



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 PARCEL OF LAND CONSISTING OF A PORTION OF PARCELS 1, 2 AND 3 OF LAND PARTITION PLAT 2004-0004 OF THE DOUGLAS COUNTY PLAT RECORDS, BEING LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE AT THE SOUTHWEST CORNER OF SAID PARCEL 1 OF LAND PARTITION PLAT 2004-0004; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL 1 NORTH 02°53'34" EAST 258.40 FEET TO A 3/4 INCH IRON PIPE; THENCE CONTINUING ALONG SAID WEST BOUNDARY NORTH 03°02'04" EAST 61.40 FEET TO A 3/4 INCH DIAMETER IRON PIPE; THENCE CONTINUING ALONG SAID WEST BOUNDARY NORTH 41°08'47" EAST 48.60 FEET TO A 5/8 INCH IRON ROD ON THE SOUTHERLY BOUNDARY LINE OF THAT LAND DESCRIBED IN INSTRUMENT 2004-010888 OF THE DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LAND SOUTH 48°51'13" EAST 10.00 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE EAST BOUNDARY OF SAID LAND NORTH 41°08'47" EAST 125.28 FEET TO A 5/8 INCH IRON ROD ON THE SOUTH BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2005-030675 AS RECORDED IN THE DOUGLAS COUNTY DEED RECORDS; THENCE ALONG SAID SOUTH BOUNDARY SOUTH 48°52'51" EAST 120.00 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-030675; THENCE ALONG THE EAST BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-030675 NORTH 41°08'47" EAST 59.47 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EAST BOUNDARY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT FOR 31.59 FEET (THE CHORD OF WHICH BEARS NORTH 04°06'00" WEST 28.41 FEET) TO A 5/8 INCH IRON ROD ON THE NORTHERLY BOUNDARY OF SAID PARCEL 1 OF LAND PARTITION PLAT 2004-0004; THENCE ALONG SAID NORTHERLY BOUNDARIES OF SAID PARCELS 1 AND 3 OF SAID LAND PARTITION PLAT 2004-0004 ALONG THE ARC OF A 259.18 FOOT RADIUS CURVE TO THE LEFT FOR 89.15 FEET (THE CHORD OF WHICH BEARS SOUTH 59°12'00" EAST 88.71 FEET TO A 5/8 INCH IRON ROD ON THE NORTHERLY BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2005-030674 AS RECORDED IN THE DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-030674 ALONG THE ARC OF A 20.00 RADIUS CURVE TO THE LEFT FOR 24.36 FEET (THE CHORD OF WHICH BEARS SOUTH 76°02'47" WEST 22.89 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY SOUTH 41°08'47" WEST 0.74 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY SOUTH 19°22'37" EAST 142.85 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-030674; THENCE ALONG THE SOUTH BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-030674 SOUTH 88°55'23" EAST 5.34 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL 3 OF SAID LAND PARTITION PLAT 2004-0004; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 3 OF SAID LAND PARTITION PLAT 2004-0004 SOUTH 88°55'23" EAST 52.53 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 2 OF LAND PARTITION PLAT 2003-0015 AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 2 OF SAID LAND PARTITION PLAT 2003-0015 SOUTH 88°52'19" EAST 79.98 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 3 OF SAID LAND PARTITION PLAT 2003-0015; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 3 SOUTH 88°49'53" EAST 89.69 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE ALONG EAST BOUNDARY OF SAID PARCEL 1 OF SAID LAND PARTITION PLAT 2004-0004 SOUTH 01°51'15" WEST 227.08 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 1 SOUTH 88°01'30" WEST 587.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.29 ACRES MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THAT PARCEL OF LAND DESCRIBED HEREON INTO LOTS AS SHOWN.

THE PROCEDURE WAS AS FOLLOWS: EXISTING MONUMENTS AND CONTROL WERE HELD PER OUR PREVIOUS SURVEY "M147-33" AS SHOWN. A MONUMENT WAS FOUND AT THE SOUTHEAST CORNER OF SAID UNIT 3 AND HELD FOR THE SOUTH AND EAST BOUNDARIES OF SAID UNIT 3 AS SHOWN. MONUMENTS WERE SET TO DELINEATE THE LOTS AND DUANE COURT AS SHOWN.

FIELD CREW: MIKE FROMDAHL AND JOSH MAXWELL

EQUIPMENT: NIKON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: JOE COOK

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2006-005597 OF DEED RECORDS OF DOUGLAS COUNTY.

P.U.E. NOTE: PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2006-005598 OF DEED RECORDS OF DOUGLAS COUNTY.

ZONE: SINGLE FAMILY RESIDENTIAL (R1)
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)
WATER: TRI CITY WATER DISTRICT
SEWER: TRI CITY SANITARY DISTRICT

APPROVALS:

Keith L. Cubie 2/23/06
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Rand Smith 2-23-06
DOUGLAS COUNTY SURVEYOR DATE
Ron NORTON 2-27-06
DOUGLAS COUNTY ASSESSOR DATE



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

Sandra K. Coen 2/28/06
DOUGLAS COUNTY TAX COLLECTOR DATE
2006-005599
FILED THIS 28th DAY OF FEB., 2006, 11:35 O'CLOCK AM/PM
BARBARA E. NIELSEN 2-28-06
DOUGLAS COUNTY CLERK By: Blaine Berg DEPUTY DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT S & J WESTBROOKS PROPERTIES 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 "ERVIN ESTATES" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER DUANE COURT SHOWN HEREON.

Jodi Westbrook 2/7/06
JODI WESTBROOKS (MEMBER) DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS }SS.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7th DAY OF February, 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JODI WESTBROOKS, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

PLANNING DEPARTMENT FILE NO. 05-003

	ERVIN ESTATES	
	LYING IN THE SE AND SW 1/4'S OF SEC. 5 T30S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR: JODI WESTBROOKS 681 WOODCREST DR. MYRTLE CREEK, OR 97457	SURVEYED BY: 505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 email@ieengineering.com	
SCALE: NO SCALE	DATE: NOV., 2005	DWG. BY: JAC JOB NO: 1978-01 PAGE: 2 OF 2