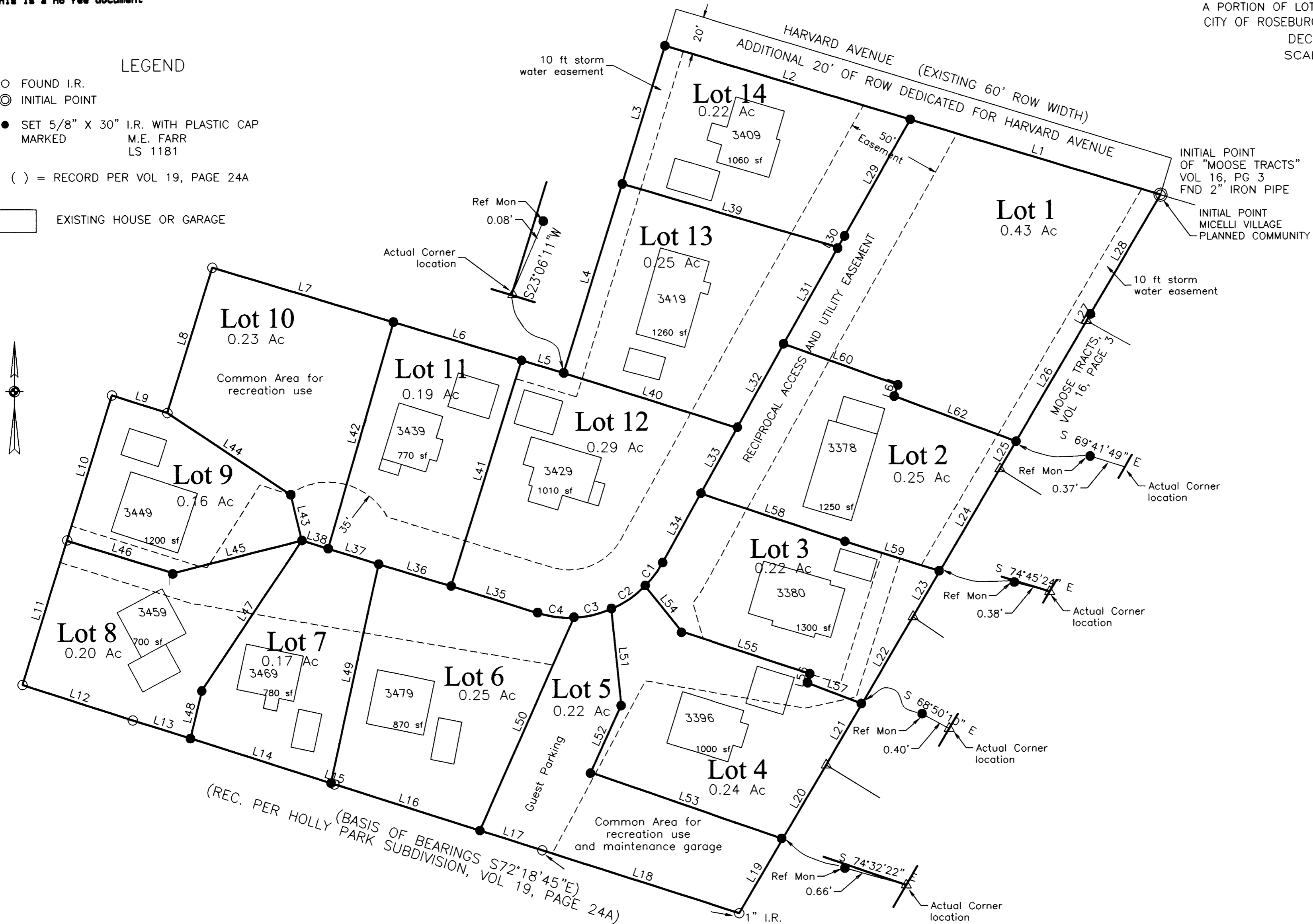


SURVEYED FOR  
 HELMUT J. & RUTH KUMMROW  
 3439 HARVARD BLVD  
 ROSEBURG, OR 97470  
 PH (541) 957-2325

MICELLI VILLAGE  
 PLANNED COMMUNITY  
 SE1/4SE1/4, SEC 15, TWP 27 S, R 6 W, WM  
 INSTRUMENT NUMBER 86-17770  
 A PORTION OF LOTS 8 & 9, MT NEBO TRACTS  
 CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON  
 DECEMBER 2002  
 SCALE 1" = 40'

LEGEND

- FOUND I.R.
- ⊙ INITIAL POINT
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED  
M.E. FARR  
LS 1181
- ( ) = RECORD PER VOL 19, PAGE 24A
- EXISTING HOUSE OR GARAGE



LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 73°14'44" W	136.63 FT
L2	N 73°14'44" W	133.88 FT
L3	S 17°06'23" W	75.78 FT
L4	S 17°06'23" W	103.91 FT
L5	N 73°11'24" W	23.02 FT
L6	N 73°11'24" W	69.83 FT
L7	N 73°11'24" W	98.87 FT
L8	S 17°04'21" W	79.79 FT
L9	N 72°18'57" W	30.33 FT
L10	S 17°06'01" W	79.86 FT
L11	S 17°06'01" W	79.14 FT
L12	S 72°04'36" E	60.58 FT
L13	S 72°18'45" E	31.56 FT
L14	S 72°18'45" E	77.08 FT
L15	S 72°18'45" E	1.86 FT
L16	S 72°18'45" E	79.83 FT
L17	S 72°18'45" E	34.17 FT
L18	S 72°18'45" E	108.00 FT
L19	N 30°16'25" E	45.15 FT
L20	N 30°16'25" E	44.85 FT
L21	N 30°16'25" E	37.07 FT
L22	N 30°16'25" E	52.93 FT
L23	N 30°16'25" E	27.84 FT
L24	N 30°16'25" E	62.16 FT
L25	N 30°16'25" E	16.74 FT
L26	N 30°16'25" E	73.26 FT
L27	N 30°16'25" E	4.074 FT
L28	N 30°16'25" E	72.47 FT
L29	S 29°20'16" W	70.17 FT
L30	S 29°20'16" W	6.74 FT
L31	S 29°20'10" W	58.19 FT
L32	S 28°49'40" W	50.25 FT
L33	S 28°49'40" W	39.52 FT
L34	S 28°49'40" W	41.74 FT
L35	N 72°30'56" W	46.97 FT
L36	N 72°52'12" W	39.67 FT
L37	N 72°52'12" W	27.62 FT
L38	N 72°52'12" W	14.35 FT
L39	N 73°35'41" W	117.59 FT
L40	N 72°27'33" W	95.05 FT
L41	N 17°09'36" E	124.08 FT
L42	N 15°59'09" E	123.72 FT
L43	N 13°42'10" W	24.73 FT
L44	N 56°16'58" W	77.46 FT
L45	S 75°46'13" W	69.39 FT
L46	N 72°58'34" W	57.95 FT
L47	S 33°32'12" W	94.21 FT
L48	S 13°40'50" W	26.18 FT
L49	S 12°13'24" W	117.68 FT
L50	S 23°40'58" W	121.79 FT
L51	S 06°00'10" E	50.47 FT
L52	S 24°14'35" W	38.91 FT
L53	S 70°59'40" E	106.18 FT
L54	S 38°35'02" E	30.66 FT
L55	S 71°48'54" E	70.41 FT
L56	S 13°43'46" W	4.87 FT
L57	S 68°50'10" E	30.51 FT
L58	S 71°37'43" E	79.39 FT
L59	S 72°42'42" E	52.02 FT
L60	S 70°10'24" E	63.50 FT
L61	S 18°02'10" W	6.20 FT
L62	S 69°41'49" E	67.90 FT

CURVE TABLE

NO.	DELTA ANGLE	* CURVE-ARC	CHORD DIRECTION	RADIUS	ARC LEN	CHORD LEN
C1	15°27'03"	103°14'08"	S 36°33'12" W	55.50	14.97	14.92
C2	22°18'58"	103°14'08"	S 55°26'12" W	55.50	21.62	21.48
C3	20°52'22"	103°14'08"	S 77°01'52" W	55.50	20.22	20.11
C4	20°01'01"	103°14'08"	N 82°31'26" W	55.50	19.39	19.29

NARRATIVE:

THIS IS A SURVEY TO CREATE A FOURTEEN LOT PLANNED COMMUNITY FROM THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 86-17770 AS RECORDED IN DOUGLAS COUNTY RECORDER'S OFFICE. WE USED FOUND MONUMENTS FROM HOLLY PARK SUBDIVISION, VOL 19, PAGE 24A TO CONTROL THE SOUTHERLY BOUNDARY, MONUMENTS FROM MOOSE TRACTS, VOL 16, PAGE 3 TO CONTROL THE EASTERN AND FOUND MONUMENTS FROM ADJACENT PROPERTIES ON THE WESTERLY BOUNDARY.

THE SURVEY WAS COMPLETED BY MAURICE E FARR AND RICHARD M GARZA, JR USING A NIKON DTM-520 TOTAL STATION. COMPUTATIONS AND DRAFTING WERE PERFORMED BY MAURICE E FARR.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Maurice E Farr*  
 OREGON  
 SEPT 23, 1977  
 MAURICE E. FARR  
 1181  
 3-06-03  
 EXPIRES 12-31-03

SURVEYED FOR  
HELMUT J. & RUTH KUMMROW  
3439 HARVARD BLVD  
ROSEBURG, OR 97470  
PH (541) 957-2325

**MICELLI VILLAGE  
PLANNED COMMUNITY**  
SE1/4SE1/4, SEC 15, TWP 27 S, R 6 W, WM  
INSTRUMENT NUMBER 86-17770  
A PORTION OF LOTS 8 & 9, MT NEBO TRACTS  
CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON  
DECEMBER 2002

SUBJECT TO PROTECTIVE COVENANTS  
AS FILED HERewith, DOUGLAS COUNTY,  
OREGON, 2003-006363 DEED RECORDS

APPROVALS

*[Signature]* 3-10-03  
ROSEBURG DIRECTOR OF PLANNING DATE | PLANNING COMMISSION CHAIR DATE

*[Signature]* 3/10/03  
DOUGLAS COUNTY SURVEYOR DATE | PUBLIC WORKS DIRECTOR DATE

*[Signature]* 3/13/03  
DOUGLAS COUNTY ASSESSOR DATE

*[Signature]* 3/13/03  
DOUGLAS COUNTY COMMISSIONER DATE

*[Signature]* 3/13/03  
DOUGLAS COUNTY COMMISSIONER DATE

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

*[Signature]* 3/13/03  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14<sup>th</sup> DAY OF MARCH, 2003, 8:28 O'CLOCK AM



**BARBARA E. NIELSEN**  
DOUGLAS COUNTY CLERK  
*[Signature]*  
By: DEPUTY

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, HELMUT J. & RUTH KUMMROW, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS SHOWN ON THIS PLANNED COMMUNITY MAP AND DO CREATE THE ACCESS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DO DEDICATE THE ACCESS AND PUBLIC UTILITY EASEMENTS FOR USE OF THE HOMEOWNERS AND THEIR ASSIGNS. IN ADDITION TO THE EASEMENTS DESCRIBED ABOVE, WE DO DEDICATE THE 20 FT STRIP OF LAND NORTH OF THE NORTHERLY BOUNDARIES OF LOTS 1 AND 14 OF THIS PLANNED COMMUNITY TO THE PUBLIC FOR HARVARD AVENUE.

*[Signature]*  
HELMUT J. KUMMROW

*[Signature]*  
RUTH KUMMROW

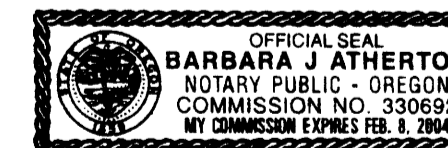
ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6<sup>th</sup> DAY OF MARCH, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HELMUT J. & RUTH KUMMROW, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

*[Signature]*  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES: 2/8/10/4

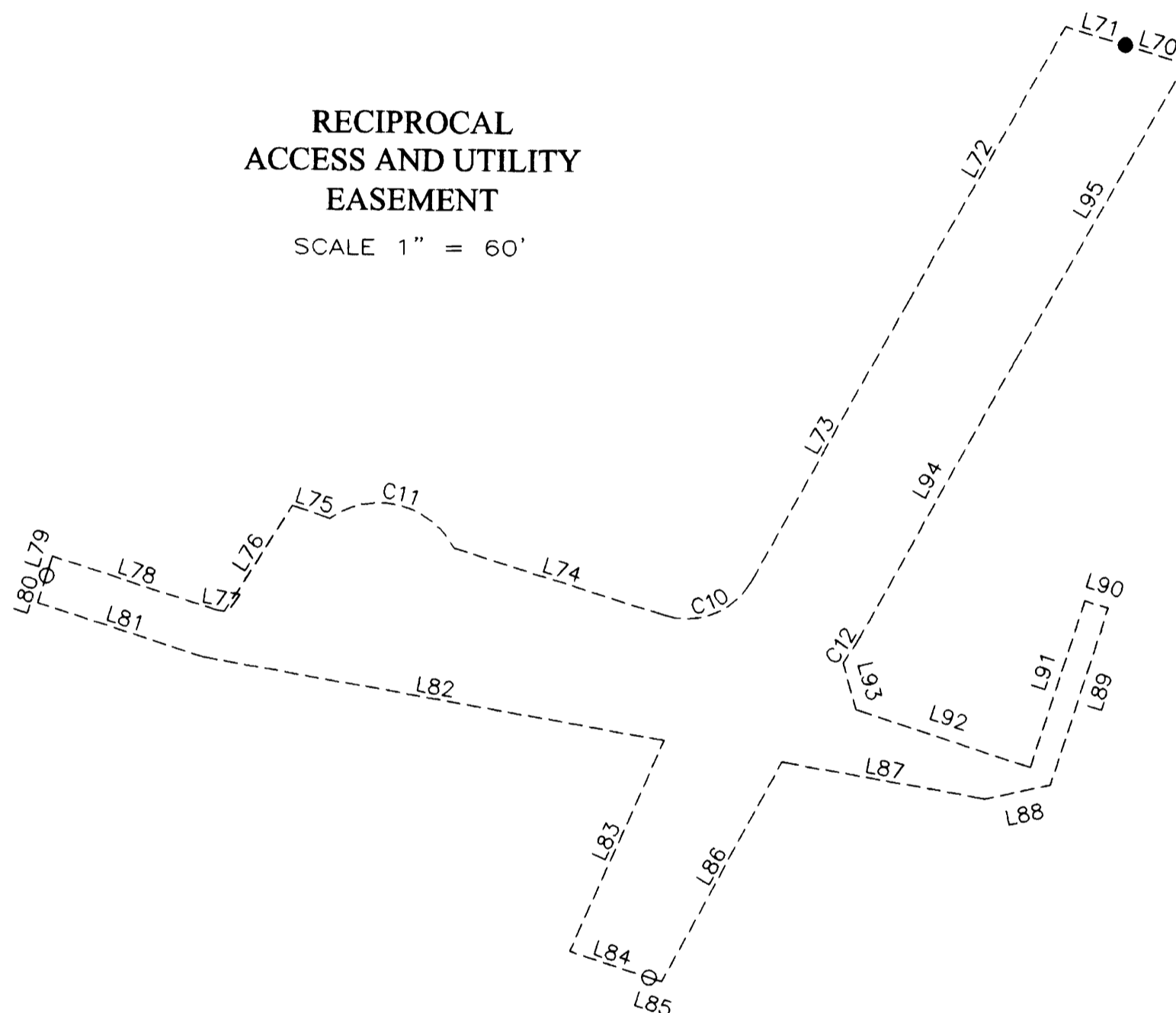


RECIPROCAL ACCESS AND UTILITY  
EASEMENT LINE TABLE

NO.	DIRECTION	DISTANCE
L70	N 73°14'44" W	25.62 FT
L71	N 73°14'44" W	25.62 FT
L72	S 29°20'16" W	129.43 FT
L73	S 28°49'40" W	131.32 FT
L74	N 72°52'12" W	89.97 FT
L75	N 71°48'45" W	16.11 FT
L76	S 32°25'12" W	51.51 FT
L77	N 80°16'42" W	3.95 FT
L78	N 72°20'26" W	70.14 FT
L79	S 17°06'01" W	8.22 FT
L80	N 17°06'01" E	11.78 FT
L81	S 72°20'26" E	71.33 FT
L82	S 80°16'42" E	191.98 FT
L83	S 23°39'27" W	94.76 FT
L84	S 72°18'45" E	34.17 FT
L85	S 72°18'45" E	5.47 FT
L86	N 28°13'01" E	102.77 FT
L87	S 80°16'42" E	84.35 FT
L88	N 77°47'25" E	27.53 FT
L89	N 17°33'53" E	76.24 FT
L90	N 72°42'42" W	10.00 FT
L91	S 17°33'53" W	71.93 FT
L92	N 72°06'56" W	75.19 FT
L93	N 15°57'23" W	19.71 FT
L94	N 28°49'40" E	131.10 FT
L95	N 29°20'16" E	140.37 FT

RECIPROCAL  
ACCESS AND UTILITY  
EASEMENT

SCALE 1" = 60'



RECIPROCAL ACCESS AND UTILITY EASEMENT CURVE TABLE

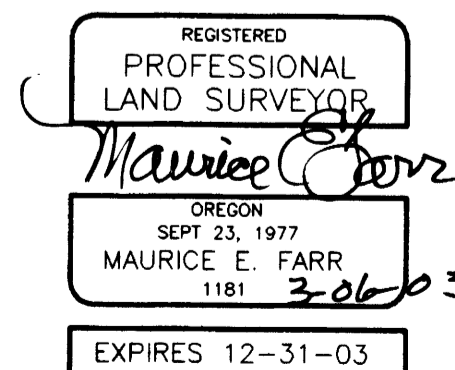
NUMBER	DELTA ANGLE	DEG OF CRVE-ARC	CHORD DIRECTION	RADIUS	ARC LEN	CHORD LEN
C10	78°18'08"	186°19'40"	S 67°58'44" W	30.75	42.02	38.83
C11	97°01'43"	163°42'08"	N 76°58'09" W	35.00	59.27	52.44
C12	07°55'53"	70°57'16"	N 32°47'37" E	80.75	11.18	11.17

SURVEYOR'S CERTIFICATE

I, MAURICE E. FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT THE INITIAL POINT, WHICH IS A 2" IRON PIPE AT THE INITIAL POINT OF "MOOSE TRACTS", RECORDED IN VOLUME 16, PAGE 3 IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE; THENCE S 30°16'25" W A DISTANCE OF 436.54 FT TO A POINT; THENCE N 72°18'45" W A DISTANCE OF 332.50 FT TO A POINT; THENCE N 72°04'36" W A DISTANCE OF 60.58 FT TO A POINT; THENCE N 17°06'01" E A DISTANCE OF 159.00 FT TO A POINT; THENCE S 72°18'57" E A DISTANCE OF 30.34 FT TO A POINT; THENCE N 17°04'21" E A DISTANCE OF 79.79 FT TO A POINT; THENCE S 73°11'24" E A DISTANCE OF 191.72 FT TO A POINT; THENCE N 17°06'23" E A DISTANCE OF 179.69 FT TO A POINT; THENCE S 73°14'44" E A DISTANCE OF 270.51 FT TO THE POINT OF BEGINNING; CONTAINING 3.31 ACRES MORE OR LESS, ALL LOCATED IN SE1/4SE1/4, SECTION 15, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON.

SURVEYED BY  
*[Signature]*  
MAURICE E. FARR  
PROFESSIONAL LAND SURVEYOR  
395 NE KIRBY AVENUE  
ROSEBURG, OR 97470  
PH (541) 957-9442



COMPREHENSIVE PLAN ZONING  
SANITARY SEWER WATER  
FLOODPLAIN OVERLAY PLANNING FILE

LOW DENSITY RESIDENTIAL  
R-1-7.5 (SINGLE FAMILY RESIDENTIAL)  
ROSEBURG URBAN SANITARY AUTHORITY  
CITY OF ROSEBURG  
PUD 01-1