

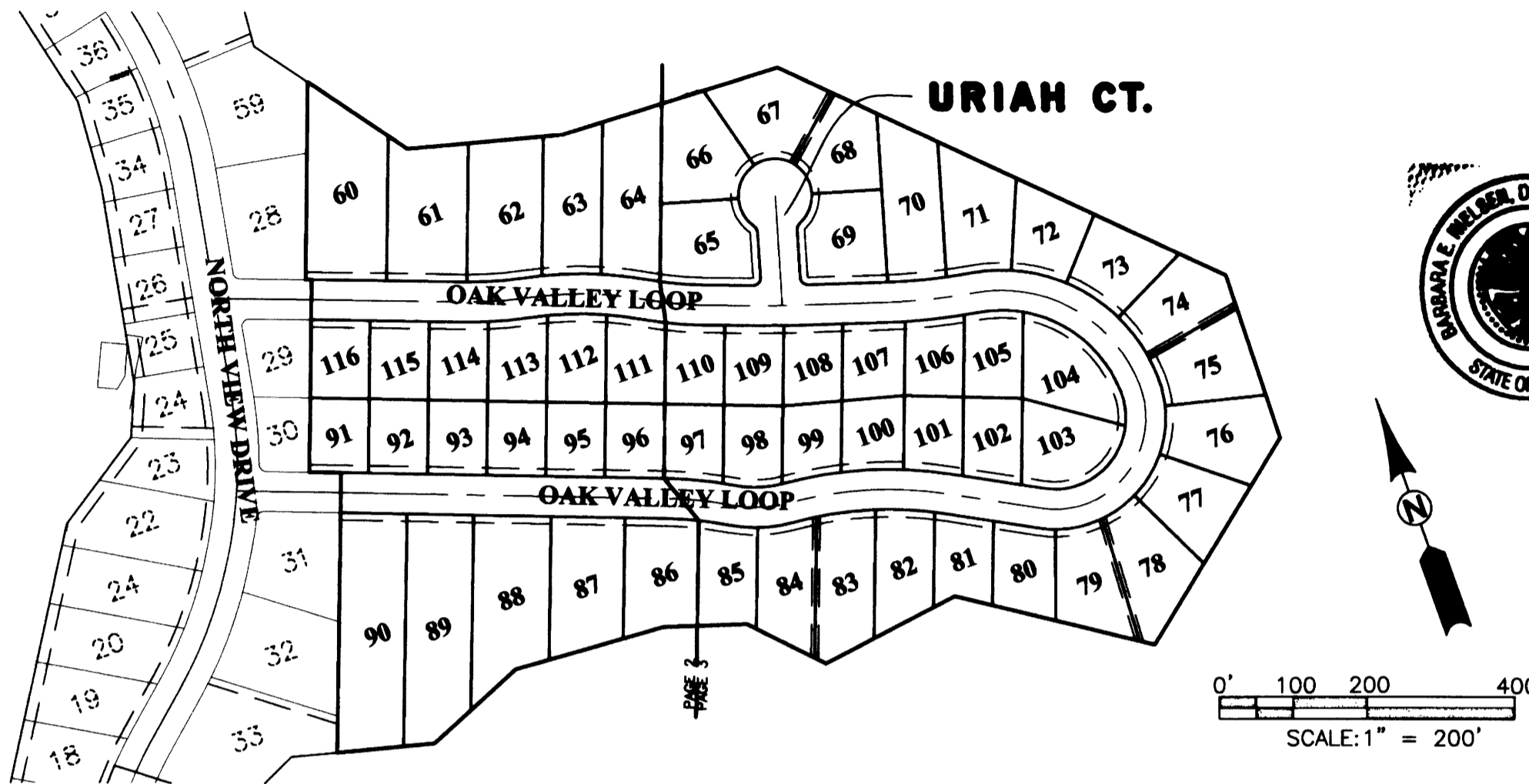


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PLAT-SUB Cnt=1 Str=1 RECEIPTCOUNTER

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OVERALL SCHEMATIC

APPROVALS:

Keith L. Cubic MARCH 10, 2005
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Barbara E. Nielsen 3-10-2005
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Ron Northrup 3-11-05
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra E. Conner 3/11/05
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 11th DAY OF MARCH, 2005, 3:07 O'CLOCK AM/PM
BARBARA E. NIELSEN 3-11-05
DOUGLAS COUNTY CLERK BY: DEPUTY DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT L & H LUMBER COMPANY AND BASCO BROS. L.L.C., 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 "TAFT SUBDIVISION, PHASE 3" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

Sidney Leiken 2/24/05
SIDNEY LEIKEN, PRESIDENT DATE
(L AND H LUMBER CO.)

Juan J. Yraguen 2/23/05
JUAN J. YRAGUEN, OPERATING MANAGER DATE
(BASCO BROS. L.L.C.)

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL AS SHOWN.

THE PROCEDURE WAS AS FOLLOWS: WE USED EXISTING MONUMENTS AND CONTROL FROM OUR PREVIOUS SURVEY "TAFT SUBDIVISION, PHASE 2" AS SHOWN. MONUMENTS WERE THEN SET AS SHOWN.

POST MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.070, INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED IN DOCUMENT NO. 2005-029042 DOUGLAS COUNTY DEED RECORDS.

APPROVED THE 28th DAY OF Nov., 2005
Barbara E. Nielsen 11-28-05
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FIELD CREW: DEREK FEIGEL AND JOSH MAXWELL

EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: JOE COOK

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 UNIT OF LAND BEING A PORTION OF PARCEL 2 OF LAND PARTITION 1995-0057 AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS. SAID UNIT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID UNIT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD AT THE MOST EASTERLY SOUTHEAST CORNER OF LOT 33 OF TAFT SUBDIVISION, PHASE 2 AS RECORDED IN DOUGLAS COUNTY PLAT RECORDS; THENCE SOUTH 75°33'50" EAST 132.18 FEET TO A 5/8" IRON ROD; THENCE NORTH 67°27'15" EAST 148.87 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 86°08'29" EAST 208.05 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 72°05'43" EAST 113.20 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 44°03'23" EAST 119.80 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 82°29'56" EAST 196.96 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 56°40'04" EAST 278.81 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 51°17'55" EAST 325.35 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 01°17'20" EAST 231.19 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 45°26'23" WEST 668.91 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 87°31'59" WEST 305.57 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 75°24'00" WEST 210.66 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 36°33'06" WEST 162.22 FEET TO A 5/8 INCH IRON ROD AT THE MOST EASTERLY NORTHEAST CORNER OF LOT 59 OF SAID TAFT SUBDIVISION, PHASE 2; THENCE RUNNING ALONG THE EASTERLY BOUNDARY OF SAID TAFT SUBDIVISION THE FOLLOWING COURSES: SOUTH 20°28'55" WEST 266.17 FEET TO A 5/8 INCH IRON ROD, SOUTH 69°31'05" EAST 8.18 FEET TO A 5/8 INCH IRON ROD, SOUTH 20°28'55" WEST 159.13 FEET TO A 5/8 INCH IRON ROD, SOUTH 20°41'25" WEST 100.00 FEET TO A 5/8 INCH IRON ROD, SOUTH 69°18'35" EAST 43.18 FEET TO A 5/8 INCH IRON ROD, SOUTH 20°41'25" WEST 376.41 FEET TO THE POINT OF BEGINNING. SAID UNIT CONTAINING 19.41 ACRES MORE OR LESS.

AS PER O.R.S. 92.070 (PARAGRAPH 2) I ALSO CERTIFY THAT THE POST MONUMENTATION IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION. WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

ACKNOWLEDGMENT:

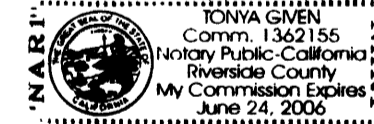
STATE OF California }
COUNTY OF Riverside } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF February, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SIDNEY LEIKEN 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 SIGNATURE

Tonya Given NOTARY NAME

NOTARY PUBLIC - California
COMMISSION NO.: 1362155
MY COMMISSION EXPIRES: 6-24-06



ACKNOWLEDGMENT:

STATE OF Oregon }
COUNTY OF Douglas } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23rd DAY OF February, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JUAN J. YRAGUEN 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 SIGNATURE

Elaine Berg NOTARY NAME

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

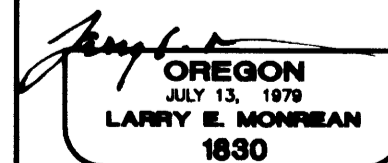
ZONE: R-1 SINGLE FAMILY RES. (COUNTY)
COMP. PLAN: MDR AND LDR (CITY)
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

P.U.E. NOTE:
PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2005-006187 OF DEED RECORDS OF DOUGLAS COUNTY.

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2005-006186 OF DEED RECORDS OF DOUGLAS COUNTY.

PLANNING DEPARTMENT FILE NO. 02-143

REGISTERED PROFESSIONAL LAND SURVEYOR



EXPIRES: 12/31/2006

TAFT SUBDIVISION, PHASE 3

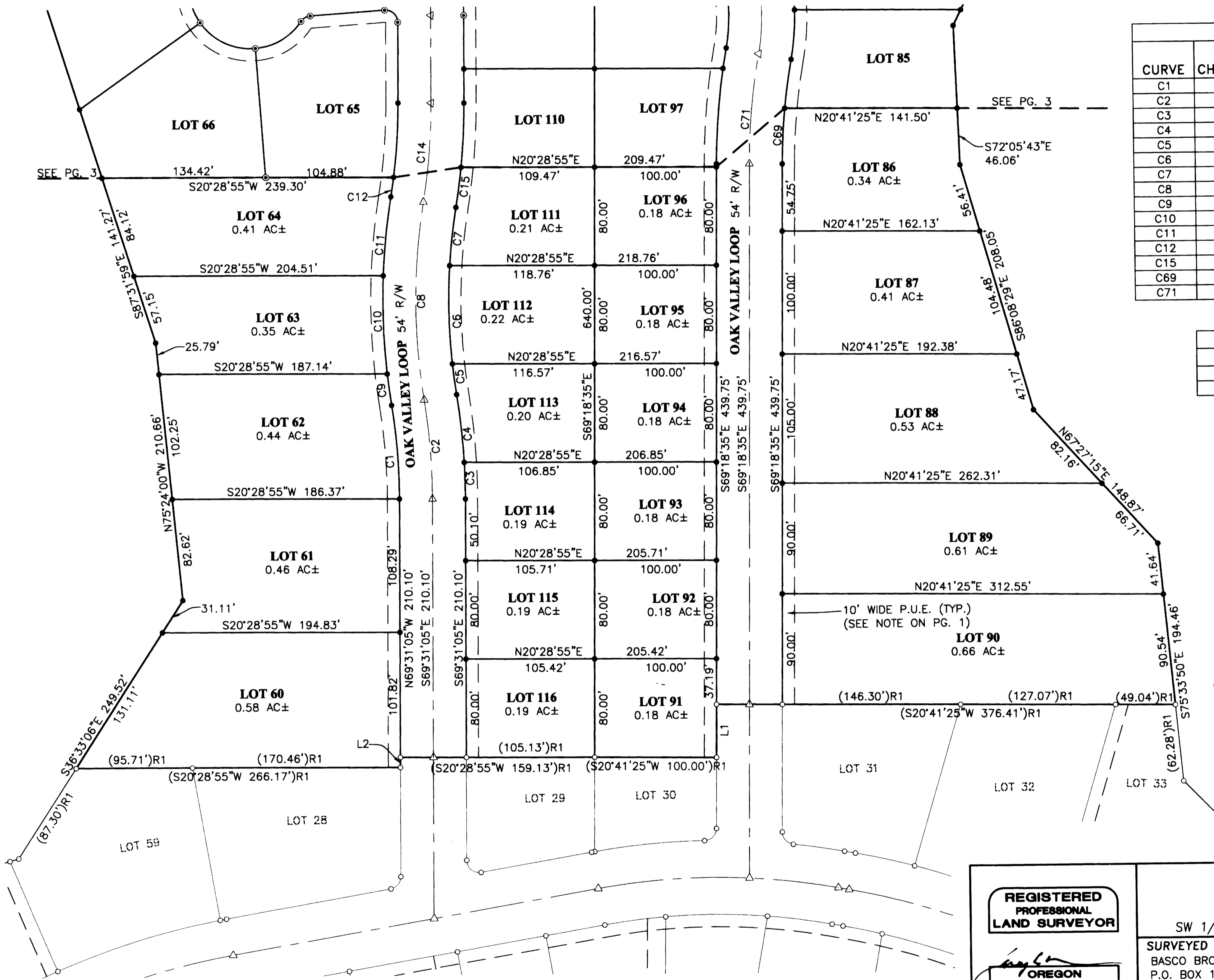
LYING IN THE NW 1/4 SEC. 31 AND SW 1/4 SEC. 30, T26S, R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
BASCO BROS, L.L.C.
P.O. BOX 131
WINCHESTER, OR 97495

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

DWG. BY: JAC

SCALE: NO SCALE DATE: JAN., 2005 JOB NO: 1733-06 PAGE: 1 OF 3



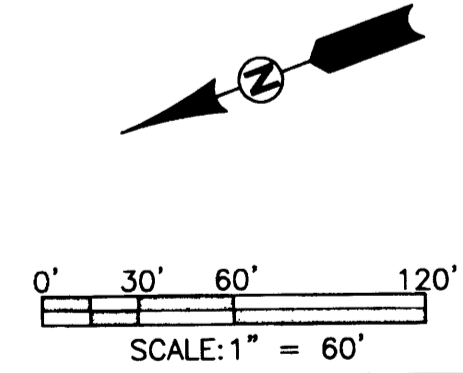
CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C1	S74°09'12"E	76.45'	473.00'	76.53'
C2	S74°09'12"E	80.81'	500.00'	80.90'
C3	S71°08'39"E	29.91'	527.00'	29.91'
C4	S75°46'46"E	55.33'	527.00'	55.35'
C5	N77°15'36"W	25.23'	473.00'	25.24'
C6	N70°52'45"W	80.02'	473.00'	80.12'
C7	N63°08'14"W	47.69'	473.00'	47.71'
C8	N69°31'05"W	161.09'	500.00'	161.80'
C9	N77°23'16"W	25.76'	527.00'	25.76'
C10	N71°37'53"W	80.05'	527.00'	80.13'
C11	N63°45'42"W	64.60'	527.00'	64.64'
C12	S61°12'37"E	15.89'	473.00'	15.89'
C15	S62°02'09"E	32.89'	527.00'	32.89'
C69	S66°42'50"E	45.29'	500.00'	45.31'
C71	S64°25'08"W	89.61'	489.50'	89.99'

LINE TABLE		
LINE	BEARING	LENGTH
L1	(S69°18'35"E	43.18')R1
L2	(N69°31'05"W	8.18')R1

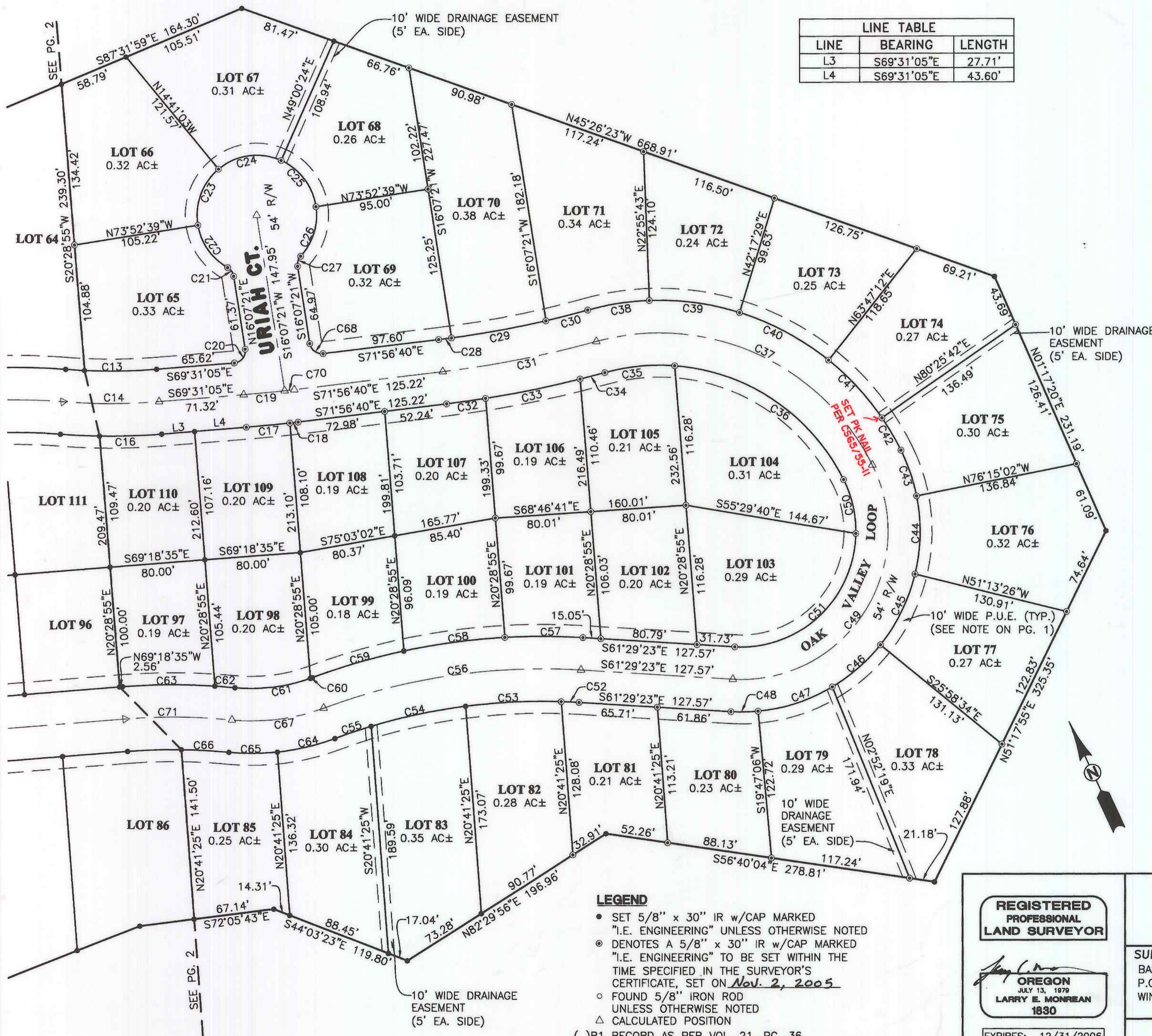
NOTE:
BASIS OF BEARING IS PER OUR PREVIOUS SURVEY "TAFT SUBDIVISION, PHASE 2" RECORDED AS VOLUME 21, PAGE 36 IN THE DOUGLAS COUNTY PLAT RECORDS, AS SHOWN.

LEGEND

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- ⊙ DENOTES A 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE, SET ON Nov. 2, 2005
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- ()R1 RECORD AS PER VOL. 21, PG. 36

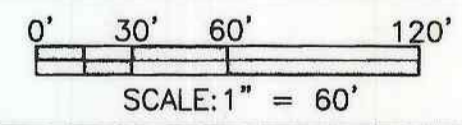


<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Larry E. Monrean</i></p> <p>OREGON JULY 13, 1979 LARRY E. MONREAN 1830</p> <p>EXPIRES: 12/31/2006</p>	<p>TAFT SUBDIVISION, PHASE 3 LYING IN THE NW 1/4 SEC. 31 AND SW 1/4 SEC. 30, T26S, R5W, W.M., DOUGLAS COUNTY, OREGON</p>			
	<p>SURVEYED FOR: BASCO BROS., L.L.C. P.O. BOX 131 WINCHESTER, OR 97495</p>	<p>SURVEYED BY: i.e. ENGINEERING 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 jernail@ieengineering.com</p>		
<p>SCALE: AS SHOWN</p>	<p>DATE: JAN., 2005</p>	<p>DWG. BY: JAC</p>	<p>JOB NO: 1733-06</p>	<p>PAGE: 2 OF 3</p>



LINE TABLE		
LINE	BEARING	LENGTH
L3	S69°31'05"E	27.71'
L4	S69°31'05"E	43.60'

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C13	S65°50'44"E	60.59'	473.00'	60.64'
C14	S64°52'58"E	80.81'	500.00'	80.90'
C16	S66°40'16"E	52.35'	527.00'	52.37'
C17	S70°32'01"E	36.40'	1027.00'	36.40'
C18	S71°44'49"E	7.09'	1027.00'	7.09'
C19	N70°29'52"W	34.19'	1000.00'	34.19'
C20	N63°18'08"E	14.67'	10.00'	16.47'
C21	N09°50'28"W	8.76'	10.00'	9.06'
C22	N10°09'01"W	43.29'	50.00'	44.78'
C23	N45°24'36"E	49.86'	50.00'	52.20'
C24	S72°50'19"E	52.76'	50.00'	55.58'
C25	S12°07'35"E	48.28'	50.00'	50.38'
C26	S42°23'42"W	43.29'	50.00'	44.78'
C27	S42°05'09"W	8.76'	10.00'	9.06'
C28	S72°17'57"E	10.79'	871.63'	10.79'
C29	S75°17'06"E	80.02'	871.63'	80.05'
C30	S79°06'27"E	36.24'	871.63'	36.25'
C31	S76°07'18"E	130.91'	898.63'	131.03'
C32	S72°57'43"E	32.87'	925.63'	32.87'
C33	S76°28'27"E	80.59'	925.63'	80.62'
C34	S79°38'03"E	21.48'	925.63'	21.48'
C35	N70°30'12"W	58.87'	173.00'	59.15'
C36	N31°11'13"W	170.49'	173.00'	178.27'
C37	N40°58'56"W	253.44'	200.00'	274.48'
C38	N73°41'06"W	52.29'	227.00'	52.41'
C39	S57°23'24"E	76.35'	227.00'	76.71'
C40	N36°57'39"W	84.66'	227.00'	85.16'
C41	S17°53'33"E	65.70'	227.00'	65.93'
C42	S05°37'07"E	31.30'	227.00'	31.32'
C43	S06°02'30"W	40.24'	150.00'	40.36'
C44	S26°15'46"W	65.00'	150.00'	65.52'
C45	S51°24'00"W	65.57'	150.00'	66.10'
C46	S74°17'08"W	53.44'	150.00'	53.73'
C47	S82°50'02"E	65.54'	150.00'	66.07'
C48	S65°51'09"E	22.82'	150.00'	22.84'
C49	N58°25'20"E	213.23'	123.00'	257.99'
C50	N12°13'10"E	46.08'	96.00'	46.53'
C51	N72°18'27"E	138.58'	96.00'	154.83'
C52	N62°21'00"W	15.01'	500.00'	15.01'
C53	N67°48'01"W	80.03'	500.00'	80.11'
C54	N77°01'15"W	80.73'	500.00'	80.82'
C55	N83°29'28"W	32.10'	500.00'	32.11'
C56	N73°24'37"W	217.71'	527.00'	219.29'
C57	N64°52'09"W	65.31'	554.00'	65.35'
C58	N72°39'18"W	85.13'	554.00'	85.21'
C59	N81°11'46"W	79.89'	554.00'	79.96'
C60	S84°58'16"E	1.83'	146.00'	1.83'
C61	S72°04'12"E	63.41'	146.00'	63.92'
C62	N60°24'02"W	16.87'	554.00'	16.87'
C63	N65°17'29"W	77.65'	554.00'	77.71'
C64	S78°13'33"E	49.47'	200.00'	49.60'
C65	N65°19'28"W	40.40'	200.00'	40.47'
C66	N61°49'23"W	40.04'	500.00'	40.05'
C67	S72°25'46"E	77.25'	173.00'	77.91'
C68	S27°54'40"E	13.90'	10.00'	15.37'
C70	N71°42'39"W	8.16'	1000.00'	8.16'
C71	S64°25'08"E	89.61'	489.50'	89.99'



LEGEND

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- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION

() R1 RECORD AS PER VOL. 21, PG. 36

REGISTERED PROFESSIONAL LAND SURVEYOR

Larry E. Monrean

OREGON
JULY 13, 1879
LARRY E. MONREAN
1830

EXPIRES: 12/31/2006

TAFT SUBDIVISION, PHASE 3
LYING IN THE NW 1/4 SEC. 31 AND SW 1/4 SEC. 30, T26S, R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
BASCO BROS., L.L.C.
P.O. BOX 131
WINCHESTER, OR 97495

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

DWG. BY: JAC

SCALE: AS SHOWN DATE: JAN., 2005 JOB NO: 1733-06T2 PAGE: 3 OF 3