

SURVEYED FOR
HELMUT J. & RUTH KUMMROW
3439 HARVARD BLVD
ROSEBURG, OR 97470
PH (541) 957-2325

**MICELLI VILLAGE
PLANNED COMMUNITY**
SE1/4SE1/4, SEC 15, TWP 27 S, R 6 W, WM
INSTRUMENT NUMBER 86-17770
A PORTION OF LOTS 8 & 9, MT NEBO TRACTS
CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON
DECEMBER 2002

SUBJECT TO PROTECTIVE COVENANTS
AS FILED HERewith, DOUGLAS COUNTY,
OREGON, 2003-006363 DEED RECORDS

APPROVALS

[Signature] 3-10-03
ROSEBURG DIRECTOR OF PLANNING DATE | PLANNING COMMISSION CHAIR DATE

[Signature] 3/10/03
DOUGLAS COUNTY SURVEYOR DATE | PUBLIC WORKS DIRECTOR DATE

[Signature] 3/13/03
DOUGLAS COUNTY ASSESSOR DATE

[Signature] 3/13/03
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 3/13/03
DOUGLAS COUNTY COMMISSIONER DATE

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

[Signature] 3/13/03
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14th DAY OF MARCH, 2003, 8:28 O'CLOCK AM



BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK
[Signature]
By: DEPUTY

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, HELMUT J. & RUTH KUMMROW, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS SHOWN ON THIS PLANNED COMMUNITY MAP AND DO CREATE THE ACCESS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DO DEDICATE THE ACCESS AND PUBLIC UTILITY EASEMENTS FOR USE OF THE HOMEOWNERS AND THEIR ASSIGNS. IN ADDITION TO THE EASEMENTS DESCRIBED ABOVE, WE DO DEDICATE THE 20 FT STRIP OF LAND NORTH OF THE NORTHERLY BOUNDARIES OF LOTS 1 AND 14 OF THIS PLANNED COMMUNITY TO THE PUBLIC FOR HARVARD AVENUE.

[Signature]
HELMUT J. KUMMROW

[Signature]
RUTH KUMMROW

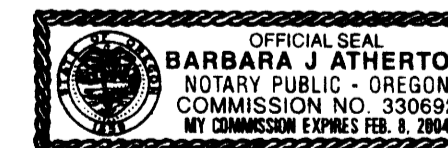
ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6th DAY OF MARCH, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HELMUT J. & RUTH KUMMROW, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: 2/8/10

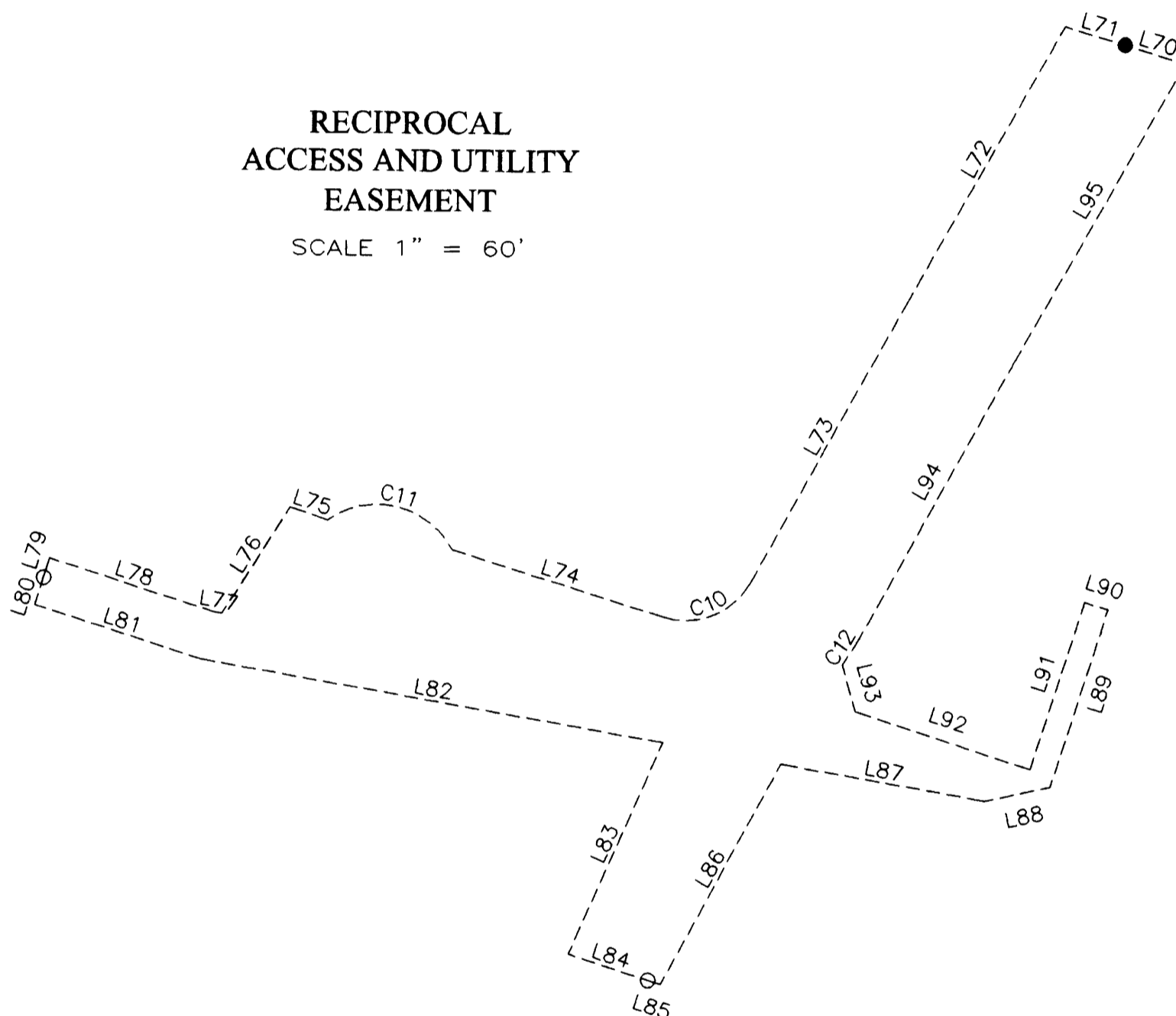


RECIPROCAL ACCESS AND UTILITY
EASEMENT LINE TABLE

NO.	DIRECTION	DISTANCE
L70	N 73°14'44" W	25.62 FT
L71	N 73°14'44" W	25.62 FT
L72	S 29°20'16" W	129.43 FT
L73	S 28°49'40" W	131.32 FT
L74	N 72°52'12" W	89.97 FT
L75	N 71°48'45" W	16.11 FT
L76	S 32°25'12" W	51.51 FT
L77	N 80°16'42" W	3.95 FT
L78	N 72°20'26" W	70.14 FT
L79	S 17°06'01" W	8.22 FT
L80	N 17°06'01" E	11.78 FT
L81	S 72°20'26" E	71.33 FT
L82	S 80°16'42" E	191.98 FT
L83	S 23°39'27" W	94.76 FT
L84	S 72°18'45" E	34.17 FT
L85	S 72°18'45" E	5.47 FT
L86	N 28°13'01" E	102.77 FT
L87	S 80°16'42" E	84.35 FT
L88	N 77°47'25" E	27.53 FT
L89	N 17°33'53" E	76.24 FT
L90	N 72°42'42" W	10.00 FT
L91	S 17°33'53" W	71.93 FT
L92	N 72°06'56" W	75.19 FT
L93	N 15°57'23" W	19.71 FT
L94	N 28°49'40" E	131.10 FT
L95	N 29°20'16" E	140.37 FT

RECIPROCAL
ACCESS AND UTILITY
EASEMENT

SCALE 1" = 60'



RECIPROCAL ACCESS AND UTILITY EASEMENT CURVE TABLE

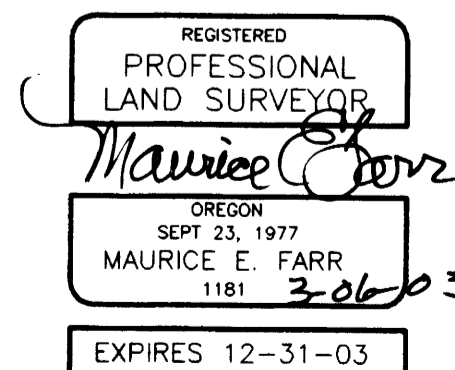
NUMBER	DELTA ANGLE	DEG OF CRVE-ARC	CHORD DIRECTION	RADIUS	ARC LEN	CHORD LEN
C10	78°18'08"	186°19'40"	S 67°58'44" W	30.75	42.02	38.83
C11	97°01'43"	163°42'08"	N 76°58'09" W	35.00	59.27	52.44
C12	07°55'53"	70°57'16"	N 32°47'37" E	80.75	11.18	11.17

SURVEYOR'S CERTIFICATE

I, MAURICE E. FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT THE INITIAL POINT, WHICH IS A 2" IRON PIPE AT THE INITIAL POINT OF "MOOSE TRACTS", RECORDED IN VOLUME 16, PAGE 3 IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE; THENCE S 30°16'25" W A DISTANCE OF 436.54 FT TO A POINT; THENCE N 72°18'45" W A DISTANCE OF 332.50 FT TO A POINT; THENCE N 72°04'36" W A DISTANCE OF 60.58 FT TO A POINT; THENCE N 17°06'01" E A DISTANCE OF 159.00 FT TO A POINT; THENCE S 72°18'57" E A DISTANCE OF 30.34 FT TO A POINT; THENCE N 17°04'21" E A DISTANCE OF 79.79 FT TO A POINT; THENCE S 73°11'24" E A DISTANCE OF 191.72 FT TO A POINT; THENCE N 17°06'23" E A DISTANCE OF 179.69 FT TO A POINT; THENCE S 73°14'44" E A DISTANCE OF 270.51 FT TO THE POINT OF BEGINNING; CONTAINING 3.31 ACRES MORE OR LESS, ALL LOCATED IN SE1/4SE1/4, SECTION 15, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON.

SURVEYED BY
[Signature]
MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
395 NE KIRBY AVENUE
ROSEBURG, OR 97470
PH (541) 957-9442



COMPREHENSIVE PLAN ZONING
SANITARY SEWER WATER
FLOODPLAIN OVERLAY PLANNING FILE

LOW DENSITY RESIDENTIAL
R-1-7.5 (SINGLE FAMILY RESIDENTIAL)
ROSEBURG URBAN SANITARY AUTHORITY
CITY OF ROSEBURG
PUD 01-1