



SURVEYOR'S CERTIFICATE:

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, 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 PORTION OF PARCEL 2 OF MINOR LAND PARTITION M80-3 AS RECORDED IN BOOK 5, PAGE 119 PLAT RECORDS OF DOUGLAS COUNTY, OREGON AND A PORTION OF MLP PARCEL OF MINOR LAND PARTITION M69-60 AS RECORDED IN BOOK 3, PAGE 195 PLAT RECORDS OF DOUGLAS COUNTY, OREGON, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD ON THE NORTHERLY BOUNDARY OF SAID PARCEL 2 OF MINOR LAND PARTITION M80-3 FROM WHICH A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 2 BEARS NORTH 89°42'32" WEST 70.02 FEET; THENCE ALONG SAID NORTHERLY BOUNDARY OF SAID PARCEL 2 SOUTH 89°42'32" EAST 406.85 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2005-026925 AS RECORDED IN THE DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-026925 THE FOLLOWING COURSES: SOUTH 15°13'10" WEST 403.62 FEET TO A 5/8 INCH IRON ROD, NORTH 89°42'32" WEST 104.25 FEET TO A 5/8 INCH IRON ROD AND SOUTH 00°58'07" EAST 343.00 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-026925 ALSO BEING ON THE SOUTHERLY BOUNDARY OF SAID PARCEL 2; THENCE ALONG SAID SOUTHERLY BOUNDARY OF SAID PARCEL 2 NORTH 89°33'10" WEST 119.39 FEET TO A 1 INCH IRON PIPE; THENCE ALONG SAID SOUTHERLY BOUNDARY NORTH 89°34'20" WEST 39.67 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 86-14943 AS RECORDED IN THE DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAND NORTH 00°30'14" EAST 110.12 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LAND; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LAND NORTH 89°27'00" WEST 110.10 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LAND; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND SOUTH 00°30'14" WEST 110.25 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LAND ALSO BEING ON THE SOUTHERLY BOUNDARY OF SAID PARCEL 2; THENCE ALONG SAID SOUTHERLY BOUNDARY OF SAID PARCEL 2 SOUTH 89°55'34" WEST 25.34 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 OF MINOR LAND PARTITION M80-3; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 1 NORTH 00°44'37" EAST 75.02 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 1 NORTH 89°45'49" WEST 244.35 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 2 NORTH 00°49'50" WEST 95.98 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG SAID WESTERLY BOUNDARY NORTH 00°29'49" WEST 13.67 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG SAID WESTERLY BOUNDARY NORTH 00°40'32" WEST 232.81 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID MLP PARCEL OF MINOR LAND PARTITION M69-60; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID MLP PARCEL SOUTH 89°46'01" EAST 244.99 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2005-026958; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-026958 NORTH 00°58'07" WEST 290.02 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LAND; THENCE ALONG THE SOUTHERLY BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2005-026957 AS RECORDED IN THE DOUGLAS COUNTY DEED RECORDS SOUTH 89°42'32" EAST 100.02 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-026957; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-026957 NORTH 00°58'07" WEST 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.92 ACRES MORE OR LESS.

TAX COLLECTOR STATEMENT:

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

Sandra K. Corneil 11/18/05
 DOUGLAS COUNTY TAX COLLECTOR DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED LAND INTO LOTS AND ROADS AS SHOWN.

THE PROCEDURE WAS AS FOLLOWS: EXISTING MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. POINT "A" WAS CALCULATED BY DISTANCE-DISTANCE INTERSECTION FROM FOUND MONUMENTS TO THE NORTH AND WEST PER M80-3 AS SHOWN. POINTS "F", "G", "H" AND "I" WERE CALCULATED AND SET PER INSTRUMENT NUMBERS 2005-026958 AND 2005-026957 AS RECORDED IN THE DOUGLAS COUNTY DEED RECORDS AS SHOWN. THE NORTHEAST CORNER OF PARCEL 1 OF MINOR LAND PARTITION M80-3 WAS CALCULATED BY HOLDING LINE BETWEEN FOUND MONUMENTS ON THE NORTHERLY BOUNDARY OF SAID PARCEL 1 AS SHOWN. THE SOUTHEAST CORNER OF SAID PARCEL 1 WAS CALCULATED BY HOLDING RECORD DISTANCE ALONG THE SOUTHERLY BOUNDARY BETWEEN FOUND MONUMENTS OF RECORD AS SHOWN. MONUMENTS WERE SET TO DELINEATE THE LOTS AND RIGHT-OF-WAY AS SHOWN.

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2005-029039 OF DEED RECORDS OF DOUGLAS COUNTY.

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. S-04-1

P.U.E. NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2005-029038 OF DEED RECORDS OF DOUGLAS COUNTY.

ZONE: MR-14 AND R-1-6 w/GEOHAZARD OVERLAY
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: RUSA

FIELD CREW: RON QUIMBY, BILL GOODSON AND JOHN LAUB

EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: JOE COOK

APPROVALS:

Paul O. Am 11/11/05
 PLANNING COMMISSION CHAIRMAN DATE
Timothy H. Alley 11/15/05
 COMMUNITY DEVELOPMENT DIRECTOR DATE
[Signature] 11/15/05
 PUBLIC WORKS DIRECTOR DATE
Randy Wan 11-16-05
 DOUGLAS COUNTY SURVEYOR DATE
Ron Northrup 11-17-05
 DOUGLAS COUNTY TAX ASSESSOR DATE
[Signature] 11-18-05
 DOUGLAS COUNTY COMMISSIONER DATE
[Signature] 11-18-05
 DOUGLAS COUNTY COMMISSIONER DATE
 FILED THIS 18th DAY OF Nov., 2005, 1:42 O'CLOCK PM
BARBARA E. NIELSEN 11-18-05
 DOUGLAS COUNTY CLERK By: DEPUTY DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DEBELL HOMES AND 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 "CUMMINS STREET SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER CUMMINS STREET AND BLOOMFIELD COURT AS SHOWN HEREON. A STREET PLUG AT THE END OF CUMMINS STREET IS HEREBY DEDICATED TO THE CITY OF ROSEBURG AS SHOWN HEREON.

Kenneth DeBell 11/14/05
 KENNETH DEBELL (MEMBER) DATE

Joanne DeBell 11-14-05
 JOANNE DEBELL (MEMBER) DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14th DAY OF November, 2005 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KENNETH AND JOANNE DEBELL, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

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| | CUMMINS STREET SUBDIVISION LYING IN THE SW 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON | |
| | SURVEYED FOR: KENNETH E. AND JOANNE DEBELL P.O. BOX 2207 ROSEBURG, OR 97470 | SURVEYED BY: 505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com |
| DWG. BY: JAC | SCALE: NO SCALE | DATE: OCT., 2005 |
| JOB NO: 990-04 | | PAGE: 2 OF 2 |

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