

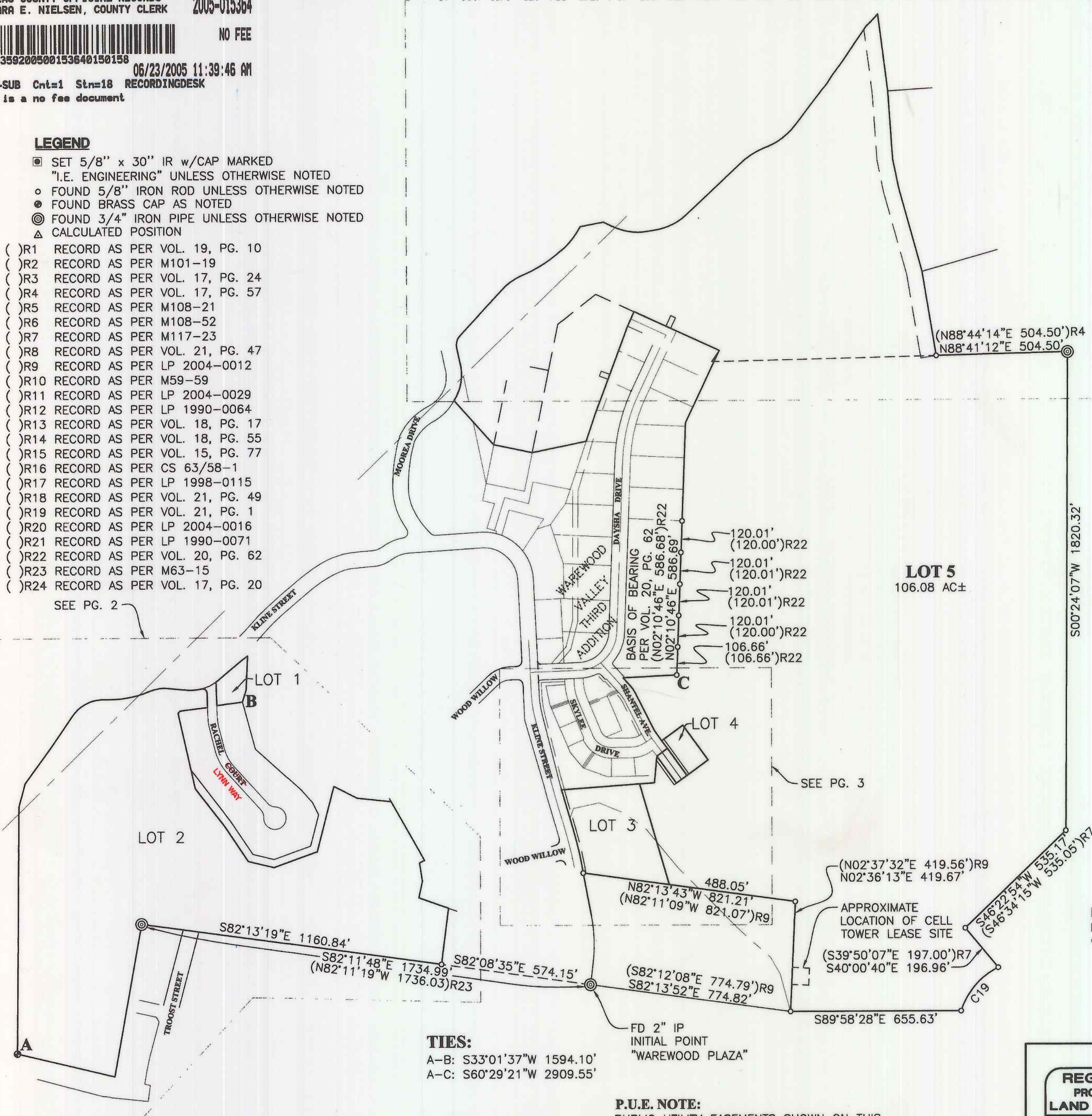
DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2005-015364
NO FEE
06/23/2005 11:39:46 AM
PLAT-SUB Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document

LEGEND

- ◻ SET 5/8" x 30" IR w/CAP MARKED
"I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- FOUND BRASS CAP AS NOTED
- ⊙ FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION

- () R1 RECORD AS PER VOL. 19, PG. 10
- () R2 RECORD AS PER M101-19
- () R3 RECORD AS PER VOL. 17, PG. 24
- () R4 RECORD AS PER VOL. 17, PG. 57
- () R5 RECORD AS PER M108-21
- () R6 RECORD AS PER M108-52
- () R7 RECORD AS PER M117-23
- () R8 RECORD AS PER VOL. 21, PG. 47
- () R9 RECORD AS PER LP 2004-0012
- () R10 RECORD AS PER M59-59
- () R11 RECORD AS PER LP 2004-0029
- () R12 RECORD AS PER LP 1990-0064
- () R13 RECORD AS PER VOL. 18, PG. 17
- () R14 RECORD AS PER VOL. 18, PG. 55
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- () R17 RECORD AS PER LP 1998-0115
- () R18 RECORD AS PER VOL. 21, PG. 49
- () R19 RECORD AS PER VOL. 21, PG. 1
- () R20 RECORD AS PER LP 2004-0016
- () R21 RECORD AS PER LP 1990-0071
- () R22 RECORD AS PER VOL. 20, PG. 62
- () R23 RECORD AS PER M63-15
- () R24 RECORD AS PER VOL. 17, PG. 20

SEE PG. 2



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 P. Eric Swanson TITLE City Mgr.
SIGNATURE P. Swanson DATE 6-15-05

SEE PG. 4

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN R. AND DONNA M. ATKINSON AND PAT ROKUS, 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 "KLINE STREET SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EXTENSION OF SHANTEL AVENUE AND A STREET PLUG AT THE END OF SHANTEL AVENUE TO THE CITY OF ROSEBURG SHOWN HEREON.

John R. Atkinson 6-10-05
JOHN R. ATKINSON DATE

Donna M. Atkinson 6-10-05
DONNA M. ATKINSON DATE

Pat Rokus 6-10-05
PAT ROKUS DATE

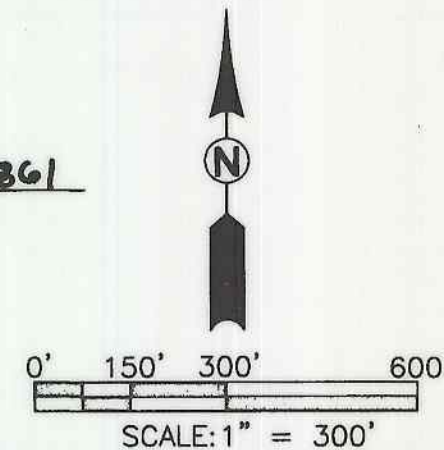
ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF June, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN R. AND DONNA M. ATKINSON AND PAT ROKUS, WHO DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2005-005861 OF DEED RECORDS OF DOUGLAS COUNTY.



TIES:
A-B: S33°01'37"W 1594.10'
A-C: S60°29'21"W 2909.55'

SHEET INDEX:

- PAGE 1-OVERALL
- PAGE 2-LOTS 1 AND 2
- PAGE 3-LOTS 3 AND 4
- PAGE 4-LOT 5 DETAIL
- PAGE 5-NOTES

P.U.E. NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2005-015363 OF DEED RECORDS OF DOUGLAS COUNTY.

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. S-04-8

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C19	S40°58'17"W (N41°03'22"E)	218.42' 218.63'	280.00' 280.00'	224.38' R7

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><u>Ronald A. Gumbay</u> OREGON JULY 14, 1978 RONALD A. GUMBAY 1654</p> <p>EXPIRES: 12/31/2006</p>	<p>KLINE STREET SUBDIVISION LYING IN THE S 1/2 OF SEC. 2 AND IN SEC. 11, T 27 S, R 6 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>		
	<p>SURVEYED FOR: JOHN ATKINSON 2631 NW, KLINE ROSEBURG, OR 97470</p>	<p>SURVEYED BY: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>	
<p>SCALE: AS SHOWN</p>	<p>DATE: MARCH, 2005</p>	<p>JOB NO: 104-38</p>	<p>PAGE: 1 OF 5</p>

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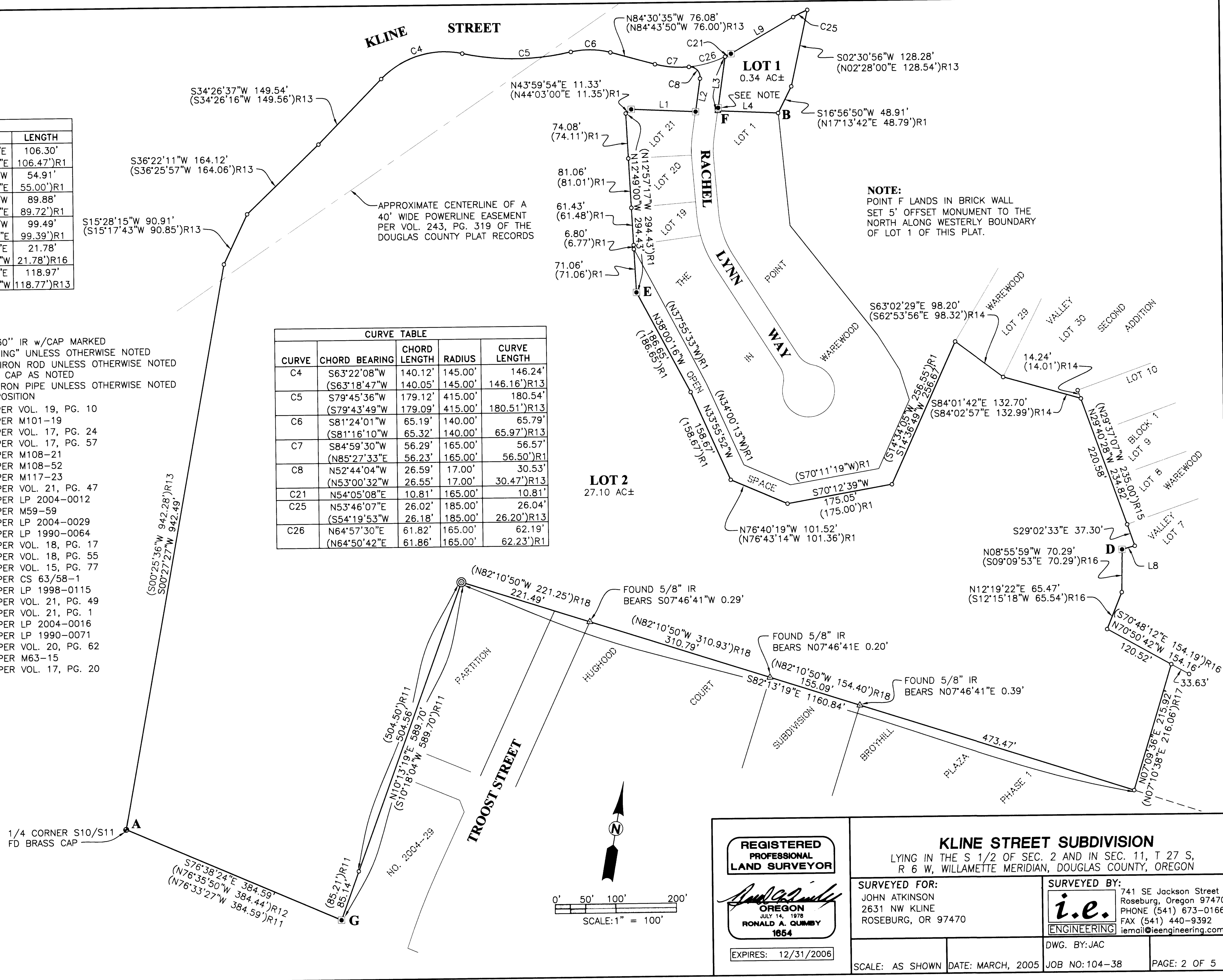
VOL. 21 PAGE 55 A

LINE	BEARING	LENGTH
L1	N82°42'57"E (N82°46'03"E)	106.30' 106.47')R1
L2	N01°43'07"W (S01°40'00"E)	54.91' 55.00')R1
L3	N01°43'07"W (S01°40'00"E)	89.88' 89.72')R1
L4	S82°42'56"W (N82°46'03"E)	99.49' 99.39')R1
L8	N64°53'56"E (S64°15'54"W)	21.78' 21.78')R16
L9	N50°17'36"E (S50°16'06"W)	118.97' 118.77')R13

- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - FOUND BRASS CAP AS NOTED
 - ⊙ FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION

- () R1 RECORD AS PER VOL. 19, PG. 10
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- () R22 RECORD AS PER VOL. 20, PG. 62
- () R23 RECORD AS PER M63-15
- () R24 RECORD AS PER VOL. 17, PG. 20

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C4	S63°22'08"W (S63°18'47"W)	140.12' 140.05'	145.00' 145.00'	146.24' 146.16')R13
C5	S79°45'36"W (S79°43'49"W)	179.12' 179.09'	415.00' 415.00'	180.54' 180.51')R13
C6	S81°24'01"W (S81°16'10"W)	65.19' 65.32'	140.00' 140.00'	65.79' 65.97')R13
C7	S84°59'30"W (N85°27'33"E)	56.29' 56.23'	165.00' 165.00'	56.57' 56.50')R1
C8	N52°44'04"W (N53°00'32"W)	26.59' 26.55'	17.00' 17.00'	30.53' 30.47')R13
C21	N54°05'08"E (N53°46'07"E)	10.81' 26.02'	165.00' 185.00'	10.81' 26.04')R13
C25	N53°46'07"E (S54°19'53"W)	26.02' 26.18'	185.00' 185.00'	26.20')R13
C26	N64°57'30"E (N64°50'42"E)	61.82' 61.86'	165.00' 165.00'	62.19' 62.23')R1



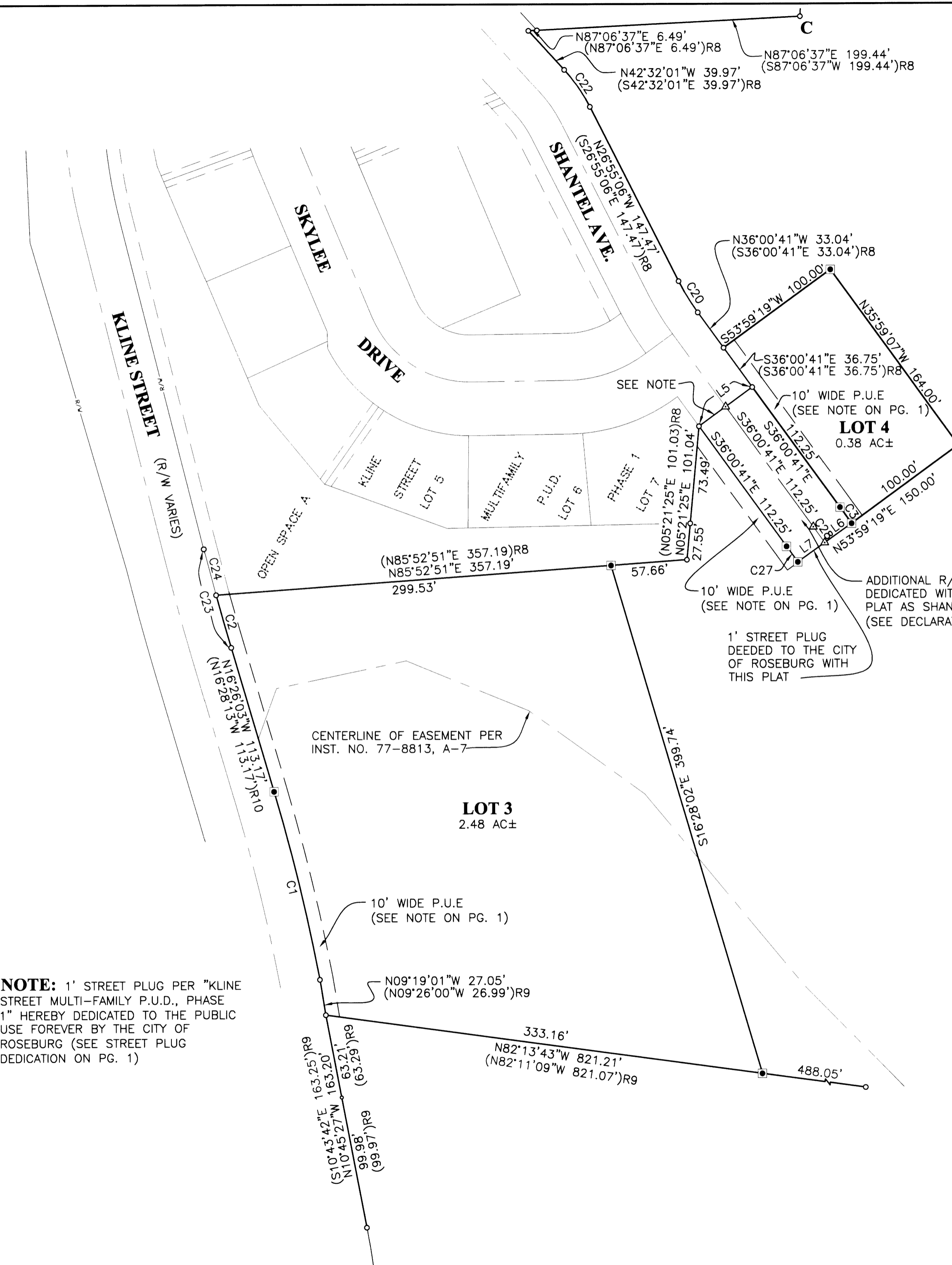
NOTE:
POINT F LANDS IN BRICK WALL SET 5' OFFSET MONUMENT TO THE NORTH ALONG WESTERLY BOUNDARY OF LOT 1 OF THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 14, 1978
RONALD A. QUMBY
 1854
 EXPIRES: 12/31/2006

KLINE STREET SUBDIVISION
 LYING IN THE S 1/2 OF SEC. 2 AND IN SEC. 11, T 27 S, R 6 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

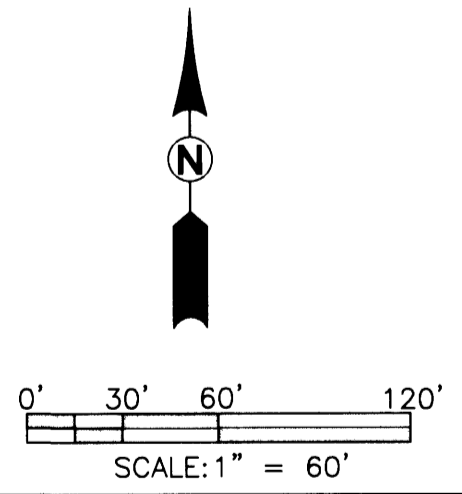
SURVEYED FOR: JOHN ATKINSON 2631 NW KLINE ROSEBURG, OR 97470	SURVEYED BY: ENGINEERING 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: AS SHOWN	DATE: MARCH, 2005
DWG. BY: JAC	JOB NO: 104-38
PAGE: 2 OF 5	



CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C1	N13°34'22"W	146.00'	1462.39'	146.06'
C2	N15°55'57"W (S15°55'57"E)	41.20'	1879.86'	41.20' (41.20')R8
C3	N35°43'30"W	15.00'	1500.00'	15.00'
C20	N31°27'54"W (S31°27'54"E)	27.74'	175.00'	27.77' (27.77')R8
C22	N34°43'34"W (N34°43'34"W)	33.96'	125.00'	34.07' (34.07')R8
C23	N15°23'08"W (S15°23'08"E)	77.10'	1879.86'	77.10' (77.10')R8
C24	N14°45'27"W (S14°45'27"E)	35.90'	1879.86'	35.90' (35.90')R8
C27	N35°43'30"W	14.50'	1450.00'	14.50'
C28	N35°43'30"W	14.75'	1475.00'	14.75'

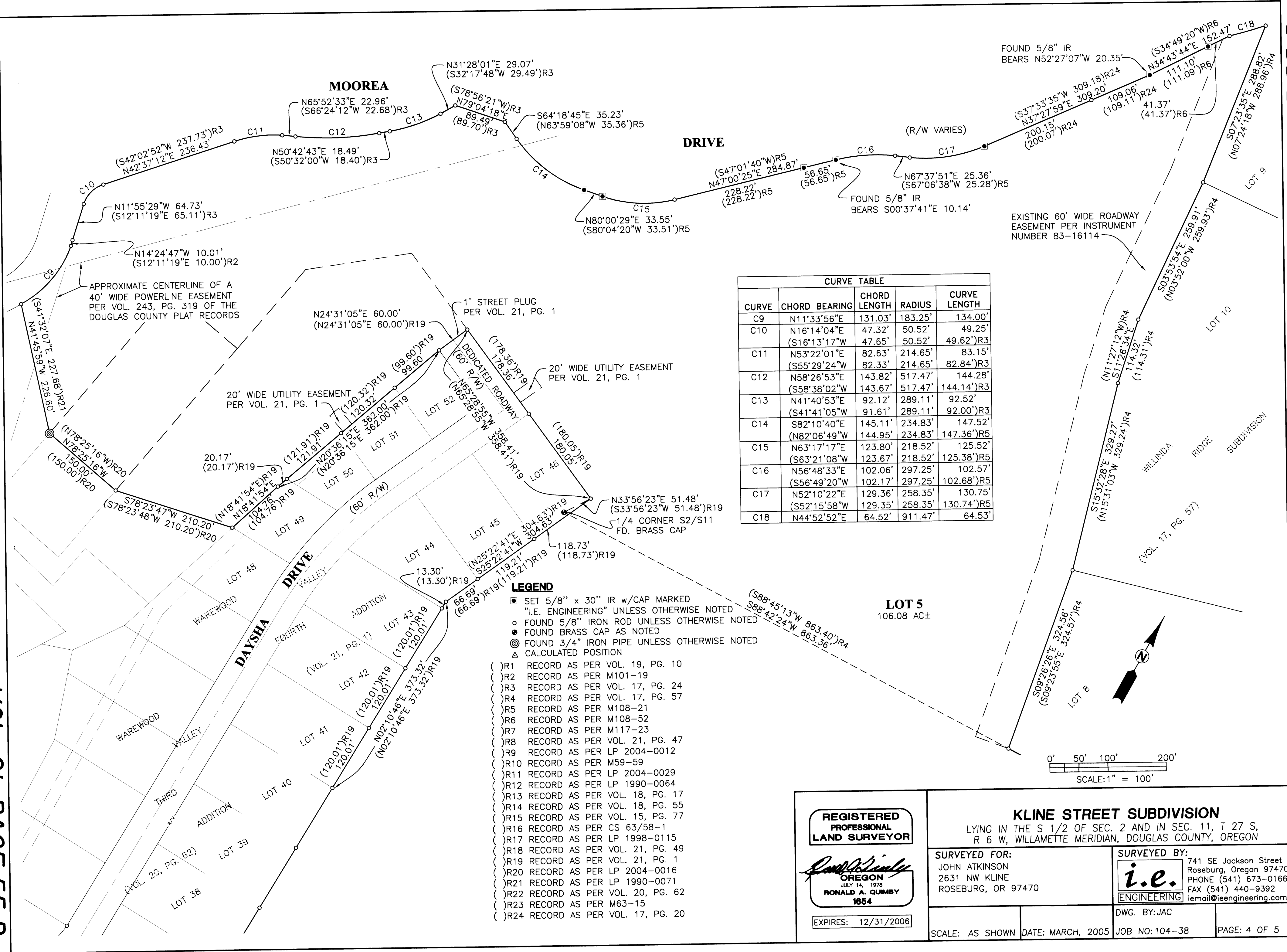
LINE TABLE		
LINE	BEARING	LENGTH
L5	N53°59'19"E (N53°59'19"E)	50.00' (50.00')R8
L6	S54°33'41"W	25.00'
L7	S54°33'41"W	25.00'

- LEGEND**
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 - () R24 RECORD AS PER VOL. 17, PG. 20



NOTE: 1' STREET PLUG PER "KLINE STREET MULTI-FAMILY P.U.D., PHASE 1" HEREBY DEDICATED TO THE PUBLIC USE FOREVER BY THE CITY OF ROSEBURG (SEE STREET PLUG DEDICATION ON PG. 1)

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Ronald A. Gumbay</i></p> <p>OREGON JULY 14, 1978 RONALD A. GUMBAY 1854</p> <p>EXPIRES: 12/31/2006</p>	<p>KLINE STREET SUBDIVISION</p> <p>LYING IN THE S 1/2 OF SEC. 2 AND IN SEC. 11, T 27 S, R 6 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR:</p> <p>JOHN ATKINSON 2631 NW KLINE ROSEBURG, OR 97470</p>	<p>SURVEYED BY:</p> <p>741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: MARCH, 2005</p>	<p>JOB NO: 104-38</p>



CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C9	N11°33'56"E	131.03'	183.25'	134.00'
C10	N16°14'04"E	47.32'	50.52'	49.25'
	(S16°13'17"W	47.65'	50.52'	49.62')R3
C11	N53°22'01"E	82.63'	214.65'	83.15'
	(S55°29'24"W	82.33'	214.65'	82.84')R3
C12	N58°26'53"E	143.82'	517.47'	144.28'
	(S58°38'02"W	143.67'	517.47'	144.14')R3
C13	N41°40'53"E	92.12'	289.11'	92.52'
	(S41°41'05"W	91.61'	289.11'	92.00')R3
C14	S82°10'40"E	145.11'	234.83'	147.52'
	(N82°06'49"W	144.95'	234.83'	147.36')R5
C15	N63°17'17"E	123.80'	218.52'	125.52'
	(S63°21'08"W	123.67'	218.52'	125.38')R5
C16	N56°48'33"E	102.06'	297.25'	102.57'
	(S56°49'20"W	102.17'	297.25'	102.68')R5
C17	N52°10'22"E	129.36'	258.35'	130.75'
	(S52°15'58"W	129.35'	258.35'	130.74')R5
C18	N44°52'52"E	64.52'	911.47'	64.53'

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<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>RONALD A. QUIMBY 1654</p> <p>EXPIRES: 12/31/2006</p>	<p>KLINE STREET SUBDIVISION LYING IN THE S 1/2 OF SEC. 2 AND IN SEC. 11, T 27 S, R 6 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: JOHN ATKINSON 2631 NW KLINE ROSEBURG, OR 97470</p>	<p>SURVEYED BY: i.e. ENGINEERING 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: MARCH, 2005</p>	<p>DWG. BY: JAC JOB NO: 104-38 PAGE: 4 OF 5</p>

SURVEYOR'S CERTIFICATE

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, 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 CONSISTING OF A PORTION OF PARCEL 3 OF LAND PARTITION 2004-0016 RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, LYING IN THE SOUTH HALF OF SECTION 2 AND IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF LOT 1 OF THE POINT IN WAREWOOD (VOLUME 19, PAGE 10) RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS FROM WHICH A BRASS CAP AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 10 AND 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON BEARS SOUTH 33°01'37" WEST 1594.10 FEET; THENCE RUNNING ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 SOUTH 82°42'56" WEST 99.49 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 1 ALSO BEING ON THE EASTERLY BOUNDARY OF RACHEL LYNN WAY; THENCE RUNNING ALONG SAID EASTERLY BOUNDARY OF RACHEL LYNN WAY NORTH 01°43'07" WEST 89.88 FEET TO A 5/8 INCH IRON ROD ON THE SOUTHERLY BOUNDARY OF KLINE STREET; THENCE RUNNING ALONG SAID SOUTHERLY BOUNDARY OF KLINE STREET THE FOLLOWING COURSES: ALONG THE ARC OF A 165.00 FOOT RADIUS CURVE TO THE LEFT FOR 10.81 FEET (THE CHORD OF WHICH BEARS NORTH 54°05'08" EAST 10.81 FEET) TO A 5/8 INCH IRON ROD, NORTH 50°17'36" EAST 118.97 FEET TO A 5/8 INCH IRON ROD AND ALONG THE ARC OF A 185.00 FOOT RADIUS CURVE TO THE RIGHT FOR 26.04 FEET (THE CHORD OF WHICH BEARS NORTH 53°46'07" EAST 26.02 FEET) TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 13 OF WAREWOOD RIDGE PLANNED COMMUNITY DEVELOPMENT PHASE 1 (VOLUME 18, PAGE 17) RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE RUNNING ALONG THE WEST BOUNDARY OF SAID LOT 13 SOUTH 02°30'56" WEST 128.28 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 13 ALSO BEING ON THE NORTHERLY BOUNDARY OF OPEN SPACE SHOWN ON SAID THE POINT IN WAREWOOD; THENCE RUNNING ALONG THE NORTHWESTERLY BOUNDARY OF SAID OPEN SPACE SOUTH 16°56'50" WEST 48.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.34 ACRES. ALSO BEGINNING AT A BRASS CAP AT THE QUARTER SECTION CORNER COMMON TO SAID SECTIONS 10 AND 11; THENCE RUNNING ALONG NORTHERLY BOUNDARY OF PARCEL 1 OF M101-3 ON FILE IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE SOUTH 76°38'24" EAST 384.59 FEET TO A 5/8 INCH IRON ROD ON THE WESTERLY BOUNDARY OF PARCEL 1 OF LAND PARTITION 2004-0029 RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE RUNNING ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2 AND 3 OF SAID LAND PARTITION 2004-0029 NORTH 10°13'19" EAST 589.70 FEET TO A 3/4 INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 3 OF LAND PARTITION 2004-0016 SOUTH 82°13'19" EAST 1160.84 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 1 OF LAND PARTITION 1998-0115 RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE RUNNING ALONG THE WEST BOUNDARY OF SAID PARCEL 1 OF LAND PARTITION 1998-0115 NORTH 07°09'36" EAST 215.92 FEET TO A 5/8 INCH IRON ROD AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL 1 OF LAND PARTITION 1998-0115; THENCE RUNNING ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARIES OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2003-5644 RECORDED IN THE DOUGLAS COUNTY DEED RECORDS THE FOLLOWING COURSES: NORTH 70°50'42" WEST 120.52 FEET TO A 5/8 INCH IRON ROD, NORTH 12°19'22" EAST 65.47 FEET TO A 5/8 INCH IRON ROD, NORTH 08°55'59" WEST 70.29 FEET TO A 5/8 INCH IRON ROD AND NORTH 64°53'56" EAST 21.78 FEET TO A 5/8 INCH IRON ROD ON THE WESTERLY BOUNDARY OF LOT 7, BLOCK 1 OF WAREWOOD VALLEY (VOLUME 15, PAGE 77) RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE RUNNING ALONG THE WESTERLY BOUNDARIES OF LOTS 7, 8, 9 AND 10 OF SAID BLOCK 1 OF WAREWOOD VALLEY NORTH 29°40'28" WEST 220.58 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 30 OF SECOND ADDITION TO WAREWOOD VALLEY (VOLUME 18, PAGE 55); THENCE RUNNING ALONG THE SOUTHERLY BOUNDARIES OF LOTS 29 AND 30 OF SAID SECOND ADDITION TO WAREWOOD VALLEY THE FOLLOWING COURSES: NORTH 84°01'42" WEST 132.70 FEET AND NORTH 63°02'29" WEST 98.20 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 29 ALSO BEING ON THE EASTERLY BOUNDARY OF SAID THE POINT IN WAREWOOD; THENCE RUNNING ALONG THE EASTERLY, SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARIES OF SAID THE POINT IN WAREWOOD THE FOLLOWING COURSES: SOUTH 14°36'49" WEST 256.67 FEET TO A 5/8 INCH IRON ROD, SOUTH 70°12'39" WEST 175.05 FEET TO A 5/8 INCH IRON ROD, NORTH 76°40'19" WEST 101.52 FEET TO A 5/8 INCH IRON ROD, NORTH 33°55'52" WEST 158.67 FEET TO A 5/8 INCH IRON ROD, NORTH 38°00'16" WEST 186.65 FEET TO A 5/8 INCH IRON ROD, NORTH 12°49'00" WEST 294.43 FEET TO A 5/8 INCH IRON ROD, NORTH 43°59'54" EAST 11.33 FEET TO A 5/8 INCH IRON ROD AND NORTH 82°42'57" EAST 106.30 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID THE POINT IN WAREWOOD ALSO BEING ON THE WESTERLY BOUNDARY OF RACHEL LYNN WAY; THENCE RUNNING ALONG SAID WESTERLY BOUNDARY OF RACHEL LYNN WAY NORTH 01°43'07" WEST 54.91 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID BOUNDARY ALONG THE ARC OF A 17.00 FOOT RADIUS CURVE TO THE LEFT FOR 30.53 FEET (THE CHORD OF WHICH BEARS NORTH 52°44'04" WEST 26.59 FEET) TO A 5/8 INCH IRON ROD ON THE SOUTHERLY BOUNDARY OF KLINE STREET BEING THE SOUTHERLY BOUNDARY OF SAID WAREWOOD RIDGE PLANNED COMMUNITY DEVELOPMENT PHASE 1; THENCE RUNNING ALONG SAID SOUTHERLY BOUNDARY OF WAREWOOD RIDGE PLANNED COMMUNITY DEVELOPMENT PHASE 1 THE FOLLOWING COURSES: ALONG THE ARC OF A 165.00 FOOT RADIUS CURVE TO THE RIGHT FOR 56.57 FEET (THE CHORD OF WHICH BEARS SOUTH 84°59'30" WEST 56.29 FEET) TO A 5/8 INCH IRON ROD, NORTH 84°30'35" WEST 76.08 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE LEFT FOR 65.79 FEET (THE CHORD OF WHICH BEARS SOUTH 81°24'01" WEST 65.19 FEET) TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 415.00 FOOT RADIUS CURVE TO THE RIGHT FOR 180.54 FEET (THE CHORD OF WHICH BEARS SOUTH 79°45'36" WEST 179.12 FEET) TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE TO THE LEFT FOR 146.24 FEET (THE CHORD OF WHICH BEARS SOUTH 63°22'08" WEST 140.12 FEET) TO A 5/8 INCH IRON ROD, SOUTH 34°26'37" WEST 149.54 FEET TO A 5/8 INCH IRON ROD, SOUTH 36°22'11" WEST 164.12 FEET TO A 5/8 INCH IRON ROD AND SOUTH 15°28'15" WEST 90.91 FEET TO A 5/8 INCH IRON ROD ON THE SECTION LINE COMMON TO SAID SECTIONS 10 AND 11; THENCE RUNNING ALONG SAID SECTION LINE SOUTH 00°27'27" WEST 942.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.10 ACRES MORE OR LESS. ALSO BEGINNING AT A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 36 OF WAREWOOD VALLEY THIRD ADDITION (VOLUME 20, PAGE 62) RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS FROM WHICH THE A BRASS CAP AT THE QUARTER CORNER COMMON TO SAID SECTIONS 10 AND 11 BEARS SOUTH 60°29'21" WEST 2909.55 FEET; THENCE RUNNING ALONG THE EASTERLY BOUNDARIES OF SAID WAREWOOD VALLEY THIRD ADDITION AND WAREWOOD VALLEY FOURTH ADDITION (VOLUME 21, PAGE 1) RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS NORTH 02°10'46" EAST 960.00 FEET TO A 5/8 INCH IRON ROD ON THE EAST BOUNDARY OF LOT 44 OF SAID WAREWOOD VALLEY FOURTH ADDITION; THENCE RUNNING ALONG THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARIES OF SAID WAREWOOD VALLEY FOURTH ADDITION THE FOLLOWING COURSES: NORTH 25°22'41" EAST 304.63 FEET TO A 5/8 INCH IRON ROD, NORTH 65°28'55" WEST 358.41 FEET TO A 5/8 INCH IRON ROD, SOUTH 24°31'05" WEST 60.00 FEET TO A 5/8 INCH IRON ROD, SOUTH 20°36'15" WEST 362.00 FEET TO A 5/8 INCH IRON ROD AND SOUTH 18°41'54" WEST 104.76 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 49 OF SAID WAREWOOD VALLEY FOURTH ADDITION ALSO BEING THE MOST NORTHERLY NORTHEAST CORNER OF PARCEL 2 OF SAID LAND PARTITION (2004-0016); THENCE RUNNING ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 2 SOUTH 78°23'47" WEST 210.20 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF PARCEL 1 OF MINOR LAND PARTITION M59-59 (VOLUME 2, PAGE 182) IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE RUNNING ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 1 NORTH 78°25'16" WEST 150.00 FEET TO A 3/4 INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID PARCEL 1 ALSO BEING THE MOST EASTERLY NORTHEAST CORNER OF PARCEL 1 OF MINOR LAND PARTITION (1990-0071) RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE RUNNING ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 1 NORTH 41°45'59" WEST 226.60 FEET TO A 5/8 INCH IRON ROD ON THE EASTERLY BOUNDARY OF MOOREA DRIVE; THENCE RUNNING ALONG THE EASTERLY AND SOUTHEASTERLY BOUNDARIES OF SAID MOOREA DRIVE THE FOLLOWING COURSES: ALONG THE ARC OF A 183.25 FOOT RADIUS CURVE TO THE LEFT FOR 134.00 FEET (THE CHORD OF WHICH BEARS NORTH 11°33'56" EAST 131.03 FEET) TO A 5/8 INCH IRON ROD, NORTH 14°24'47" WEST 10.01 FEET TO A 5/8 INCH IRON ROD, NORTH 11°55'29" WEST 64.73 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 50.52 FOOT RADIUS CURVE TO THE RIGHT FOR 49.25 FEET (THE CHORD OF WHICH BEARS NORTH 16°14'04" EAST 47.32 FEET) TO A 5/8 INCH IRON ROD, NORTH 42°37'12" EAST 236.43 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 214.65 FOOT RADIUS CURVE TO THE RIGHT FOR 83.15 FEET (THE CHORD OF WHICH BEARS NORTH 53°22'01" EAST 82.63 FEET) TO A 5/8 INCH IRON ROD, NORTH 65°52'33" EAST 22.96 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 517.47 FOOT RADIUS CURVE TO THE LEFT FOR 144.28 FEET (THE CHORD OF WHICH BEARS NORTH 58°26'53" EAST 143.82 FEET) TO A 5/8 INCH IRON ROD, NORTH 50°42'43" EAST 18.49 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 289.11 FOOT RADIUS CURVE TO THE LEFT FOR 92.52 FEET (THE CHORD OF WHICH BEARS NORTH 41°40'53" EAST 92.12 FEET) TO A 5/8 INCH IRON ROD, NORTH 31°28'01" EAST 29.07 FEET TO A 5/8 INCH IRON ROD, NORTH 79°04'18" EAST 89.49 FEET TO A 5/8 INCH IRON ROD, SOUTH 64°18'45" EAST 35.23 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 234.83 FOOT RADIUS CURVE TO THE LEFT FOR 147.52 FEET (THE CHORD OF WHICH BEARS SOUTH 82°10'40" EAST 145.11 FEET) TO A 5/8 INCH IRON ROD, NORTH 80°00'29" EAST 33.55 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 218.52 FOOT RADIUS CURVE TO THE LEFT FOR 125.52 FEET (THE CHORD OF WHICH BEARS NORTH 63°17'17" EAST 123.80 FEET) TO A 5/8 INCH IRON ROD, NORTH 47°00'25" EAST 284.87 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 297.25 FOOT RADIUS CURVE TO THE RIGHT FOR 102.57 FEET (THE CHORD OF WHICH BEARS NORTH 56°48'33" EAST 102.06 FEET) TO A 5/8 INCH IRON ROD, NORTH 67°37'51" EAST 25.36 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 258.35 FOOT RADIUS CURVE TO THE LEFT FOR 130.75 FEET (THE CHORD OF WHICH BEARS NORTH 52°10'22" EAST 129.36 FEET) TO A 5/8 INCH IRON ROD, NORTH 37°27'59" EAST 309.20 FEET TO A 5/8 INCH IRON ROD, NORTH 34°43'44" EAST 152.47 FEET TO A 5/8 INCH IRON ROD AND ALONG THE ARC OF A 911.47 FOOT RADIUS CURVE TO THE LEFT FOR 64.53 FEET (THE CHORD OF WHICH BEARS NORTH 44°52'52" EAST 64.52 FEET) TO A 5/8 INCH IRON ROD AT THE MOST WESTERLY NORTHWEST CORNER OF LOT 9 OF WILLINDA RIDGE SUBDIVISION (VOLUME 17, PAGE 57) RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE RUNNING ALONG THE WESTERLY BOUNDARIES OF LOTS 9, 10 AND 8 OF SAID WILLINDA RIDGE SUBDIVISION THE FOLLOWING COURSES: SOUTH 07°23'35" EAST 288.82 FEET TO A 5/8 INCH IRON ROD, SOUTH 03°53'54" EAST 259.91 FEET TO A 5/8 INCH IRON ROD, SOUTH 11°26'34" EAST 114.32 FEET TO A 5/8 INCH IRON ROD, SOUTH 15°32'28" EAST 329.27 FEET TO A 5/8 INCH IRON ROD AND SOUTH 09°26'26" EAST 324.56 FEET TO A 5/8 INCH IRON ROD AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 8; THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 8 NORTH 88°41'12" EAST 504.50 FEET TO A 3/4 INCH IRON PIPE AT THE MOST WESTERLY NORTHWEST CORNER OF LOT 1 OF MERCY HEALTH CARE SUBDIVISION (VOLUME 17, PAGE 35) RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE RUNNING ALONG THE WEST BOUNDARY OF SAID LOT 1 SOUTH 00°24'07" WEST 1820.32 FEET TO A 5/8 INCH IRON ROD AT THE MOST NORTHERLY CORNER OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2001-18900 RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE RUNNING ALONG THE NORTHWESTERLY BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2001-18900 SOUTH 46°22'54" WEST 535.17 FEET TO A 5/8 INCH IRON ROD; THENCE RUNNING ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2001-18900 SOUTH 40°00'40" EAST 196.96 FEET TO A 5/8 INCH IRON ROD ON THE SOUTHERLY BOUNDARY OF SAID PARCEL 3 OF LAND PARTITION 2004-0016; THENCE RUNNING ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING COURSES: ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT FOR 224.38 FEET (THE CHORD OF WHICH BEARS SOUTH 40°58'17" WEST 218.42 FEET) TO A 5/8 INCH IRON ROD AND NORTH 89°58'28" WEST 655.63 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 2 OF LAND PARTITION PLAT 2004-0012 RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE RUNNING ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID PARCEL 2 THE FOLLOWING COURSES: NORTH 02°36'13" EAST 419.67 FEET TO A 5/8 INCH IRON ROD AND NORTH 82°13'43" WEST 821.21 FEET TO A 5/8 INCH IRON ROD ON THE EASTERLY BOUNDARY OF KLINE STREET; THENCE RUNNING ALONG SAID EASTERLY BOUNDARY OF KLINE STREET THE FOLLOWING COURSES: NORTH 09°19'01" WEST 27.05 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 1462.39 FOOT RADIUS CURVE TO THE LEFT FOR 146.06 FEET (THE CHORD OF WHICH BEARS NORTH 13°34'22" WEST 146.00 FEET) TO A 5/8 INCH IRON ROD, NORTH 16°26'03" WEST 113.17 FEET TO A 5/8 INCH IRON ROD AND ALONG THE ARC OF A 1879.86 FOOT RADIUS CURVE TO THE LEFT FOR 41.20 FEET (THE CHORD OF WHICH BEARS NORTH 15°55'57" WEST 41.20 FEET) TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF KLINE STREET MULTI-FAMILY P.U.D., PHASE 1 (VOLUME 21, PAGE 47) RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE RUNNING ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID KLINE STREET MULTI-FAMILY P.U.D., PHASE 1 THE FOLLOWING COURSES: NORTH 85°52'51" EAST 357.19 FEET TO A 5/8 INCH IRON ROD, NORTH 05°21'25" EAST 101.04 FEET TO A 5/8 INCH IRON ROD, NORTH 53°59'19" EAST 50.00 FEET TO A 5/8 INCH IRON ROD, NORTH 36°00'41" WEST 69.79 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT FOR 27.77 FEET (THE CHORD OF WHICH BEARS NORTH 31°27'54" WEST 27.74 FEET) TO A 5/8 INCH IRON ROD, NORTH 26°55'06" WEST 147.47 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT FOR 34.07 FEET (THE CHORD OF WHICH BEARS NORTH 34°43'34" WEST 33.96 FEET) TO A 5/8 INCH IRON ROD AND NORTH 42°32'01" WEST 39.97 FEET TO A 5/8 INCH IRON ROD ON THE SOUTHERLY BOUNDARY OF SAID WAREWOOD VALLEY THIRD ADDITION; THENCE RUNNING ALONG SAID SOUTHERLY BOUNDARY NORTH 87°06'37" EAST 205.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 108.94 ACRES MORE OR LESS.

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APPROVALS

P. O. All 6/13/05
PLANNING COMMISSION CHAIRMAN DATE
P. Swanson 6/13/05
COMMUNITY DEVELOPMENT DIRECTOR DATE
J. Swanson 6/13/05
PUBLIC WORKS DIRECTOR DATE
Rand Smith 6-13-05
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Ron Nordmark 6-22-05
DOUGLAS COUNTY TAX ASSESSOR DATE
Carla Valle 6-22-05
DOUGLAS COUNTY COMMISSIONER DATE
Maura Kuttelmu 6-22-05
DOUGLAS COUNTY COMMISSIONER 2005-015364 DATE
FILED THIS 23RD DAY OF JUNE, 2005, 11:39 O'CLOCK AM/P
Barbara E. Nielsen 6-23-05
DOUGLAS COUNTY CLERK BY: DEPUTY DATE



TAX COLLECTOR STATEMENT

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

Sandra K. Souce 6/22/05
DOUGLAS COUNTY TAX COLLECTOR DATE

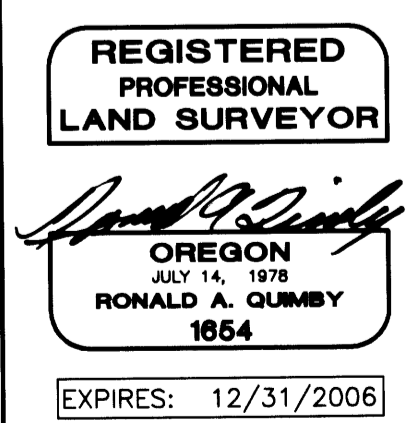
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE AFOREMENTIONED PARCEL INTO LOTS AS SHOWN HEREON. THE PROCEDURE WAS AS FOLLOWS: EXISTING MONUMENTS OF RECORD WERE TIED AND HELD (UNLESS OTHERWISE NOTED) AS SHOWN. MONUMENTS WERE CALCULATED AND SET AT LOCATIONS D, E AND G BY USING DISTANCE-DISTANCE INTERSECTIONS FROM EXISTING MONUMENTS OF RECORD AS SHOWN. A MONUMENT WAS CALCULATED AND SET AT LOCATION F BY HOLDING RECORD ANGLE. ALL OTHER MONUMENTS SET (UNLESS OTHERWISE NOTED) WERE CALCULATED BY PROPORTIONING BETWEEN CLOSEST EXISTING MONUMENTS OF RECORD AS SHOWN. MONUMENTS WERE SET AT NEW LOT CORNERS AS SHOWN.

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.

FIELD CREW: RYAN PALMER AND DASHIELL TERRY
EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR
OFFICE: MICHAEL JONES
DRAFTING: JOE COOK
ZONE: R-1-7.5
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: RUSA



KLINE STREET SUBDIVISION
LYING IN THE S 1/2 OF SEC. 2 AND IN SEC. 11, T 27 S, R 6 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
SURVEYED FOR: JOHN ATKINSON, 2631 NW KLINE, ROSEBURG, OR 97470
SURVEYED BY: i.e. ENGINEERING
741 SE Jackson Street, Roseburg, Oregon 97470, PHONE (541) 673-0166, FAX (541) 440-9392, email@ieengineering.com
DWG. BY: JAC
SCALE: AS SHOWN DATE: MARCH, 2005 JOB NO: 104-38 PAGE: 5 OF 5