



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.

PARENT PARCEL DESCRIPTION: THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2002-0251, INCLUDING THAT PORTION OF INSTRUMENT NUMBER 2003-30828 DEEDED FROM ODOT, EXCLUDING THOSE PORTIONS OF INSTRUMENT NUMBER 2003-30830 DEEDED TO ODOT OF DOUGLAS COUNTY DEED RECORDS, WHICH LIES IN THE SOUTHEAST AND SOUTHWEST 1/4'S OF SECTION 18 AND THE NORTHEAST AND NORTHWEST 1/4'S OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE INTERSECTION OF THE CENTER OF THAT PORTION OF VACATED DENVER STREET AND THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF COMMERCIAL AVENUE FROM WHICH A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF CASPER STREET AND COMMERCIAL AVENUE BEARS NORTH 82°10'47" WEST 363.42 FEET; THENCE NORTH 89°55'07" EAST 690.11 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°02'28" EAST 565.37 FEET TO A 5/8" IRON ROD; THENCE SOUTH 60°57'30" WEST 59.73 FEET TO A 5/8" IRON ROD ON A 45.00 FOOT OFFSET FROM STATE HIGHWAY #138 CENTERLINE; THENCE CONTINUING ALONG SAID 45.00 FOOT OFFSET LINE NORTH 86°21'17" WEST 83.61 FEET TO A 5/8" IRON ROD; THENCE ALONG A SPIRAL TO THE LEFT 162.51 FEET, SAID SPIRAL HAS A CHORD OF NORTH 87°25'46" WEST 162.49 FEET TO A 5/8" IRON ROD; THENCE ALONG A 1477.40 FOOT RADIUS CURVE TO THE LEFT FOR 137.38 FEET SAID CURVE HAVING A CHORD OF SOUTH 87°46'58" WEST 137.34 FEET TO A 5/8" IRON ROD; THENCE ALONG A SPIRAL TO THE LEFT 162.51 FEET, SAID SPIRAL HAS A CHORD OF SOUTH 82°59'42" WEST 162.49 FEET TO A 5/8" IRON ROD; THENCE SOUTH 81°55'13" WEST 3.10 FEET TO A 5/8" IRON ROD; THENCE ALONG A SPIRAL TO THE RIGHT 148.22 FEET, SAID SPIRAL HAVING A CHORD OF SOUTH 82°39'57" WEST 148.22 FEET TO A 5/8" IRON ROD; THENCE ALONG A 1864.86 FOOT RADIUS CURVE TO THE RIGHT FOR 113.36 FEET SAID CURVE HAVING A CHORD OF SOUTH 85°54'43" WEST 113.35 TO A 5/8" IRON ROD; THENCE ALONG A SPIRAL TO THE RIGHT 137.67 FEET, SAID SPIRAL HAVING A CHORD OF SOUTH 89°06'04" WEST 137.66 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID 45.00 FOOT OFFSET LINE NORTH 50°18'37" WEST 29.83 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°02'20" WEST 286.03 FEET TO A 1" IRON PIPE; THENCE NORTH 00°11'54" EAST 5.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°54'44" EAST 80.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 81°41'26" EAST 174.82 FEET TO A 5/8" IRON ROD; THENCE NORTH 66°52'18" EAST 51.10 FEET TO A 5/8" IRON ROD; THENCE NORTH 66°59'40" EAST 32.59 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°01'05" WEST 0.46 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°00'11" EAST 81.94 FEET TO A 1/2" IRON ROD; THENCE NORTH 00°01'39" WEST 184.68 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°01'05" WEST 0.15 FEET TO THE POINT OF BEGINNING.

SAID PARENT PARCEL CONTAINING 11.80 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT LAND DESCRIBED ABOVE AS SHOWN HEREON.

THE PROCEDURE WAS AS FOLLOWS: WE USED FOUND MONUMENTS OF RECORD AS SHOWN PER DOUGLAS COUNTY RECORD SURVEYS M137-34 AND M141-45. THESE SURVEYS WERE USED FOR CONTROL OF THIS SUBDIVISION. DEEDS SHOWING THE AREAS DEEDED TO THE STATE AND THE AREA DEEDED FROM THE STATE WERE USED TO DELINEATE THE BOUNDARIES OF SAID AREAS. RECORD SURVEY M141-45 SHOWS A DISCREPANCY IN THE COMMON BOUNDARY DESCRIBED IN DOUGLAS COUNTY RECORD DEEDS REFERENCE #1994-2352 AND REFERENCE #2002-0251. RECORD SURVEY 141-45 HELD THAT SAID DEED REFERENCE #2002-0251 TO BE THE DEED SHOWING THE CORRECT BOUNDARY. WE THERE FOR CALCULATED THE BOUNDARY IN THE AREA EFFECTED BY THE TWO DEEDS PER DEED REFERENCE #2002-0251.

FIELD CREW: RYAN PALMER AND JIM FERRIS

EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR

OFFICE: JERRY ESTABROOK

DRAFTING: MICHAEL JONES

ZONE: MU
 COMP. PLAN: INDUSTRIAL
 WATER: CITY OF ROSEBURG
 SEWER: R.U.S.A.



ACKNOWLEDGMENT:

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3rd DAY OF December, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BILL WOODS, 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: ELAINE BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 358908
 MY COMMISSION EXPIRES: JUNE 23, 2006

ACKNOWLEDGMENT:

STATE OF _____
 COUNTY OF _____

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED _____, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

NOTARY SIGNATURE _____

NOTARY NAME _____

NOTARY PUBLIC - _____
 COMMISSION NO.: _____
 MY COMMISSION EXPIRES: _____

APPROVALS:

[Signature] 2/20/2004
 PLANNING COMMISSION CHAIRMAN DATE
[Signature] 12-19-03
 COMMUNITY DEVELOPMENT DIRECTOR DATE
[Signature] 02-19-04
 PUBLIC WORKS DIRECTOR DATE
[Signature] 02-25-04
 DOUGLAS COUNTY SURVEYOR DATE
[Signature] 03-01-04
 DOUGLAS COUNTY TAX ASSESSOR DATE
[Signature] 03-02-04
 DOUGLAS COUNTY COMMISSIONER DATE
[Signature] 3-2-04
 DOUGLAS COUNTY COMMISSIONER DATE
 FILED THIS 2nd DAY OF MARCH, 2004, 3:38 O'CLOCK PM
 BARBARA E. NIELSEN *[Signature]* 3-2-04
 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. Couer 3/2/04
 DOUGLAS COUNTY TAX COLLECTOR DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ~~ROSEBURG FOREST PRODUCTS CO.~~ AND PACIFIC HOUSING MANAGEMENT, 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 "GOLDEN EAGLE PARK SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN HEREON.

NAME: N/A TITLE: _____ (ROSEBURG FOREST PRODUCTS CO.) DATE _____

Bill Woods 12-03-2003
 BILL WOODS (PACIFIC HOUSING MANAGEMENT) DATE

*NOTE:
 OWNER AND OR DEVELOPER SHALL NOT BE OBLIGATED TO MAKE STREET, SIDEWALK AND OTHER IMPROVEMENTS UNTIL ACTUAL DEVELOPMENT OF EACH PARCEL OCCURS.

PLANNING DEPARTMENT FILE NO. S-02-2

	GOLDEN EAGLE PARK SUBDIVISION LYING IN THE SE 1/4 OF SEC. 18 AND NE 1/4 OF SEC. 19, T27S, R5W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: CITY OF ROSEBURG 900 SE DOUGLAS AVE. ROSEBURG, OR 97470	SURVEYED BY: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: NO SCALE	DATE: APRIL, 2003	DWG. BY: MLJ JOB NO: 149-131 PAGE: 3 OF 3