

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2003-032787



NO FEE

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

**SURVEYOR'S CERTIFICATE**

I, JERRY LEE ESTABROOK, OREGON PROFESSIONAL LAND SURVEYOR NO. 2703, 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.

THAT LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD BEING THE NORTHEAST CORNER OF LOT 11 IN LESCO SUBDIVISION RECORDED AS VOLUME 12, PAGE 58 IN DOUGLAS COUNTY SURVEY RECORDS; THENCE NORTH 01°23'35" EAST 51.16 FEET TO 5/8" IRON ROD; THENCE NORTH 01°27'08" EAST 212.40 FEET TO A 5/8" IRON ROD; THENCE NORTH 01°25'56" EAST 278.38 TO A 5/8" IRON ROD; THENCE NORTH 01°29'01" EAST 196.32 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°06'53" WEST 175.73 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°05'16" WEST 534.15 FEET TO A 5/8" IRON ROD; THENCE SOUTH 38°30'26" EAST 215.43 FEET TO A 5/8" IRON ROD; THENCE SOUTH 37°44'44" EAST 60.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 37°44'44" EAST 95.90 FEET TO A 5/8" IRON ROD; THENCE SOUTH 36°25'42" EAST 102.21 FEET TO A 5/8" IRON ROD; THENCE SOUTH 29°43'40" EAST 107.94 FEET TO A 5/8" IRON ROD; THENCE SOUTH 22°30'37" EAST 107.60 FEET TO A 5/8" IRON ROD; THENCE SOUTH 17°21'53" EAST 97.95 FEET TO A 5/8" IRON ROD; THENCE SOUTH 17°11'54" EAST 95.23 FEET TO A 5/8" IRON ROD; THENCE NORTH 69°13'42" EAST 10.52 FEET TO A 5/8" IRON ROD; THENCE NORTH 75°17'40" EAST 14.91 FEET TO A 5/8" IRON ROD; THENCE NORTH 67°03'38" EAST 105.81 FEET TO A 5/8" IRON ROD; THENCE SOUTH 15°08'11" EAST 44.83 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°29'40" EAST 115.39 FEET TO THE POINT OF BEGINNING, CONTAINING 7.39 AC MORE OR LESS

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT LAND DESCRIBED HEREIN INTO 5 LOTS AS SHOWN HEREIN. THE PROCEDURE IS AS FOLLOWS: WE TIED EXISTING MONUMENTS AS SHOWN HEREIN. WE THEN PERFORMED A BROKEN BOUNDARY METHOD TO ESTABLISH AND SET THE PROPORTIONAL POSITION OF POINT B USING FOUND MONUMENTS TO THE NORTH AND SOUTH OF SAID POINT. WE THEN CALCULATED AND SET POINT C BY PROJECTING A LINE FROM THE SOUTHEASTERLY CORNER OF LOT 15 IN VIRGINIA HEIGHTS SUBDIVISION THROUGH THE NORTHEASTERLY CORNER OF SAID LOT 15 RECORD DISTANCE. WE THEN SUBDIVIDED SAID LAND AS SHOWN HEREIN.

**ZONE:** MR-14  
**COMP. PLAN:** MEDIUM DENSITY RESIDENTIAL  
**WATER:** CITY OF ROSEBURG  
**SEWER:** R.U.S.A.

**TAX COLLECTOR STATEMENT**

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

*Sandra K. Coover* 12/4/03  
DOUGLAS COUNTY TAX COLLECTOR DATE

**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.

**NOTE:** SUBJECT TO COVENANTS AS RECORDED IN BOOK 2003-032786 OF DEED RECORDS OF DOUGLAS COUNTY.

**FIELD CREW:** JIM FERRIS AND CORY LYON

**EQUIPMENT:** NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR

**OFFICE:** JERRY ESTABROOK

**DRAFTING:** MICHAEL JONES



**APPROVALS**

*[Signature]* 11/25/2003  
PLANNING COMMISSION CHAIRMAN DATE  
*[Signature]* 11-26-03  
COMMUNITY DEVELOPMENT DIRECTOR DATE  
*[Signature]* 11/25/03  
PUBLIC WORKS DIRECTOR DATE  
*[Signature]* 12-1-03  
DOUGLAS COUNTY SURVEYOR DATE  
*[Signature]*  
DOUGLAS COUNTY TAX ASSESSOR DATE  
*[Signature]* 12/4/03  
DOUGLAS COUNTY COMMISSIONER DATE  
*[Signature]* 12/5/03  
DOUGLAS COUNTY COMMISSIONER 2003-032787 DATE  
FILED THIS 5<sup>th</sup> DAY OF DEC., 2003, 11:35 O'CLOCK AM/PM  
BARBARA E. NIELSEN *[Signature]* 12-5-03  
DOUGLAS COUNTY CLERK By: DEPUTY DATE

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT WERNER W. AND VIRGINIA L. JUNKER, 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 "JUNKER AVENUE SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

*[Signature]* 11-25-03  
WERNER W. JUNKER DATE

*[Signature]* 11-25-03  
VIRGINIA L. JUNKER DATE

**ACKNOWLEDGMENT**

STATE OF OREGON }  
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25<sup>th</sup> DAY OF November, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WERNER W. AND VIRGINIA L. JUNKER, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

*[Signature]*  
NOTARY: *Claudia S. Von Derake*  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 559725  
MY COMMISSION EXPIRES: 12/2/04

PLANNING DEPARTMENT FILE NO. S-03-2

<p>REGISTERED PROFESSIONAL LAND SURVEYOR <i>[Signature]</i> JERRY LEE ESTABROOK 2703 EXPIRES: 12/31/2003</p>	<p><b>VIRGINIA HEIGHTS SUBDIVISION PHASE 2</b> LYING IN THE NW 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: BILL JUNKER 1751 NE BEULAH DR. ROSEBURG, OR 97470</p>	<p>SURVEYED BY: <i>[Signature]</i> 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: NO SCALE</p>	<p>DATE: OCT., 2003</p>	<p>DWG. BY: MLJ JOB NO: 703-09 PAGE: 2 OF 2</p>

VOL. 21 PAGE 13 B

VOL. 21 PAGE 13 B