: 859-07 PAGE: 2 OF 2