

**SURVEYOR'S CERTIFICATE:**

I, LARRY E. MONREAN, 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 THAT LAND DESCRIBED AS PARCELS 1, 2, 3, AND 4 OF INSTRUMENT NUMBER 2000-17777, AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 BLOCK 2 OF LOMA VISTA SUBDIVISION PHASE 3 RECORDED AS VOLUME 17 PAGE 48 OF THE DOUGLAS COUNTY RECORDER PLAT RECORDS SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 39 HOOVER HILLS SUBDIVISION PHASE 2 RECORDED AS VOLUME 21 PAGE 11 OF THE DOUGLAS COUNTY RECORDER PLAT RECORDS; THENCE RUNNING ALONG THE WEST BOUNDARY OF SAID HOOVER HILLS SUBDIVISION PHASE 2 THE FOLLOWING COURSES: SOUTH 00°17'21" WEST 100.00 FEET, SOUTH 03°16'52" WEST 60.08 FEET, SOUTH 00°17'21" WEST 101.27 FEET AND SOUTH 01°01'02" WEST 208.95 FEET TO A 5/8" IRON ROD AT THE MOST NORTHERLY CORNER OF LOT 10 HOOVER HILLS SUBDIVISION PHASE 1 RECORDED AS VOLUME 20 PAGE 39 OF THE DOUGLAS COUNTY RECORDER PLAT RECORDS; THENCE LEAVING SAID WEST BOUNDARY AND RUNNING ALONG THE NORTHWESTERLY BOUNDARY OF SAID HOOVER HILLS SUBDIVISION PHASE 1 THE FOLLOWING COURSES: SOUTH 56°04'14" WEST 84.73 FEET, SOUTH 65°14'28" WEST 60.58 FEET AND SOUTH 60°56'41" WEST 190.10 FEET TO A 5/8" IRON ROD AT THE MOST WESTERLY CORNER OF LOT 9 OF SAID HOOVER HILLS SUBDIVISION PHASE 1 SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2000-17777 OF THE DOUGLAS COUNTY RECORDER DEED RECORDS; THENCE LEAVING SAID NORTHWESTERLY LINE AND RUNNING ALONG THE SAID SOUTHERLY LINE NORTH 68°54'13" WEST 125.06 FEET TO A 5/8" IRON ROD ON THE WEST BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2000-17777; THENCE RUNNING ALONG SAID WEST BOUNDARY NORTH 01°03'10" EAST 590.84 FEET TO A 1/2" IRON PIPE AT THE NORTHWEST CORNER OF SAID LAND; THENCE LEAVING SAID WEST BOUNDARY AND RUNNING ALONG THE NORTH BOUNDARY OF SAID LAND NORTH 89°41'16" EAST 137.27 FEET TO A 3/4" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 9 UMPQUA FRUIT RANCH SAID POINT ALSO BEING THE SOUTHWEST CORNER LOT 1 BLOCK 3 OF SAID LOMA VISTA SUBDIVISION PHASE 3; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOMA VISTA SUBDIVISION SOUTH 89°42'39" EAST 268.21 FEET TO THE POINT OF BEGINNING.

SAID PORTION CONTAINING 5.33 ACRES, MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT LAND DESCRIBED ABOVE. THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS OF RECORD TO CONTROL THE PARENT PARCEL BOUNDARY. WE THEN SET MONUMENTS TO DELINEATE LOTS AND DEDICATED STREETS AS SHOWN HEREIN.

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

**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.

**STREET PLUG DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CITY OF ROSEBURG AND/OR LOOSLEY DEVELOPMENT CO., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET PLUGS SHOWN HEREON.

NAME Clay Baumgartner TITLE Public Works Director

SIGNATURE [Signature] DATE 7-12-04  
 JOHN LOOSLEY



**ACKNOWLEDGMENT:**

STATE OF Oregon }  
 COUNTY OF Douglas } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF July, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED John Loosley, WHO DID SAY THAT HE/SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE/SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]  
 NOTARY SIGNATURE

Elaine Berg  
 NOTARY NAME

NOTARY PUBLIC - 358908  
 COMMISSION NO.: Oregon  
 MY COMMISSION EXPIRES: June 23, 2006

**TAX COLLECTOR STATEMENT:**

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

Sandra K. Orville 8/23/04  
 DOUGLAS COUNTY TAX COLLECTOR DATE

**FIELD CREW:** RYAN PALMER AND DEREK FIEGEL

**EQUIPMENT:** NIKON TOTAL STATION AND TDS RECON DATA COLLECTOR

**OFFICE:** ED MONREAN

**DRAFTING:** MICHAEL JONES

**NOTE:** SUBJECT TO COVENANTS AS RECORDED IN BOOK 1751, PG. 955 OF DEED RECORDS OF DOUGLAS COUNTY.

PLANNING DEPARTMENT FILE NO. S-97-1

**APPROVALS:**

[Signature] 8/2/2004  
 PLANNING COMMISSION CHAIRMAN DATE  
[Signature] 8-3-04  
 COMMUNITY DEVELOPMENT DIRECTOR DATE  
[Signature] 7/30/04  
 PUBLIC WORKS DIRECTOR DATE  
[Signature] 8-12-04  
 DOUGLAS COUNTY SURVEYOR DATE  
[Signature] 8/23/04  
 DOUGLAS COUNTY TAX ASSESSOR DATE  
[Signature] 8/23/04  
 DOUGLAS COUNTY COMMISSIONER DATE  
[Signature] 8/23/04  
 DOUGLAS COUNTY COMMISSIONER DATE  
 2004-020703  
 FILED THIS 23<sup>RD</sup> DAY OF August, 2004, 3:06 O'CLOCK PM  
 BARBARA E. NIELSEN [Signature] 8-23-04  
 DOUGLAS COUNTY CLERK BY: Deputy DATE

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT LOOSLEY DEVELOPMENT CO., L.L.C., 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 "HOOVER HILLS SUBDIVISION PHASE 3" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

[Signature] 7-12-04  
 JOHN LOOSLEY (MANAGING MEMBER) DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON  
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF July, 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN LOOSLEY, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]  
 NOTARY: ELAINE BERG  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO.: 358908  
 MY COMMISSION EXPIRES: JUNE 23, 2006

	<b>HOOVER HILLS SUBDIVISION PHASE 3</b> LYING IN THE NE 1/4 OF SEC 15, T27S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: LOOSLEY DEVELOPMENT CO., LLC 239 MAPLEWOOD LANE 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: MAY, 2004	DWG. BY: MLJ JOB NO: 280-07 T4 PAGE: 2 OF 2

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