

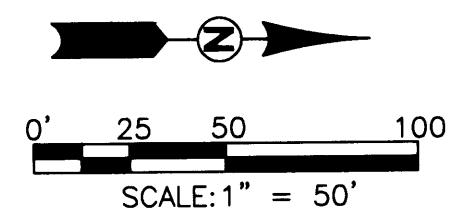
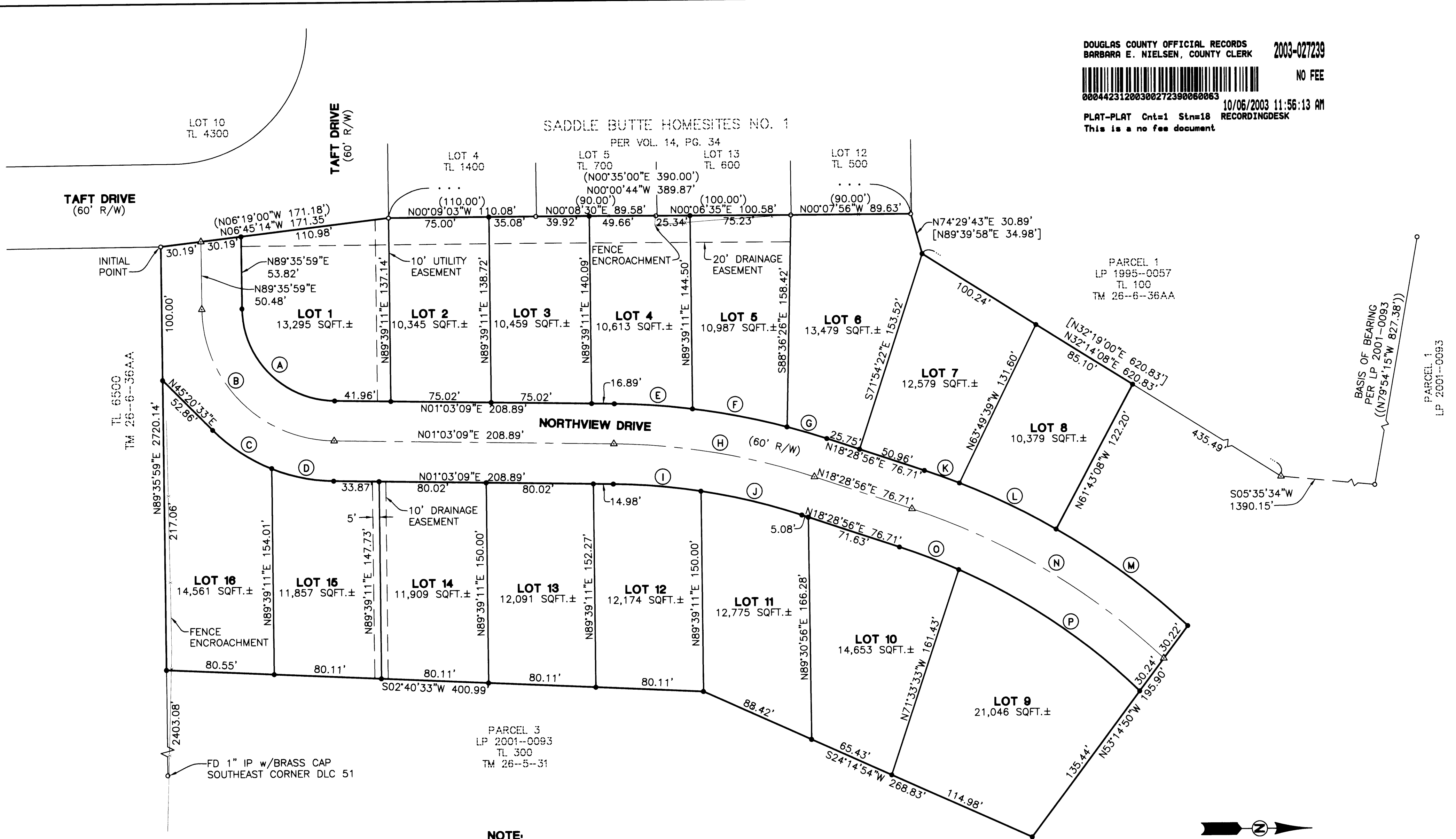
DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2003-027239



NO FEE

10/06/2003 11:56:13 AM

PLAT-PLAT Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document



CHORD	RADIUS	LENGTH
A	N45°19'34"E 97.73'	70.00' 108.18'
B	N45°19'34"E 139.62'	100.00' 154.54'
C	N33°38'39"E 52.72'	130.00' 53.09'
D	N11°29'57"E 47.14'	130.00' 47.41'
E	N04°12'19"E 58.30'	530.00' 58.33'
F	N11°14'48"E 71.89'	530.00' 71.94'
G	N16°48'31"E 30.96'	530.00' 30.96'
H	N09°46'03"E 151.52'	500.00' 152.10'
I	N05°02'13"E 65.32'	470.00' 65.37'
J	N13°45'07"E 77.52'	470.00' 77.61'
K	N19°58'59"E 27.76'	530.00' 27.77'
L	N25°49'10"E 80.13'	530.00' 80.21'
M	N36°46'45"E 122.28'	530.00' 122.55'
N	N31°08'36"E 219.18'	500.00' 220.98'
O	N21°22'35"E 47.46'	470.00' 47.48'
P	N34°15'49"E 163.12'	470.00' 163.95'

NOTE:
NO PROVISIONS HAVE BEEN MADE TO PROVIDE WATER SERVICE ABOVE ELEVATION 610 AT THIS TIME. FINISHED FLOOR SHALL NOT EXCEED ELEVATION 605.

- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
 - o FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
 - { } RECORD AS PER VOL. 14, PG. 34
 - () RECORD AS PER LP 1995-0057
 - (()) RECORD AS PER LP 2001-0093

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Jerry Lee Estabrook</i></p> <p>OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703</p> <p>EXPIRES: 12/31/2003</p>	<p>TAFT SUBDIVISION, PHASE 1</p> <p>LYING IN THE NE 1/4 OF SEC. 36, T26S, R6W, AND NW 1/4 SEC. 31, T26S, R5W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR:</p> <p>L & H LUMBER COMPANY 859 W. LOOKINGGLASS RD. ROSEBURG, OREGON 97470</p>	<p>SURVEYED BY:</p> <p>i.e. ENGINEERING</p> <p>741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemai@ieengineering.com</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: JULY 2003</p>	<p>DWG. BY: MLJ</p> <p>JOB NO: 140-78</p> <p>PAGE: 1 OF 2</p>

SURVEYOR'S CERTIFICATE:

I, JERRY LEE ESTABROOK, BEING DULY SWORN, DEPOSE AND SAY 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 PORTION OF PARCEL 3 OF LAND PARTITION NO. 2001-0093, LOCATED IN THE NE 1/4 OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 6 WEST AND THE NW 1/4 OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST, W.M. DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THE PLAT OF SADDLE BUTTE HOMESITES NO. 1; THENCE NORTH 89°35'59" EAST 317.06 FEET TO A 5/8" IRON ROD; THENCE NORTH 02°40'33" EAST 400.99 FEET TO A 5/8" IRON ROD; THENCE NORTH 24°14'54" EAST 268.83 FEET TO A 5/8" IRON ROD; THENCE NORTH 53°14'50" WEST 195.90 FEET TO A 5/8" IRON ROD; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF TAFT HEIGHTS DRIVE ON A 530.00 FOOT RADIUS CURVE TO THE LEFT FOR 122.55 FEET (SAID CURVE HAVING A CHORD OF SOUTH 36°46'45" WEST 122.28 FEET) TO A 5/8" IRON ROD; THENCE NORTH 61°43'08" WEST 122.20 FEET TO A 5/8" IRON ROD; THENCE SOUTH 32°14'08" WEST 185.34 FEET TO A 5/8" IRON ROD; THENCE SOUTH 74°29'43" WEST 30.89 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°00'44" EAST 389.87 FEET TO A 5/8" IRON ROD; THENCE SOUTH 06°45'14" EAST 171.35 FEET TO THE POINT OF BEGINNING. CONTAINING 5.86 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A UNIT OF LAND CONSISTING OF PORTION OF PARCEL 2 OF LAND PARTITION NO. 1995-0057 AND PARCEL 3 OF LAND PARTITION NO. 2001-0093. THE PROCEDURE USED TO DELINEATE THE SUBDIVISION BOUNDARIES WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS OF RECORD AT THE SOUTHEAST CORNER OF DLC 51 AND AT THE SOUTHEAST CORNER OF SADDLE BUTTE HOMESITES NO. 1 TO ESTABLISH THE SOUTH BOUNDARY. WE THEN TIED EXISTING MONUMENTS OF RECORD ALONG THE EAST BOUNDARY OF SADDLE BUTTE HOMESITES NO. 1 TO ESTABLISH THE WEST BOUNDARY. WE THEN ESTABLISHED THE NORTHWESTERLY PORTION OF THE BOUNDARY PER THE SOUTHEASTERLY BOUNDARY OF PARCEL 1 OF LAND PARTITION NO. 1995-0057 ROTATE TO OUR BASIS OF BEARING WHICH IS BASED ON THE SOUTH BOUNDARY OF PARCEL 1 OF LAND PARTITION NO. 2001-0093. THE NORTHERLY AND EASTERLY BOUNDARIES WERE LAID OUT THROUGH A PORTION OF PARCEL 3 OF LAND PARTITION NO. 2001-0093 AS SHOWN HEREON.

NOTE: SUBJECT TO COVENANTS AS RECORDED IN BOOK X X, PG. rec # 2003-027238 OF DEED RECORDS OF DOUGLAS COUNTY. APP 3 10 13 8 CU

PLANNING DEPARTMENT FILE NO. 02-143

FIELD CREW: RYAN PALMER & JIM FERRIS
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR
OFFICE: JERRY ESTABROOK
DRAFTING: MICHAEL JONES

ZONE: R-1, SINGLE FAMILY RESIDENTIAL
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

APPROVALS:

Keith L. Cubie SEPTEMBER 29, 2003
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Randy Wan 9-29-03
DOUGLAS COUNTY SURVEYOR DATE
Ron Norstrom 10-2-03
DOUGLAS COUNTY ASSESSOR DATE

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

Natalie Kelley, Chief Deputy 10/3/03
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 6 DAY OF October, 2003, 11:56 O'CLOCK AM/PM

BARBARA E. NIELSEN by Cambridge, Deputy 10-6-03
DOUGLAS COUNTY CLERK DATE

Jesse Morgan 10/6/03
DOUGLAS COUNTY COMMISSIONER DATE

Dan Johnson 10-3-03
DOUGLAS COUNTY COMMISSIONER DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT L&H LUMBER COMPANY, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "TAFT SUBDIVISION, PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

Sidney Leiken 8/24/03
SIDNEY LEIKEN, PRESIDENT DATE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20 DAY OF August, 2003, 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.

Elaine Berg NOTARY PUBLIC-OREGON
MY COMMISSION EXPIRES: June 23, 2006
COMMISSION NUMBER: 358908

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