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10/08/2004 09:16:01 AM

PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER

This is a no fee document

SURVEYOR'S CERTIFICATE:

I, LARRY E. MONREAN, OREGON PROFESSIONAL LAND SURVEYOR NO. 1830, HEREBY CERTIFY 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 PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2003-009181 AND ALL OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2004-020846 ALL RECORDED IN DOUGLAS COUNTY DEED RECORDS AND SHOWN AS UNIT 1 OF BOUNDARY LINE ADJUSTMENT M143-19 ON FILE IN THE DOUGLAS COUNTY SURVEY RECORDS. SAID PARCEL LOCATED IN THE NORTH HALF OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD AT THE MOST WESTERLY NORTHWEST CORNER OF SAID UNIT 1; THENCE ALONG THE WESTERLY BOUNDARY OF SAID UNIT 1 SOUTH 00°23'33" WEST 225.03 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 69°46'50" EAST 775.23 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 18°24'40" WEST 95.12 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF ROCKY RIDGE DRIVE; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: ALONG THE ARC OF A 226.73 FOOT RADIUS CURVE TO THE RIGHT FOR 216.11 FEET, THE CHORD OF WHICH BEARS SOUTH 44°19'03" EAST 208.03 FEET, ALONG THE ARC OF A 65.93 FOOT RADIUS CURVE TO THE LEFT FOR 154.99 FEET, THE CHORD OF WHICH BEARS SOUTH 84°22'37" EAST 121.69 FEET, NORTH 28°10'43" EAST 48.03 FEET, NORTH 28°27'22" EAST 63.49 FEET, NORTH 28°15'55" EAST 39.87 FEET, ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT FOR 221.53 FEET, THE CHORD OF WHICH BEARS NORTH 15°37'17" EAST 219.72 FEET, NORTH 02°54'12" EAST 96.00 FEET, NORTH 02°57'33" EAST 135.05 FEET, ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE TO THE RIGHT FOR 204.05 FEET, THE CHORD OF WHICH BEARS NORTH 16°28'55" EAST 202.14 FEET, NORTH 30°03'57" EAST 166.83 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY ALONG THE NORTHERLY BOUNDARY OF SAID UNIT 1 NORTH 89°38'58" WEST 189.32 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WESTERLY BOUNDARY OF SAID UNIT 1 SOUTH 00°15'41" EAST 184.78 FEET TO A POINT; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID UNIT 1 NORTH 89°15'19" WEST 1057.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 12.23 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL INTO LOTS AS SHOWN HEREON. THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS AS SHOWN HERE ON. WE THEN SET MONUMENTS AS SHOWN HEREON.

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2004-024647 OF DEED RECORDS OF DOUGLAS COUNTY.

PLANNING DEPARTMENT FILE NO. S-03-3

ZONE: R-1-10 w/GEOHAZARD OVERLAY
COMP. PLAN: RESIDENTIAL LOW-DENSITY
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

TAX COLLECTOR STATEMENT:

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

Sandra K. O'Connell 10/7/04
DOUGLAS COUNTY TAX COLLECTOR DATE

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 LOTS TO DO SO AT THAT TIME.

FIELD CREW: MIKE FROMDAHL AND SAM DEBELL

EQUIPMENT: NIKON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: ED MONREAN

DRAFTING: MICHAEL JONES



APPROVALS:

[Signature] 9/22/2004
PLANNING COMMISSION CHAIRMAN DATE

[Signature] 9-22-04
COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 9-22-04
PUBLIC WORKS DIRECTOR DATE

[Signature] 9-23-04
DOUGLAS COUNTY SURVEYOR DATE

[Signature] 10-7-04
DOUGLAS COUNTY TAX ASSESSOR DATE

[Signature]
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 10/7/04
DOUGLAS COUNTY COMMISSIONER DATE

FILED THIS 8th DAY OF OCT, 2004, 9:16 O'CLOCK AM/PM
2004-024648

[Signature] 10-8-04
BARBARA E. NIELSEN DOUGLAS COUNTY CLERK
By: [Signature] DEPUTY DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT VISTA FE 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 "VISTA FE SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

[Signature] 9/10/04
BRUCE HANNA (MEMBER) DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF September, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRUCE HANNA, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><u>[Signature]</u> OREGON JULY 13, 1979 LARRY E. MONREAN 1830</p> <p>EXPIRES: 12/31/2004</p>	<p>VISTA FE SUBDIVISION</p> <p>LYING IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: VISTA FE L.L.C. 128 SONGBIRD CT. ROSEBURG, OR 97470</p>	<p>SURVEYED BY: <u>[Signature]</u> i.e. ENGINEERING 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: NO SCALE</p>	<p>DATE: JUNE, 2004</p>	<p>JOB NO: 1920-01 T4 PAGE: 3 OF 3</p>

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