

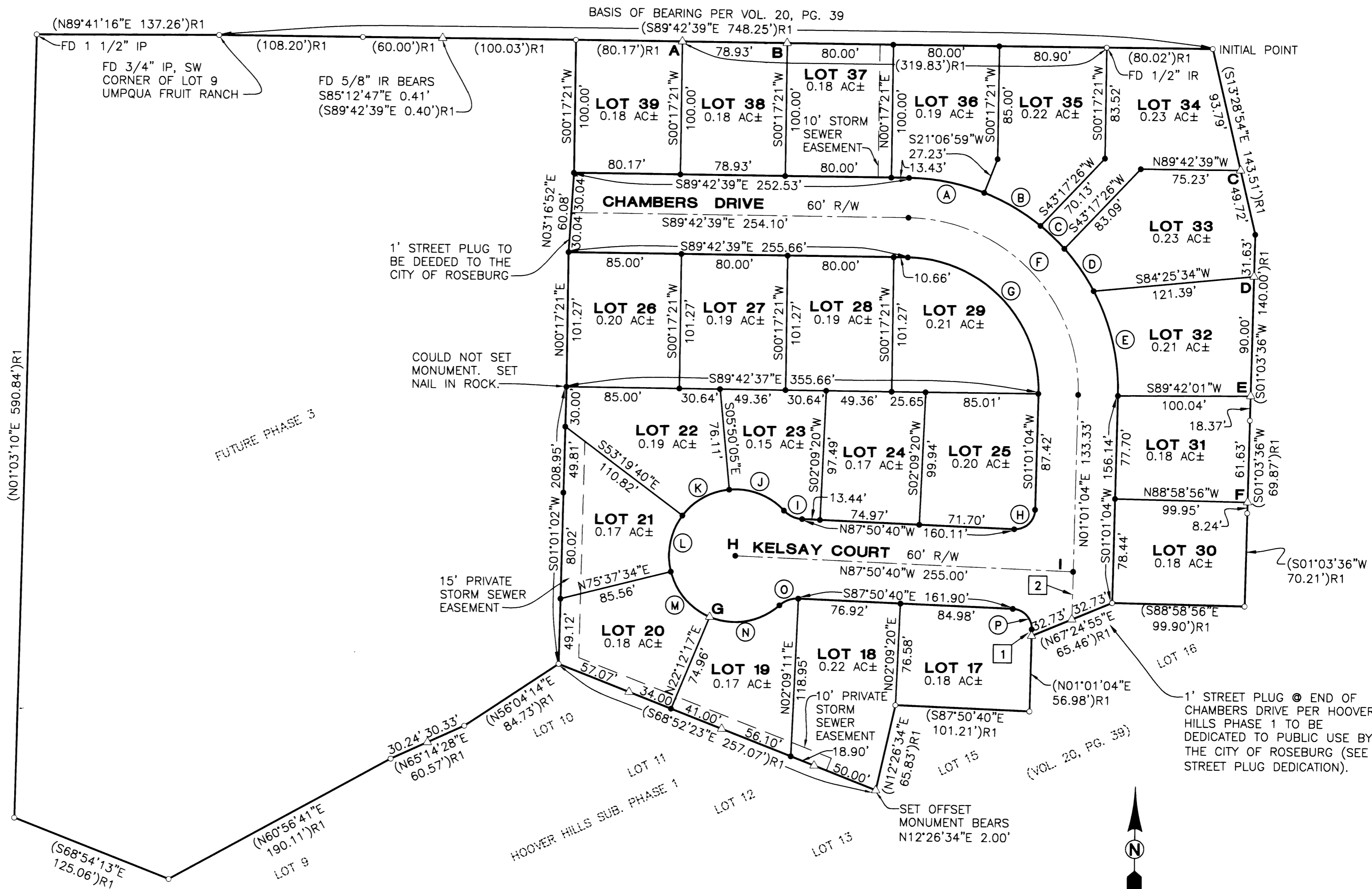
DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2003-030757
 NO FEE
 11/10/2003 03:49:00 PM
 PLAT-SUB Cnt=1 Stn=18 RECORDINGDESK
 This is a no fee document

MONUMENTATION NOTES:

- A** SET OFFSET MONUMENT BEARS S00°17'21"W 0.50'
- B** SET OFFSET MONUMENT BEARS S00°17'21"W 0.50'
- C** SET OFFSET MONUMENT BEARS N89°42'39"W 2.00'
- D** SET OFFSET MONUMENT BEARS S84°25'34"W 0.50'
- E** SET OFFSET MONUMENT BEARS S89°42'01"W 1.50'
- F** SET OFFSET MONUMENT BEARS N88°58'56"W 0.50'
- G** SET OFFSET MONUMENT BEARS S22°12'17"W 1.00'
- H** SET 2" IP w/BRASS CAP IN MON. BOX
- I** SET 2" IP w/BRASS CAP IN MON. BOX

NOTE:

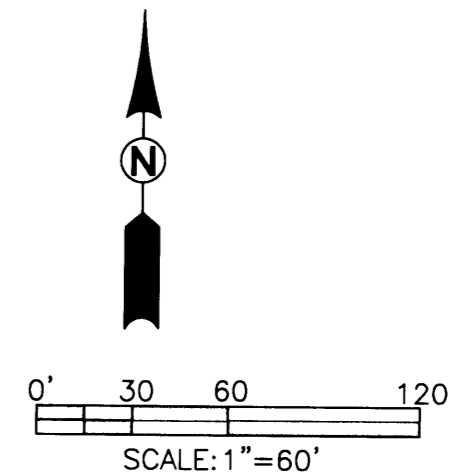
FENCE LINE ALONG EAST PROPERTY LINE OF LOTS 30-34 LIES APPROXIMATELY 0.11' TO 1.77' WESTERLY OF PROPERTY LINE.



CHORD	RADIUS	LENGTH
A	N79°17'51"W 57.84'	160.00' 58.16'
B	N60°02'18"W 49.21'	160.00' 49.40'
C	N46°42'42"W 25.00'	160.00' 25.03'
D	N35°16'11"W 38.78'	160.00' 38.88'
E	N13°38'44"W 81.00'	160.00' 81.89'
F	N44°20'33"W 185.03'	130.00' 205.88'
G	N44°20'47"W 142.32'	100.00' 158.35'
H	N46°35'12"E 21.42'	15.00' 23.86'
I	S65°38'09"E 15.12'	20.00' 15.50'
J	N69°37'51"W 44.16'	50.00' 45.73'
K	S60°25'08"W 40.27'	50.00' 41.45'
L	S11°05'10"W 43.19'	50.00' 44.66'
M	S41°08'59"E 44.85'	50.00' 46.51'
N	N79°58'17"E 53.33'	50.00' 56.25'
O	S69°56'56"W 15.12'	20.00' 15.50'
P	N43°24'48"W 21.00'	15.00' 23.26'

LEGEND
 • SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 ○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 △ CALCULATED POSITION
 () R1 RECORD AS PER VOL. 20, PG. 39

BEARING	DISTANCE
1	N01°01'04"E 4.91'
2	N01°01'04"E 35.92'



REGISTERED PROFESSIONAL LAND SURVEYOR
Jerry Lee Estabrook
 OREGON
 JUNE 30, 1995
 JERRY LEE ESTABROOK
 2703
 EXPIRES: 12/31/2003

HOOVER HILLS SUBDIVISION PHASE 2
 LYING IN THE NE 1/4 OF SEC 15, T27S, R6W,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
 LOOSLEY DEVELOPMENT CO., LLC
 239 MAPLEWOOD LANE
 ROSEBURG, OR 97470

SURVEYED BY:
i.e.
 ENGINEERING
 741 SE Jackson Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

DWG. BY: MLJ
 SCALE: AS SHOWN DATE: AUG., 2003
 JOB NO: 280-07
 PAGE: 1 OF 2

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.

A PORTION OF THAT LAND DESCRIBED AS PARCELS 1, 2, 3, AND 4 OF INSTRUMENT NUMBER 2000-17777, AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD BEING THE NORTHEAST CORNER OF ABOVE MENTIONED LAND; THENCE NORTH 89°42'39" WEST FOR 480.02 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°17'21" WEST FOR 100.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 03°16'52" WEST FOR 60.08 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°17'21" WEST FOR 101.27 FEET TO A NAIL IN ROCK; THENCE SOUTH 01°01'02" WEST FOR 208.95 FEET TO A 5/8" IRON ROD AT THE MOST NORTHERLY CORNER OF LOT 10, HOOVER HILLS SUBDIVISION PHASE 1 AS RECORDED IN VOLUME 20, PAGE 39 OF DOUGLAS COUNTY SURVEY RECORDS; THENCE SOUTH 68°52'23" EAST FOR 257.07 FEET TO THE SOUTHWEST CORNER OF LOT 15 OF SAID HOOVER HILLS SUBDIVISION PHASE 1; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 15 NORTH 12°26'34" EAST FOR 65.83 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 15; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 15 SOUTH 87°50'40" EAST FOR 101.21 FEET TO A 5/8" IRON ROD AT THE NORTH EAST CORNER OF SAID LOT 15; THENCE ALONG THE WEST RIGHT-OF-WAY BOUNDARY OF CHAMBERS DRIVE NORTH 01°01'04" EAST FOR 56.98 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY NORTH 67°24'55" EAST FOR 65.46 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 16 OF SAID HOOVER HILLS SUBDIVISION PHASE 1; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 16 SOUTH 88°58'56" EAST FOR 99.90 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE NORTH 01°03'36" EAST FOR 280.08 FEET TO A 5/8" IRON ROD; THENCE NORTH 13°28'54" WEST FOR 143.51 FEET TO THE POINT OF BEGINNING. CONTAINING 5.68 AC.±.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT LAND DESCRIBED ABOVE. THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS OF RECORD TO CONTROL THE PARENT PARCEL BOUNDARY. WE THEN SET MONUMENTS TO DELINEATE LOTS AND DEDICATED STREETS AS SHOWN HEREIN.

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

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.

STREET PLUG DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CITY OF ROSEBURG, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET PLUG SHOWN HEREON.

NAME RANDY A. WETMORE TITLE City Manager
Randy A. Wetmore 11-10-03
SIGNATURE DATE

ACKNOWLEDGMENT:

STATE OF Oregon }
COUNTY OF Douglas } ss.
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF November, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED Randy A. Wetmore, WHO DID SAY THAT HE/SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE/SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Debra Rae Davidson
NOTARY SIGNATURE

Debra Rae Davidson
NOTARY NAME

NOTARY PUBLIC - Oregon
COMMISSION NO.: 361827
MY COMMISSION EXPIRES: 11-04-06

TAX COLLECTOR STATEMENT:

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

Sandra K Couice 11/7/03
DOUGLAS COUNTY TAX COLLECTOR DATE

FIELD CREW: RYAN PALMER AND DEREK FIEGEL

EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR

OFFICE: JERRY ESTABROOK

DRAFTING: MICHAEL JONES

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

PLANNING DEPARTMENT FILE NO. S-97-1

APPROVALS:

[Signature] 10/31/03
PLANNING COMMISSION CHAIRMAN DATE
[Signature] 10-31-03
COMMUNITY DEVELOPMENT DIRECTOR DATE
[Signature] 10/31/03
PUBLIC WORKS DIRECTOR DATE
[Signature] 11-3-03
DOUGLAS COUNTY SURVEYOR DATE
[Signature] 11/7/03
DOUGLAS COUNTY TAX ASSESSOR DATE
[Signature] 11-10-03
DOUGLAS COUNTY COMMISSIONER DATE
[Signature] 11-7-03
DOUGLAS COUNTY COMMISSIONER DATE
FILED THIS 10 DAY OF November, 2003, 3:49 PM
Barbara E. Nielsen 11-10-03
DOUGLAS COUNTY CLERK DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LOOSLEY DEVELOPMENT CO., L.L.C., 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 SUBDIVISION PHASE 2" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

[Signature] 10-16-03
JOHN LOOSLEY (MANAGING MEMBER) DATE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF October, 2003, 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.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

REGISTERED PROFESSIONAL LAND SURVEYOR <u>Jerry Lee Estabrook</u> OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703 EXPIRES: 12/31/2003	HOOVER HILLS SUBDIVISION PHASE 2 LYING IN THE NE 1/4 OF SEC 15, T27S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: LOOSLEY DEVELOPMENT CO., LLC 239 MAPLEWOOD LANE ROSEBURG, OR 97470	SURVEYED BY: i.e. ENGINEERING 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: NO SCALE	DATE: AUG., 2003	JOB NO: 280-07
		PAGE: 2 OF 2