

ACKNOWLEDGMENT:

STATE OF OREGON }
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF August, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERRY L. TABOR, WHO DID SAY THAT ~~HE IS~~ HE IS THE IDENTICAL PERSONS NAMED IN THE FOREGOING and Debra J. Tabor INSTRUMENT AND THAT ~~THEY~~ HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. & DEBRA J. TABOR AND JERRY L. TABOR BUILDING, INC., 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 "CLEARWATER 2 SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

Jerry L. Tabor 8/10/05
 JERRY L. TABOR DATE
 (PRESIDENT, JERRY L. BUILDING INC.)

Debra J. Tabor 8/10/05
 DEBRA J. TABOR DATE

Jerry L. Tabor 8/10/05
 JERRY L. TABOR DATE

APPROVALS:

Dave O. Allen 8/23/05
 PLANNING COMMISSION CHAIRMAN DATE
Fredrick H. Alley 8/22/05
 COMMUNITY DEVELOPMENT DIRECTOR DATE
[Signature] 8/22/05
 PUBLIC WORKS DIRECTOR DATE
[Signature] 8-23-05
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE
[Signature] 8-24-05
 DOUGLAS COUNTY TAX ASSESSOR DATE
[Signature] 8-24-05
 DOUGLAS COUNTY COMMISSIONER DATE
[Signature] 8-24-05
 DOUGLAS COUNTY COMMISSIONER DATE

FILED THIS 25th DAY OF August, 2005, 10:03 O'CLOCK AM/PM
BARBARA E. NIELSEN
 DOUGLAS COUNTY CLERK By: Deputy 8-25-05 DATE

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 THAT LAND DESCRIBED IN INSTRUMENT NUMBERS 2004-009393 IN THE DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD ON THE SOUTHERLY BOUNDARY OF LOT 44 OF CLEARWATER SUBDIVISION, PHASE 2 (VOLUME 21, PAGE 21) AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS FROM WHICH A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 44 OF SAID CLEARWATER SUBDIVISION, PHASE 2 BEARS SOUTH 87°05'51" EAST 65.98 FEET; THENCE RUNNING ALONG THE SOUTHERLY BOUNDARY OF SAID CLEARWATER SUBDIVISION, PHASE 2 SOUTH 87°05'51" EAST 701.52 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 43 OF SAID CLEARWATER SUBDIVISION, PHASE 2; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF CLEARWATER SUBDIVISION PHASE 2 AND RUNNING ALONG THE WESTERLY BOUNDARY OF EASTWOOD SCHOOL (SCHOOL DIST. NO. 4) PROPERTY SOUTH 00°36'33" WEST 405.31 FEET TO A 3/4 INCH IRON ROD ON THE NORTHERLY BOUNDARY OF PARCEL 2 OF LAND PARTITION 2000-0021 AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE RUNNING ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 2 NORTH 74°38'40" WEST 195.21 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE RUNNING ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 2 SOUTH 06°24'09" WEST 26.30 FEET TO A 5/8 INCH IRON ROD AT THE INTERSECTION OF SAID WESTERLY BOUNDARY AND A FENCE LINE DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 79-00900 AS RECORDED IN THE DOUGLAS COUNTY DEED RECORDS; THENCE RUNNING ALONG SAID FENCE LINE THE FOLLOWING COURSES: SOUTH 87°15'28" WEST 47.94 FEET TO A 5/8 INCH IRON ROD, NORTH 88°21'31" WEST 80.02 FEET TO A 5/8 INCH IRON ROD, NORTH 85°17'03" WEST 39.92 FEET TO A 5/8 INCH IRON ROD, NORTH 87°18'29" WEST 106.17 FEET TO A 5/8 INCH IRON ROD, NORTH 87°43'49" WEST 88.63 FEET TO A 5/8 INCH IRON ROD, NORTH 85°04'42" WEST 70.72 FEET TO A 5/8 INCH IRON ROD, NORTH 88°54'56" WEST 75.00 FEET TO A 5/8 INCH IRON ROD, NORTH 88°54'56" WEST 126.01 FEET TO A 5/8 INCH IRON ROD, NORTH 88°33'51" WEST 82.04 FEET TO A 5/8 INCH IRON ROD, AND NORTH 86°37'24" WEST 87.10 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 03°36'20" EAST 149.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF WALDON AVENUE; THENCE RUNNING ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY NORTH 87°46'44" WEST 125.00 FEET TO THE WESTERLY RIGHT-OF-WAY BOUNDARY OF RAMP ROAD; THENCE RUNNING ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY NORTH 04°01'03" EAST 60.07 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF WALDON AVENUE; THENCE RUNNING ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY SOUTH 87°46'55" EAST 396.87 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 03°46'49" EAST 186.15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THERE FROM ALL OF WALDON AVENUE AS DESCRIBED IN INSTRUMENT NUMBER 282042 (VOLUME 296, PAGE 603) AS RECORDED IN THE DOUGLAS COUNTY DEED RECORDS.

CONTAINING 6.32 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDED THE ABOVE DESCRIBED PARCEL INTO 22 LOTS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS: EXISTING MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE SOUTHERLY BOUNDARY WAS DETERMINED BY LOCATING A FENCE THAT WAS DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 79-00900 RECORDED IN THE DOUGLAS COUNTY DEED RECORDS. THE RIGHT-OF-WAY BOUNDARY OF WALDON AVENUE WAS RE-ESTABLISHED BY HOLDING MONUMENTS FOUND ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF RAMP ROAD AND CALCULATED (BY PROPORTIONING) POSITIONS ON THE WESTERLY BOUNDARY OF EASTWOOD SCHOOL PROPERTY AND PROPORTIONING BOTH NORTH AND SOUTH RIGHT-OF-WAY BOUNDARIES BETWEEN SAID POINTS. MONUMENTS WERE SET TO DELINEATE LOT LINES AS SHOWN.

P.U.E. NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2005-021358 OF DEED RECORDS OF DOUGLAS COUNTY.

FIELD CREW: SAM DEBELL AND MARK ELLIS
EQUIPMENT: NIKON STATION AND TDS RECON DATA COLLECTOR
OFFICE: MICHAEL JONES
DRAFTING: JOE COOK

TAX COLLECTOR STATEMENT:

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

Sandra K. Conner 8/24/05
 DOUGLAS COUNTY TAX COLLECTOR DATE

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. S-04-5

ZONE: M-14, R-1-7.5
COMP. PLAN: MDR, LDR
WATER: CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY AUTHORITY



REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 14, 1978 RONALD A. QUIMBY 1654 EXPIRES: 12/31/2006	CLEARWATER 2 SUBDIVISION LYING IN THE WEST 1/2 OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: JERRY TABOR 615 DAIRY LOOP RD. ROSEBURG, OREGON 97470	SURVEYED BY: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@engineering.com
SCALE: AS SHOWN	DATE: JUNE, 2005	DWG. BY: JAC JOB NO: 859-12 T2 PAGE: 2 OF 2