

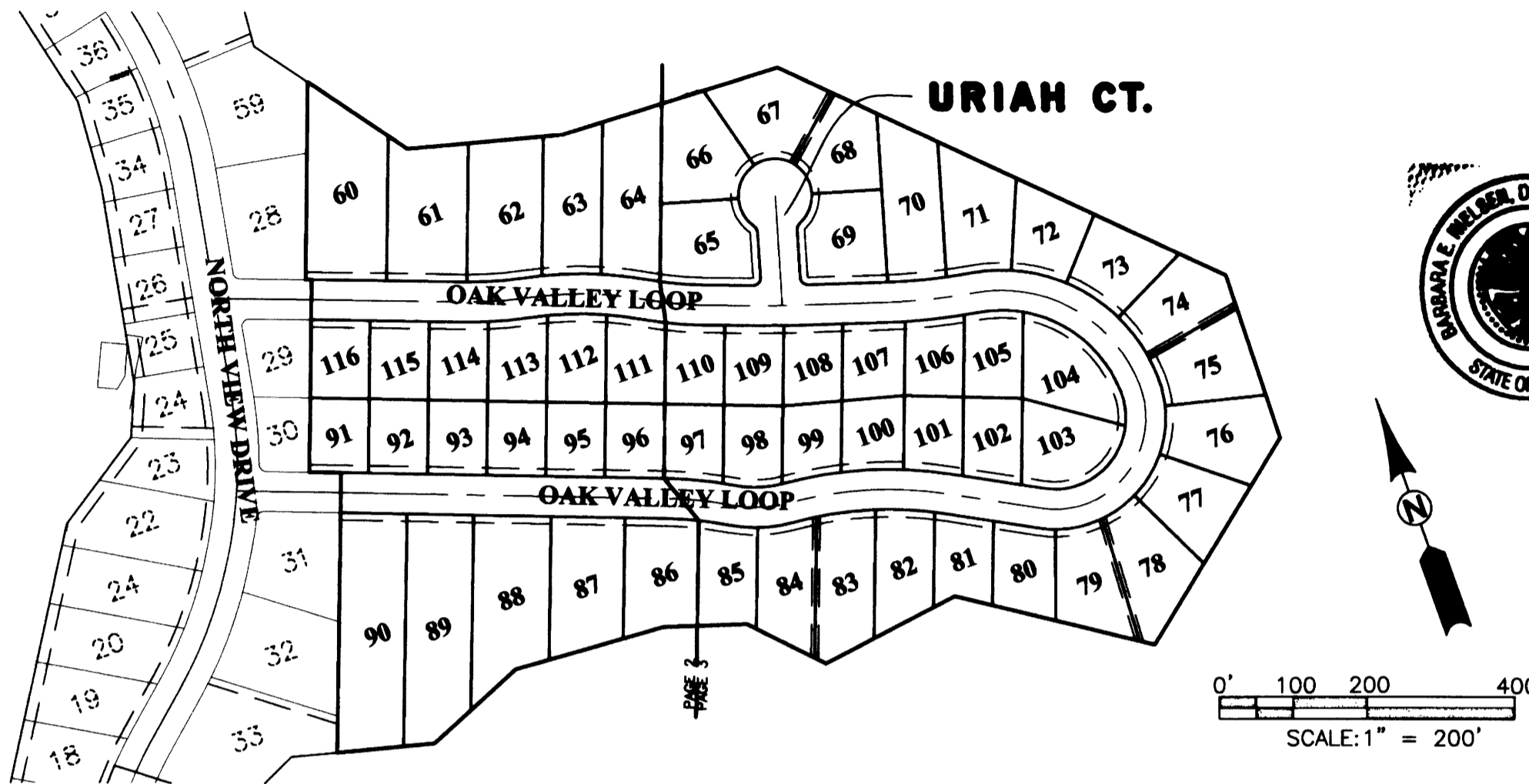


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PLAT-SUB Cnt=1 Str=1 RECEIPTCOUNTER

This is a no fee document



**OVERALL SCHEMATIC**

**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 UNIT OF LAND BEING A PORTION OF PARCEL 2 OF LAND PARTITION 1995-0057 AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS. SAID UNIT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID UNIT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD AT THE MOST EASTERLY SOUTHEAST CORNER OF LOT 33 OF TAFT SUBDIVISION, PHASE 2 AS RECORDED IN DOUGLAS COUNTY PLAT RECORDS; THENCE SOUTH 75°33'50" EAST 132.18 FEET TO A 5/8" IRON ROD; THENCE NORTH 67°27'15" EAST 148.87 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 86°08'29" EAST 208.05 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 72°05'43" EAST 113.20 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 44°03'23" EAST 119.80 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 82°29'56" EAST 196.96 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 56°40'04" EAST 278.81 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 51°17'55" EAST 325.35 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 01°17'20" EAST 231.19 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 45°26'23" WEST 668.91 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 87°31'59" WEST 305.57 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 75°24'00" WEST 210.66 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 36°33'06" WEST 162.22 FEET TO A 5/8 INCH IRON ROD AT THE MOST EASTERLY NORTHEAST CORNER OF LOT 59 OF SAID TAFT SUBDIVISION, PHASE 2; THENCE RUNNING ALONG THE EASTERLY BOUNDARY OF SAID TAFT SUBDIVISION THE FOLLOWING COURSES: SOUTH 20°28'55" WEST 266.17 FEET TO A 5/8 INCH IRON ROD, SOUTH 69°31'05" EAST 8.18 FEET TO A 5/8 INCH IRON ROD, SOUTH 20°28'55" WEST 159.13 FEET TO A 5/8 INCH IRON ROD, SOUTH 20°41'25" WEST 100.00 FEET TO A 5/8 INCH IRON ROD, SOUTH 69°18'35" EAST 43.18 FEET TO A 5/8 INCH IRON ROD, SOUTH 20°41'25" WEST 376.41 FEET TO THE POINT OF BEGINNING. SAID UNIT CONTAINING 19.41 ACRES MORE OR LESS.

AS PER O.R.S. 92.070 (PARAGRAPH 2) I ALSO CERTIFY THAT THE POST MONUMENTATION IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION. WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

**ZONE:** R-1 SINGLE FAMILY RES. (COUNTY)  
**COMP. PLAN:** MDR AND LDR (CITY)  
**WATER:** CITY OF ROSEBURG  
**SEWER:** R.U.S.A.

**P.U.E. NOTE:** PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2005-006187 OF DEED RECORDS OF DOUGLAS COUNTY.

**NOTE:** SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2005-006186 OF DEED RECORDS OF DOUGLAS COUNTY.

PLANNING DEPARTMENT FILE NO. 02-143

**ACKNOWLEDGMENT:**

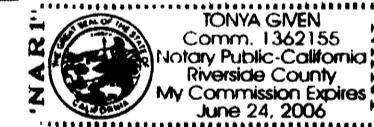
STATE OF California  
COUNTY OF Riverside } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24 DAY OF February, 2005, 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.

Sidney Leiken  
NOTARY SIGNATURE

Tonya Given  
NOTARY NAME

NOTARY PUBLIC - California  
COMMISSION NO.: 1362155  
MY COMMISSION EXPIRES: 6-24-06



**ACKNOWLEDGMENT:**

STATE OF Oregon  
COUNTY OF Douglas } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23rd DAY OF February, 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JUAN J. YRAGUEN 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 SIGNATURE

Elaine Berg  
NOTARY NAME

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

**APPROVALS:**

Keith L. Cubic MARCH 10, 2005  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Barbara E. Nielsen 3-10-2005  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

RON NORTHRAFF 3-11-05  
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Conner 3/11/05  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11th DAY OF MARCH, 2005, 3:07 O'CLOCK AM/PM

BARBARA E. NIELSEN Alvin J. Burnett 3-11-05  
DOUGLAS COUNTY CLERK BY: DEPUTY DATE

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT L & H LUMBER COMPANY AND BASCO BROS. L.L.C., 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 "TAFT SUBDIVISION, PHASE 3" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

Sidney Leiken 2/24/05  
SIDNEY LEIKEN, PRESIDENT DATE  
(L AND H LUMBER CO.)

Juan J. Yraguen 2/23/05  
JUAN J. YRAGUEN, OPERATING MANAGER DATE  
(BASCO BROS. L.L.C.)

**NARRATIVE:**

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL AS SHOWN.

THE PROCEDURE WAS AS FOLLOWS: WE USED EXISTING MONUMENTS AND CONTROL FROM OUR PREVIOUS SURVEY "TAFT SUBDIVISION, PHASE 2" AS SHOWN. MONUMENTS WERE THEN SET AS SHOWN.

**POST MONUMENTATION:**

IN ACCORDANCE WITH O.R.S. 92.070, INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED IN DOCUMENT NO. 2005-029042 DOUGLAS COUNTY DEED RECORDS.

APPROVED THE 28th DAY OF Nov., 2005

Barbara E. Nielsen 11-28-05  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

**FIELD CREW:** DEREK FEIGEL AND JOSH MAXWELL

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

**OFFICE:** MICHAEL JONES

**DRAFTING:** JOE COOK

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 13, 1979  
LARRY E. MONREAN  
1830

EXPIRES: 12/31/2006

**TAFT SUBDIVISION, PHASE 3**

LYING IN THE NW 1/4 SEC. 31 AND SW 1/4 SEC. 30, T26S, R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
BASCO BROS, L.L.C.  
P.O. BOX 131  
WINCHESTER, OR 97495

SURVEYED BY:  
i.e.  
ENGINEERING  
741 SE Jackson Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iemall@ieengineering.com

DWG. BY: JAC