



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
- { } RECORD AS PER INST. NO. 2002-030451
- [] RECORD AS PER VOL. 20, PG. 62

SIDEWALK NOTE:
 IF SIDEWALKS HAVE NOT BEEN CONSTRUCTED AFTER TWO YEARS FROM THE DATE THE FINAL SUBDIVISION PLAT WAS FILED, THE CITY OF ROSEBURG WILL REQUIRE ALL PARCELS TO DO SO AT THAT TIME.

4TH ADDITION TOTAL AREA
 269,219 SQFT.±
 6.18 AC.±

CHORD	RADIUS	LENGTH
A N05°00'15"E 67.03'	680.00'	67.05'
B N12°58'23"E 121.93'	680.00'	122.10'
C N21°38'45"E 83.71'	680.00'	83.76'
D N25°16'35"E 2.41'	680.00'	2.41'
E N20°03'07"W 14.25'	10.00'	15.86'
F N20°17'50"E 109.81'	620.00'	109.96'
G N13°46'43"E 261.39'	650.00'	263.18'
H N09°37'23"E 120.87'	620.00'	121.06'
I N03°06'15"E 20.02'	620.00'	20.02'

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Jerry Lee Estabrook</i></p> <p>OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703</p> <p>EXPIRES: 12/31/2003</p>	<p>WAREWOOD VALLEY FOURTH ADDITION LYING IN THE SW 1/4 OF SEC. 2 AND NW 1/4 OF SEC. 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WM, DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: INDEPENDENT THINNING 180 WEYHAUSER DR. ROSEBURG, OR. 97470</p>	<p>SURVEYED BY: <i>i.e.</i> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: 1"=60'</p>	<p>DATE: OCT., 2002</p>	<p>DWG. BY: MLJ JOB NO: 1804-02 PAGE: 1 OF 2</p>

WAREWOOD VALLEY THIRD ADDITION
 BASE OF BEARING PER VOL. 20, PG. 62



NO FEE

01/27/2003 10:56:02 AM

PLAT-SUB Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document

SURVEYOR'S CERTIFICATE

I, JERRY LEE ESTABROOK, BEING DULY SWORN, 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 UNIT OF LAND DESCRIBED IN INSTRUMENT NO. 2002-030451 AS FILED IN DOUGLAS COUNTY DEED RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWESTERLY CORNER OF THE PLAT OF WAREWOOD VALLEY THIRD ADDITION; THENCE NORTH 18°41'54" EAST 354.36 FEET TO A 5/8" IRON ROD; THENCE NORTH 20°36'15" EAST 362.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 24°31'05" EAST 60 FEET TO A 5/8" IRON ROD; THENCE SOUTH 65°28'55" EAST 358.41 FEET TO A 5/8" IRON ROD; THENCE SOUTH 25°22'41" WEST 304.63 FEET TO A 5/8" IRON ROD; THENCE SOUTH 02°10'46" WEST 373.32 FEET TO A 5/8" IRON ROD.; THENCE NORTH 87°14'48" WEST 206.16 FEET TO A 5/8" IRON ROD; THENCE NORTH 02°10'46" EAST 46.36 FEET TO A 5/8" IRON ROD; THENCE NORTH 87°14'48" WEST 243.35 FEET TO THE POINT OF BEGINNING, CONTAINING 6.18 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF PARCEL 2 OF LP 1998-115 AS SHOWN. FOUND MONUMENTS ALONG THE SOUTH BOUNDARY OF THIS SUBDIVISION ESTABLISHED IN WAREWOOD VALLEY THIRD ADDITION WERE USED TO CONTROL THE LOCATION OF SAID SOUTH BOUNDARY. THE EASTERLY, NORTHERLY, AND WESTERLY BOUNDARIES OF THIS SUBDIVISION WERE LAID OUT THROUGH A PORTION OF LAND PARTITION 1998-115, PARCEL 2.

APPROVALS

[Signature] 1/22/2003
PLANNING COMMISSION CHAIRMAN DATE
[Signature] 1-22-03
COMMUNITY DEVELOPMENT DIRECTOR DATE
[Signature] 1/22/03
PUBLIC WORKS DIRECTOR DATE
[Signature] 1-23-03
DOUGLAS COUNTY SURVEYOR DATE
[Signature] 1-24-03
DOUGLAS COUNTY TAX ASSESSOR DATE
[Signature] 1-24-03
DOUGLAS COUNTY COMMISSIONER DATE
[Signature] 1-24-03
DOUGLAS COUNTY COMMISSIONER DATE
FILED THIS 27th DAY OF JAN., 2003, 10:56 O'CLOCK AM/PM
DOYLE SHAVER JR. BY: *[Signature]* DATE
DOUGLAS COUNTY CLERK BY: DEPUTY



TAX COLLECTOR STATEMENT

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

[Signature] 1/24/03
DOUGLAS COUNTY TAX COLLECTOR DATE

FIELD CREW: RYAN PALMER AND JIM FERRIS

EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR

OFFICE: JERRY ESTABROOK

DRAFTING: MICHAEL JONES

ZONE: MR-29, GEO HAZARD
COMP. PLAN: HIGH DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

PLANNING DEPARTMENT FILE NO. S-98-1

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN R. AND DONNA M. ATKINSON, AND DANIEL L. AND DENISE M. MARTIN, 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 "WAREWOOD VALLEY FOURTH ADDITION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

[Signature] 12-16-02
JOHN R. ATKINSON DATE

[Signature] 12-16-02
DONNA M. ATKINSON DATE

[Signature] 12/31/02
DANIEL L. MARTIN DATE

[Signature] 12/31/02
DENISE M. MARTIN DATE

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF December, 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN R. & DONNA M. ATKINSON, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
NOTARY SIGNATURE

[Signature]
NOTARY NAME

NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 31st DAY OF December, 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DANIEL L. & DENISE M. MARTIN, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
NOTARY SIGNATURE

[Signature]
NOTARY NAME

NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

 REGISTERED PROFESSIONAL LAND SURVEYOR <i>[Signature]</i> OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703 EXPIRES: 12/31/2003	WAREWOOD VALLEY FOURTH ADDITION LYING IN THE SW 1/4 OF SEC. 2 AND NW 1/4 OF SEC. 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WM, DOUGLAS COUNTY, OREGON	
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