COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2004-029314

NO FEE

00092677200400293140060061

12/06/2004 03:59:26 PM

PLAT-SUB Cnt=1 Stn=3 MARRIAGECOUNTER
This is a no fee document

SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger, do hereby certify that have correctly surveyed and marked with proper monuments the corners so indicated on the annexed plot and that the boundaries are properly described as follows:

Beginning at the Initial Point, a 5/8 inch iron rod at the Northwest corner of Lot 90, Rosewood Estates, Phase III; thence North 89°59'48" West 154.09 feet to a 5/8 inch iron rod; thence North 00°02'15" East 73.04 feet to a 5/8 inch iron rod; thence South 89°54'53" West 367.48 feet to a 5/8 inch iron rod; thence South 00°04'20" East 178.56 feet to a 5/8 inch iron rod; thence South 00°15'03" East 244.72 feet to a 5/8 inch iron rod; thence North 89°44'57" East 99.04 feet to a 5/8 inch iron rod; thence North 00°01'43" West 108.00 feet to a 5/8 inch iron rod; thence North 89°54'42" East 376.14 feet to a 5/8 inch iron rod; thence North 00°01'38" East 25.98 feet to a 5/8 inch iron rod; thence North 89°54'53" East 154.65 feet to a 5/8 inch iron rod; thence North 00°06'25" East 156.93 feet; thence 31.35 feet along the arc of a 20.00 foot radius non-tangent curve to the right, the chord of which bears South 45°00'39' West 28.24 feet to a 5/8 inch iron rod; thence South 89°54'53" West 89.90 feet to a 5/8 inch iron rod; thence North 00°00'27" East 78.72 feet to the Point of Beginning, containing 4.08 acres more or less.

PUBLIC UTILITY EASEMENT RESTRICTIONS:

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and their right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

DECLARATION.

KNOW ALL PEOPLE BY THESE PRESENTS. that Ronald G. Poteet and Anita R. Poteet, husband and wife, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plot including all streets and easements as shown on plot of said property. They have caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of "ROSEWOOD ESTATES, PHASE VI", and do hereby ~~create~~ *dedicate to the public forever* the streets and easements shown thereon.

Ronald G. Poteet

Anita R. Poteet

AFFIDAVIT OF CORRECTION: RECORDED DEC 22, 2004 AS INSTRUMENT No. 2004-030888 COUNTY CLERK RECORDS C.S. FILE 65/50-7

ACKNOWLEDGMENT.

State of Oregon)
ss
County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 12 day of Nov. 2004, before me a Notary Public of and for said State and County, did personally appear Ronald G. Poteet and Anita R. Poteet, husband and wife, who being duly sworn did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Nancy A. Winchell
Notary Public State of Oregon (Signiture)

NOTARY'S NAME NANCY A. WINCHELL

COMMISSION NUMBER: 348064

MY COMMISSION EXPIRES: OCT. 20, 2005

APPROVALS

Keith L. Cubic — Douglas County Planning Director — 12/2/04 Date

Ronny Wom — Douglas County Surveyor — 12-2-04 Date

Ron Northcraft — Douglas County Assessor — 12/6/04 Date

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

Sandra K. Correll — Douglas County Tax Collector — 12/6/04 Date

Filed this 6th day DECEMBER of 2004. 2004-029314 3:59 P.M.

BARBARA E. NIELSEN — Douglas County Clerk By: DEPUTY

BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK STATE OF OREGON

Restrictions and Protective Covenants are recorded in Deed Reference Number 2004-025214 of the records of Douglas County, Oregon

Comprehessive Plan: RMD

Zoning: R-1, Single Family Residential

Planning Department File No. 03-206

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ROSEWOOD ESTATES, PHASE 6
In the N.E. 1/4, Section 3
Township 28 South, Range 6 West, W.M.
Douglas County, Oregon
SEPT. 10, 2004

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
RENEWS 06/30/2005

FOR: Ronald Poteet
114 Poteet Ave.
Roseburg, OR 97470

LAND MARK SURVEYING, INC.
3329 N.E. STEPHENS ST.
ROSEBURG, OREGON 97470
TEL. (541) 677-9400
FAX (541) 677-9401

LM Proj. No. 2004-0109