

**SURVEYOR'S CERTIFICATE**

I, LARRY E. MONREAN, OREGON PROFESSIONAL LAND SURVEYOR NO. 1830, 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 A PORTION OF PARCEL 3 OF LAND PARTITION 2004-0016 AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD ON THE SOUTHERLY BOUNDARY OF WAREWOOD VALLEY THIRD ADDITION AND BOUNDARY LINE ADJUSTMENT (A SUBDIVISION) RECORDED AS VOLUME 20, PAGE 62 DOUGLAS COUNTY PLAT RECORDS FROM WHICH A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 36 OF SAID WAREWOOD VALLEY THIRD ADDITION AND BOUNDARY LINE ADJUSTMENT BEARS NORTH 87°06'37" EAST 205.93 FEET; THENCE RUNNING ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING COURSES: SOUTH 87°06'37" WEST 71.43 FEET TO A 5/8 INCH IRON ROD, NORTH 42°32'01" WEST 22.04 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT FOR 15.05 FEET (THE CHORD OF WHICH BEARS NORTH 78°27'17" WEST 14.08 FEET) TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT FOR 69.49 FEET (THE CHORD OF WHICH BEARS SOUTH 76°41'03" WEST 69.06 FEET) TO A 5/8 INCH IRON ROD, SOUTH 87°44'38" WEST 148.92 FEET TO A 5/8 INCH IRON ROD AND ALONG THE ARC OF A 8.00 FOOT RADIUS CURVE TO THE LEFT FOR 12.61 FEET (THE CHORD OF WHICH BEARS SOUTH 42°40'58" WEST 11.35 FEET) TO A 5/8 INCH IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF KLINE STREET; THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: SOUTH 02°39'40" EAST 1.68 FEET TO A 5/8 INCH IRON ROD, SOUTH 02°39'40" EAST 43.95 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 410.74 FOOT RADIUS CURVE TO THE LEFT FOR 81.95 FEET (THE CHORD OF WHICH BEARS SOUTH 08°27'47" EAST 81.82 FEET) TO A 5/8 INCH IRON ROD, SOUTH 14°12'29" EAST 256.64 FEET TO A 5/8 INCH IRON ROD AND ALONG THE ARC OF A 1879.86 FOOT RADIUS CURVE TO THE LEFT FOR 35.90 FEET (THE CHORD OF WHICH BEARS SOUTH 14°45'27" EAST 35.90 FEET) TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY NORTH 85°52'51" EAST 357.19 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 05°21'25" EAST 101.04 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 53°59'19" EAST 50.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 36°00'41" WEST 69.79 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT FOR 27.77 FEET (THE CHORD OF WHICH BEARS NORTH 31°27'54" WEST 27.74 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 26°55'06" WEST 147.47 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT FOR 34.07 FEET (THE CHORD OF WHICH BEARS NORTH 34°43'34" WEST 33.96 FEET) TO A 5/8 INCH IRON ROD; THENCE NORTH 42°32'01" WEST 39.97 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.70 ACRES MORE OR LESS.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL AS SHOWN. THE PROCEDURE WAS AS FOLLOWS: WE TIED EXISTING MONUMENTS OF RECORD AS SHOWN. THE NORTHERLY MONUMENT FOR CURVE "C2" WAS CALCULATED AND SET BY HOLDING RECORD DISTANCE FROM FOUND MONUMENTS TO THE NORTH ALONG KLINE STREET. THE NORTHERLY MONUMENT FOR CURVE "C31" WAS CALCULATED AND SET BY PERFORMING A COMPASS ADJUSTMENT BETWEEN FOUND MONUMENTS TO THE IMMEDIATE NORTH AND SOUTH. WE SET ALL OTHER MONUMENTS AS SHOWN.

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN R. AND DONNA M. ATKINSON, 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 "KLINE STREET MULTI-FAMILY P.U.D., PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER SHANTEL AVENUE AS SHOWN HEREON.

*John R and Donna M Atkinson By Ronald D Atkinson*  
JOHN R. AND DONNA M. ATKINSON  
BY RONALD D. ATKINSON, ATTORNEY IN FACT  
DATE 2-22-05

**ACKNOWLEDGMENT THROUGH POWER OF ATTORNEY**

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

ON THIS 22nd DAY OF February, 2005, BEFORE ME PERSONALLY APPEARED RONALD D. ATKINSON, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE FOREGOING INSTRUMENT NUMBER 2001-21353, OF THE DOUGLAS COUNTY CLERK'S RECORDS, AS THE ATTORNEY IN FACT OF JOHN R. AND DONNA M. ATKINSON, AND ACKNOWLEDGED THAT HE SUBSCRIBED THE NAMES OF JOHN R. AND DONNA M. ATKINSON THERETO AS PRINCIPAL, AND HIS OWN NAME AS ATTORNEY IN FACT.

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

**P.U.E. NOTE:**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2005-005862 OF DEED RECORDS OF DOUGLAS COUNTY.

**NOTE:** SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2005-005861 OF DEED RECORDS OF DOUGLAS COUNTY.

**FIELD CREW:** RYAN PALMER AND KARL KROM

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

**OFFICE:** MICHAEL JONES

**DRAFTING:** NIKKI BORGES

**ZONE:** MR-29  
**COMP. PLAN:** HDR  
**WATER:** CITY  
**SEWER:** R.U.S.A.

**APPROVALS**

*Dave D. Allen* 2/28/05  
PLANNING COMMISSION CHAIRMAN DATE  
*James R Johnson* 2/28/05  
COMMUNITY DEVELOPMENT DIRECTOR DATE  
*Ronald D Atkinson* 02/28/05  
PUBLIC WORKS DIRECTOR DATE  
*Ronald D Atkinson* 3-1-05  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE  
*Ron Northrup* 3-7-05  
DOUGLAS COUNTY TAX ASSESSOR DATE  
*Barbara E. Nielsen* 3-7-05  
DOUGLAS COUNTY COMMISSIONER DATE  
*Barbara E. Nielsen* 2005-005863  
FILED THIS 8th DAY OF MARCH, 2005, 11:29 O'CLOCK AM/PM  
*Barbara E. Nielsen* 3-8-05  
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. Greese* 3/7/05  
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.

**STREET PLUG DEDICATION:**

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

NAME *BARBARA GERSHON* TITLE *Acting City Manager*  
*Barbara Gershon* 3/1/05  
SIGNATURE DATE

PLANNING DEPARTMENT FILE NO. PUD-03-4



<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b> <i>Larry E. Monrean</i> OREGON JULY 13, 1979 LARRY E. MONREAN 1830 EXPIRES: 12/31/2006	<b>KLINE STREET MULTI-FAMILY P.U.D., PHASE 1</b> LYING IN THE NW 1/4 OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: JOHN ATKINSON 2823 KLINE ST. ROSEBURG, OREGON 97470	SURVEYED BY: <b>i.e.</b> ENGINEERING 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: NO SCALE	DATE: NOV, 2004	DWG. BY: NLB JOB NO: 104-31 PAGE: 2 OF 2