

**EAGLES VIEW ESTATES  
PHASE 1**

SE 1/4 SEC. 19, T.27S., R.5W W.M.  
Tax Lot 100  
ROSEBURG, OREGON  
FEBRUARY 2006  
SUBDIVISION PLAT

AREA: 13.9± AC  
DOUGLAS COUNTY ZONING: (R-1-6)  
SINGLE-FAMILY RESIDENTIAL

PREPARED FOR:

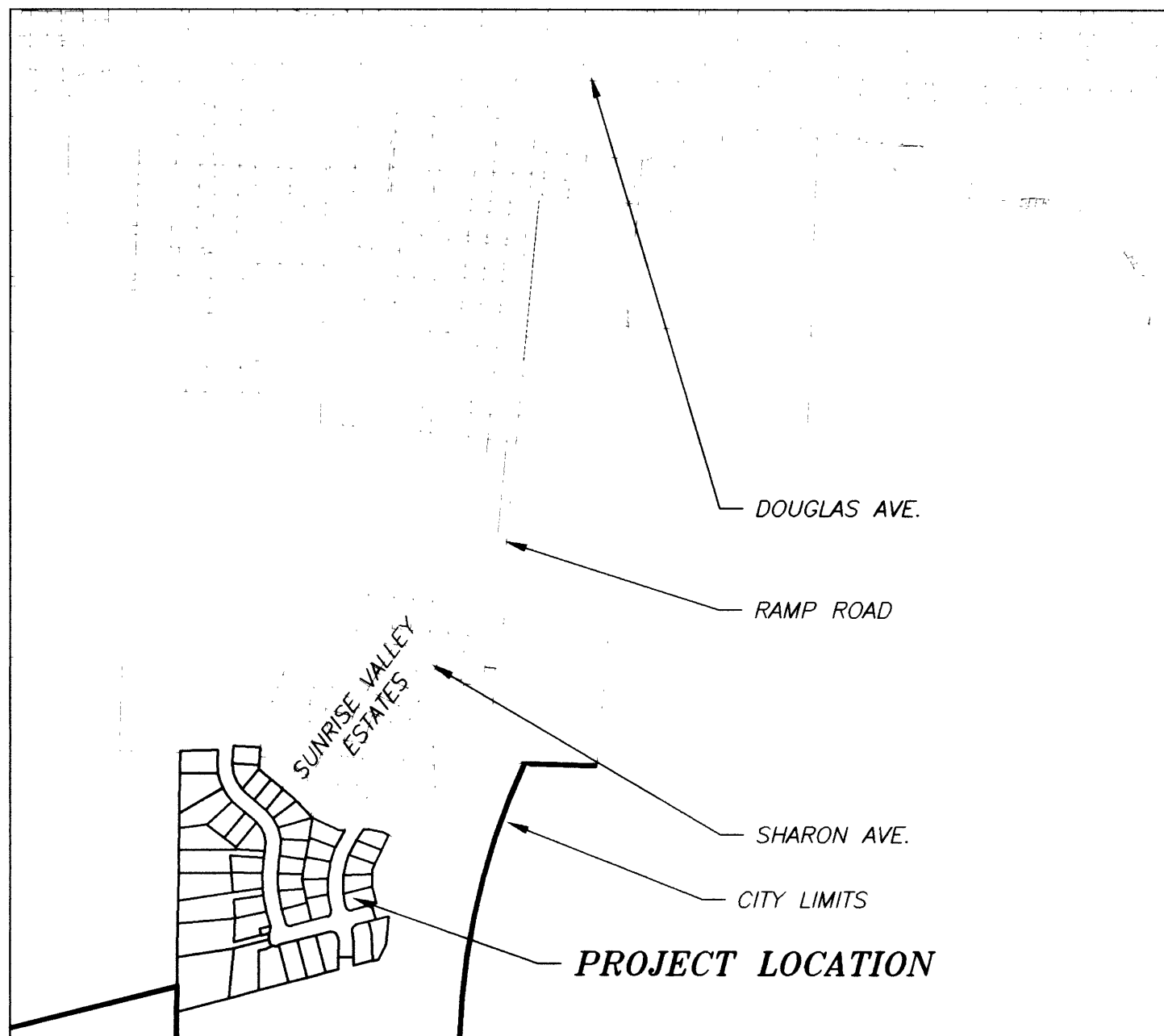
**MRB ENTERPRISES, INC.**  
MICHAEL R. BARNES  
PO BOX 4594  
SALEM, OR 97302  
(503) 362-0812

○ N89°57'57"E  
235.48'  
Fd. BC  
SW Cor.  
DLC 40  
T.27S., R.05W. W.M.

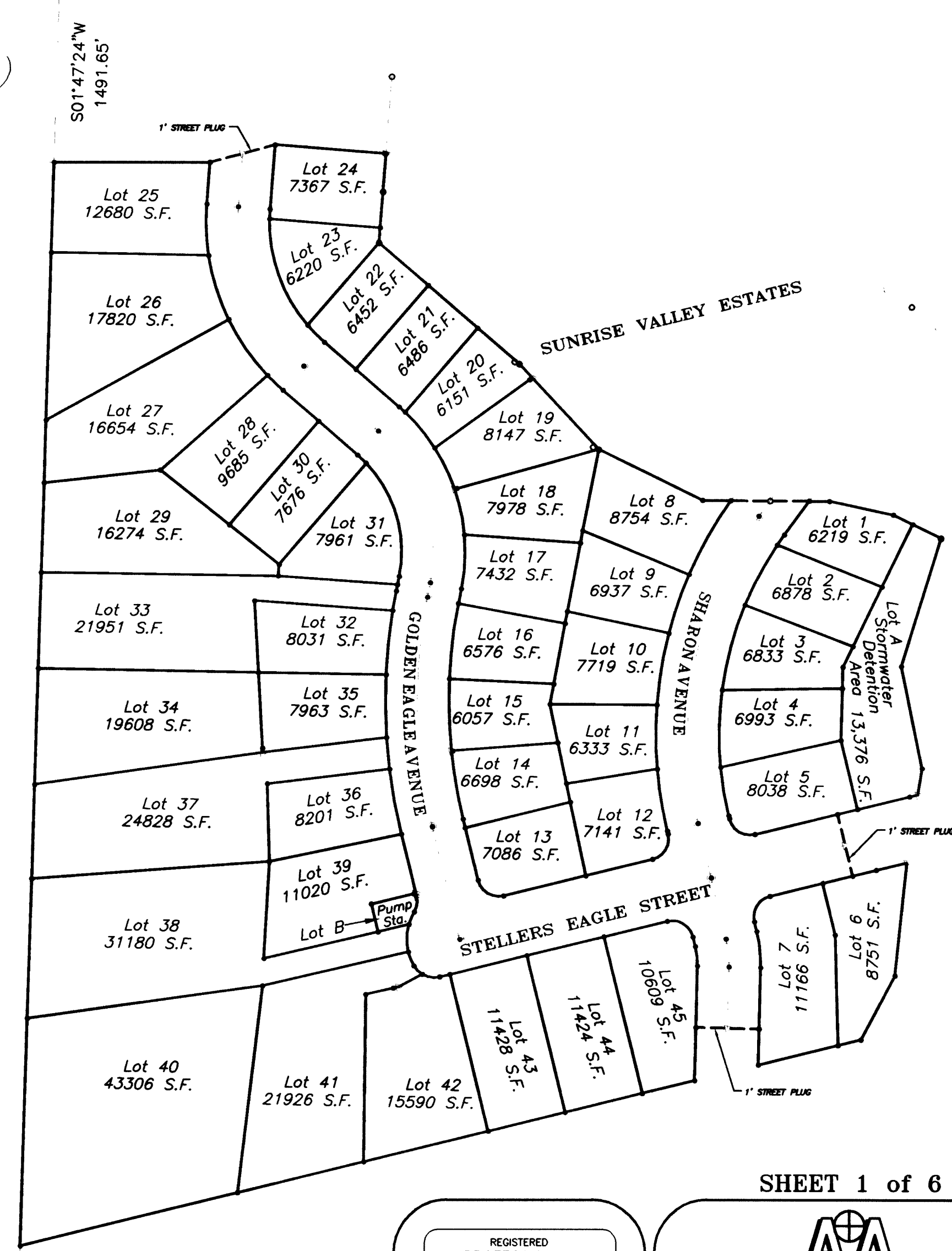
Calculated Location  
Center East 1/16th  
Section 19  
△ T.27S., R.05W., W.M.  
(See Sheet 4)

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1 ..... COVER SHEET/SUBDIVISION LAYOUT  
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FOR WEST LINE OF SUBDIVISION  
5 ..... LINE TABLE  
6 ..... SIGNATURE PAGE



NOTE: SIDEWALKS WILL BE CONSTRUCTED WITHIN 2 YEARS OF THE FILING DATE OF THIS PLAT. IF THE SIDEWALK ARE NOT CONSTRUCTED AT THAT TIME, THEN THE CITY OF ROSEBURG WILL REQUIRE ALL LOTS TO DO SO AT THAT TIME.



○ S01°47'24"W  
134.58'  
19 Fd. BC  
East 1/16

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Herman A. Pieske*  
OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1651  
EXP. DATE: 12-31-06

**SHEET 1 of 6**

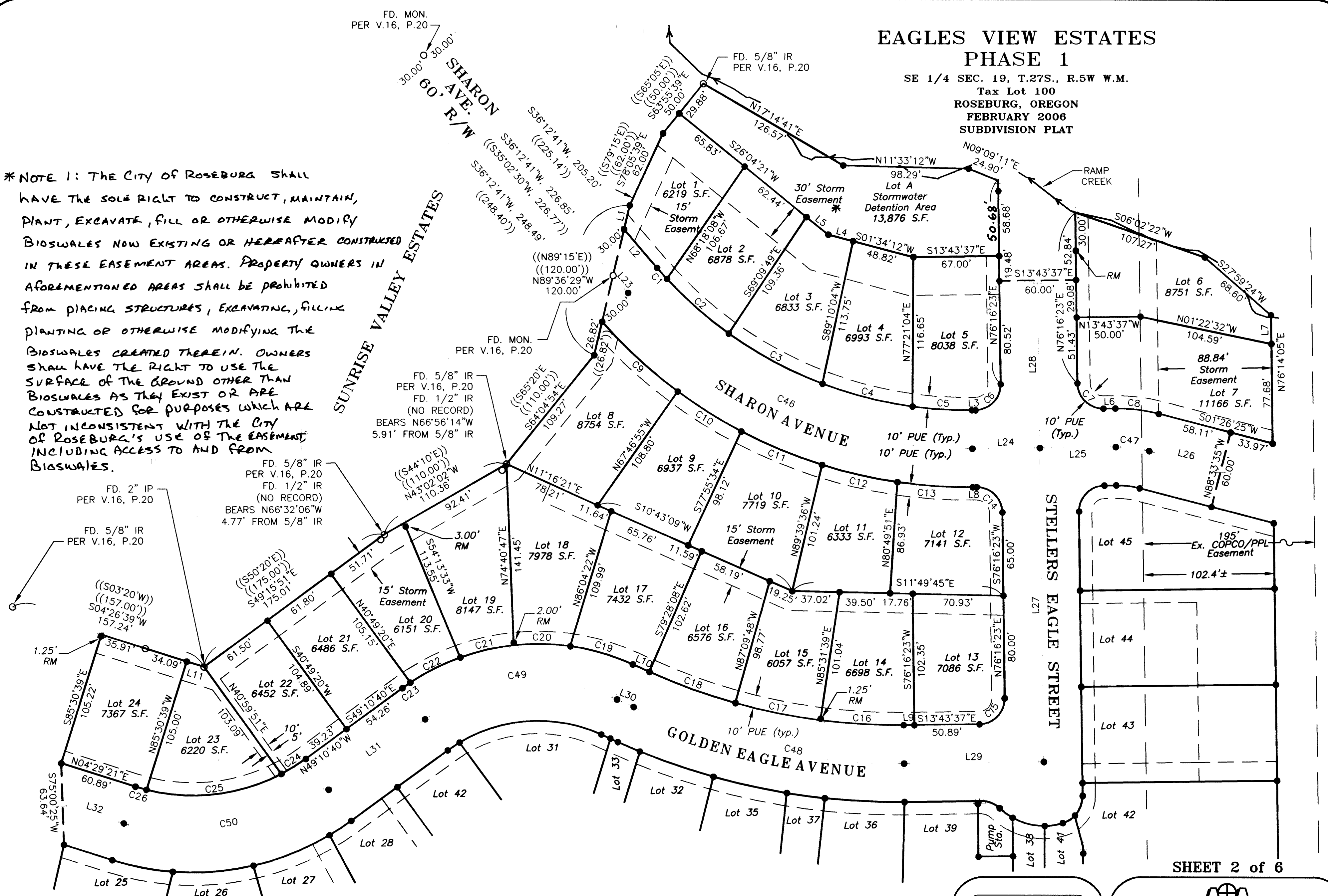
**AA**  
**SURVEYING & ENGINEERING, INC.**  
ENGINEERING • SURVEYING • PLANNING  
3076 NE DIAMOND LAKE BLVD.  
ROSEBURG, OREGON 97470  
TEL (541)672-2096  
FAX (541)672-0611

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FEBRUARY 2006  
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**\*NOTE 1:** THE CITY OF ROSEBURG SHALL HAVE THE SOLE RIGHT TO CONSTRUCT, MAINTAIN, PLANT, EXCAVATE, FILL OR OTHERWISE MODIFY BIOSWALES NOW EXISTING OR HEREAFTER CONSTRUCTED IN THESE EASEMENT AREAS. PROPERTY OWNERS IN AFOREMENTIONED AREAS SHALL BE PROHIBITED FROM PLACING STRUCTURES, EXCAVATING, FILLING PLANTING OR OTHERWISE MODIFYING THE BIOSWALES CREATED THEREIN. OWNERS SHALL HAVE THE RIGHT TO USE THE SURFACE OF THE GROUND OTHER THAN BIOSWALES AS THEY EXIST OR ARE CONSTRUCTED FOR PURPOSES WHICH ARE NOT INCONSISTENT WITH THE CITY OF ROSEBURG'S USE OF THE EASEMENT, INCLUDING ACCESS TO AND FROM BIOSWALES.

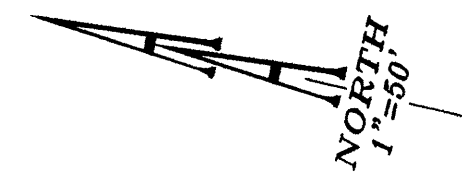
SUNRISE VALLEY ESTATES



VOL. 22 PAGE 20 B

**RECORD:**  
(( )) Sunrise Valley Estates V.16, P.20  
Records of Douglas County, Oregon

**LEGEND:**  
● Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."  
○ Found 5/8" Iron Rod Unless otherwise noted.  
● Set 2-1/2" Brass Cap in monument box



**NOTE:** See sheet 5 for line table.  
RM = Reference Monument  
The Parcel designated as "Lot A" shall be deeded to the City of Roseburg.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Herman A. Pieske*  
OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1651  
EXP. DATE: 12-31-06

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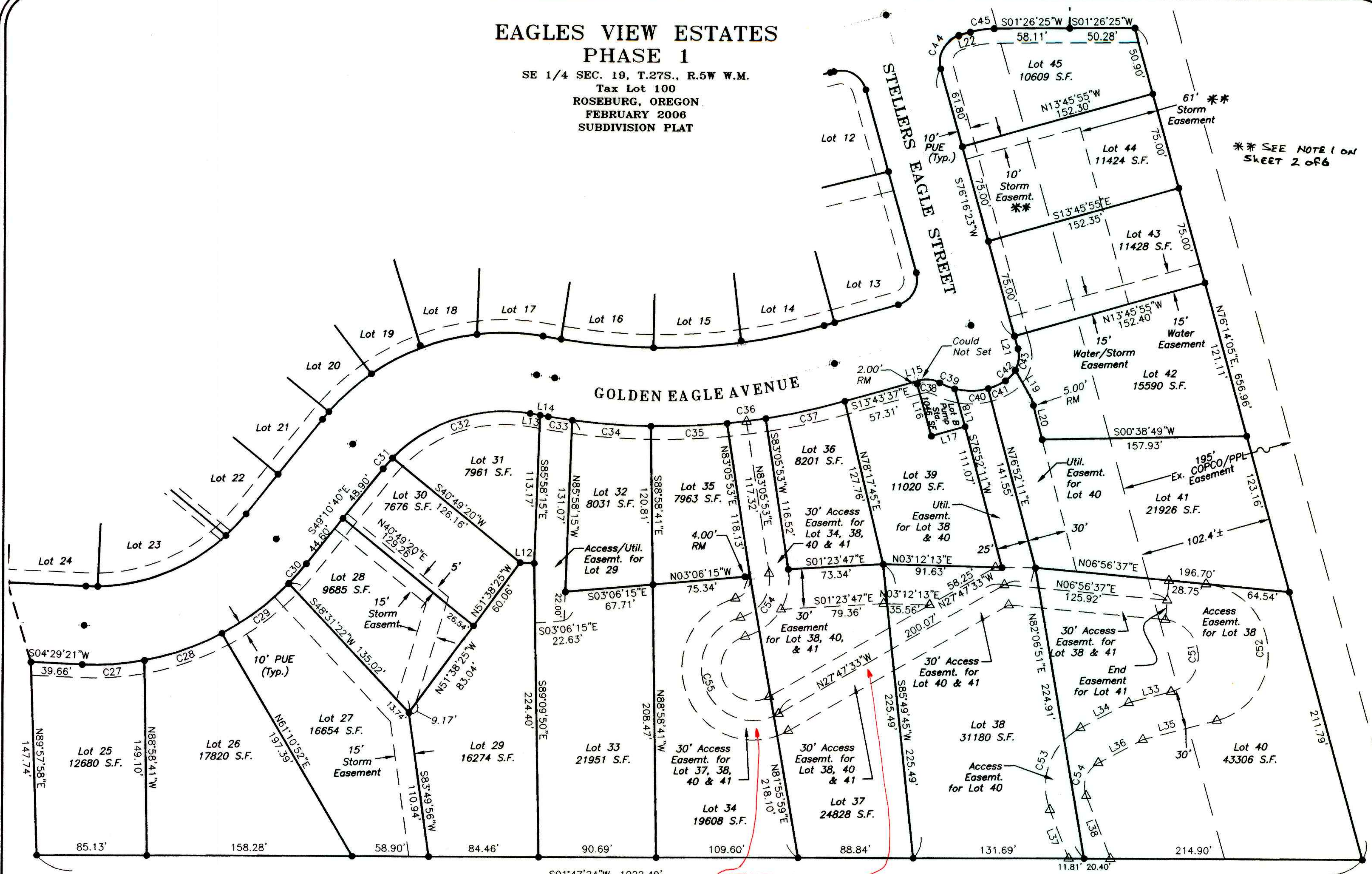
SHEET 2 of 6

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

# EAGLES VIEW ESTATES PHASE 1

SE 1/4 SEC. 19, T.27S., R.5W W.M.  
Tax Lot 100  
ROSEBURG, OREGON  
FEBRUARY 2006  
SUBDIVISION PLAT

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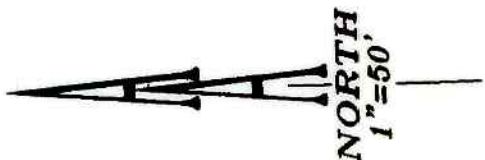
\*\* SEE NOTE 1 ON SHEET 2 OF 6

SEE INSTR. # 2008-10535 FOR CHANGE IN EASEMENT.

VOL. 22 PAGE 20 C

**RECORD:**  
(( )) Sunrise Valley Estates V.16, P.20  
Records of Douglas County, Oregon

**LEGEND:**  
● Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."  
○ Found 5/8" Iron Rod Unless otherwise noted.  
● Set 2-1/2" Brass Cap in monument box



NOTE: See sheet 5 for line table.  
RM = Reference Monument  
The Parcel designated as "Lot B" shall be deeded to the City of Roseburg.

SHEET 3 of 6

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Herman A. Pieske*  
OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1651  
EXP. DATE: 12-31-06

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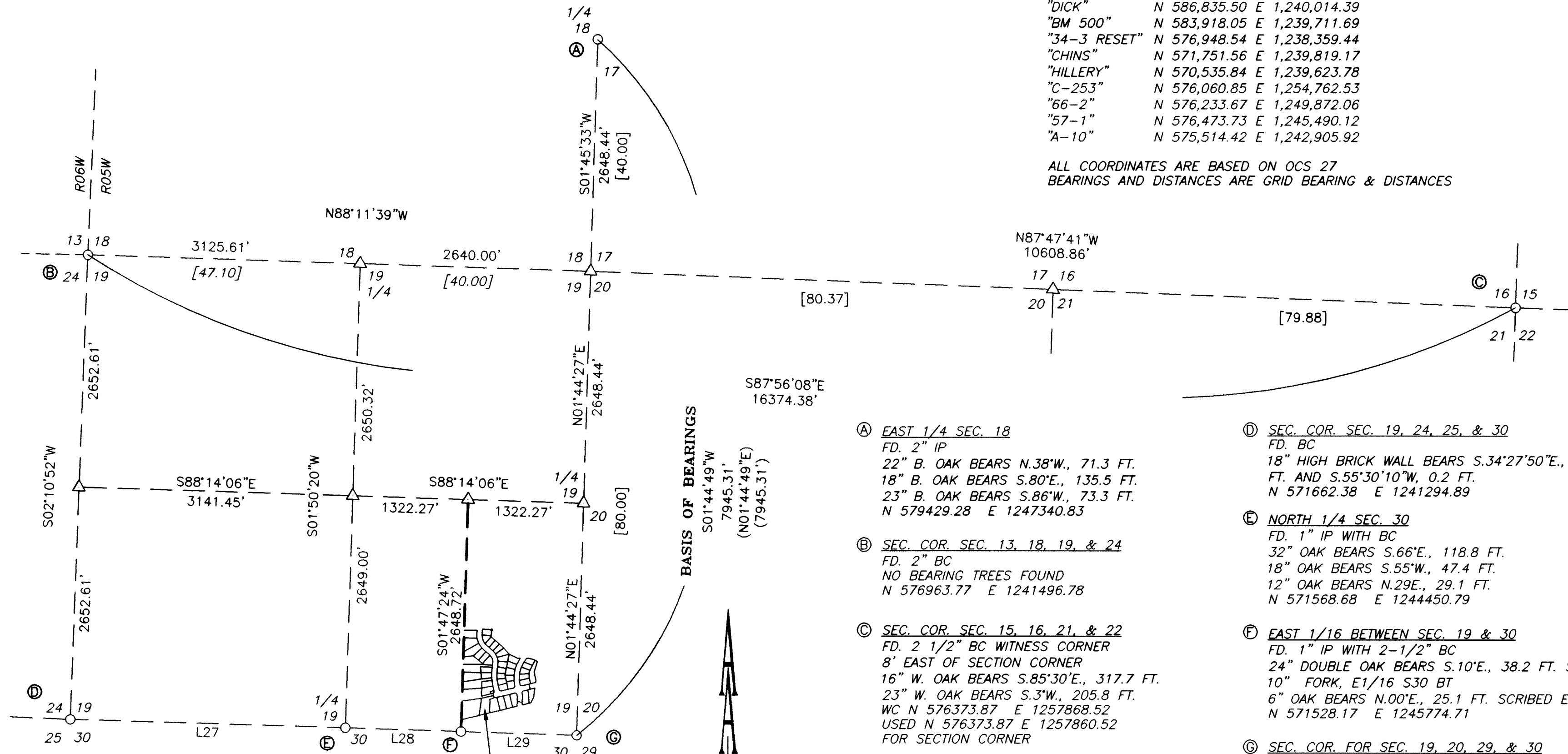
SE 1/4 SEC. 19, T.27S., R.5W W.M.  
Tax Lot 100  
ROSEBURG, OREGON  
FEBRUARY 2006  
SUBDIVISION PLAT

NARRATIVE FOR ESTABLISHING EAST C 1/16 OF SECTION 19:  
The Section Corner common to Sections 17, 18, 19, & 20 was double proportioned between the 1/4 common to Section 17 & 18, and the Section Corner common to Sections 19, 20, 29, & 30, and between the Section Corner common to Sections 13, 24, 18, & 19 and the Section Corner common to Sections 15, 16, 21, & 22. The Center 1/16 of Section 19 was then subdivided.

THE SURVEY WAS DONE USING A TRIMBLE GPS MODEL 5700/5800 USING THE FOLLOWING MONUMENTS FOR HORIZONTAL CONTROL:

"ARMORY"	N 589,925.58 E 1,240,407.29
"DICK"	N 586,835.50 E 1,240,014.39
"BM 500"	N 583,918.05 E 1,239,711.69
"34-3 RESET"	N 576,948.54 E 1,238,359.44
"CHINS"	N 571,751.56 E 1,239,819.17
"HILLERY"	N 570,535.84 E 1,239,623.78
"C-253"	N 576,060.85 E 1,254,762.53
"66-2"	N 576,233.67 E 1,249,872.06
"57-1"	N 576,473.73 E 1,245,490.12
"A-10"	N 575,514.42 E 1,242,905.92

ALL COORDINATES ARE BASED ON OCS 27  
BEARINGS AND DISTANCES ARE GRID BEARING & DISTANCES



LINE	LENGTH	BEARING
L27	3157.29' (3157.29')	S88°17'58"E (S88°17'58"E)
L28	1324.54' (1324.54')	S88°14'50"E (N88°14'50"W)
L29	1324.54' (1324.54')	S88°14'50"E (N88°14'50"W)

- Ⓐ EAST 1/4 SEC. 18  
FD. 2" IP  
22" B. OAK BEARS N.38°W., 71.3 FT.  
18" B. OAK BEARS S.80°E., 135.5 FT.  
23" B. OAK BEARS S.86°W., 73.3 FT.  
N 579429.28 E 1247340.83
- Ⓑ SEC. COR. SEC. 13, 18, 19, & 24  
FD. 2" BC  
NO BEARING TREES FOUND  
N 576963.77 E 1241496.78
- Ⓒ SEC. COR. SEC. 15, 16, 21, & 22  
FD. 2 1/2" BC WITNESS CORNER  
8' EAST OF SECTION CORNER  
16" W. OAK BEARS S.85°30'E., 317.7 FT.  
23" W. OAK BEARS S.3°W., 205.8 FT.  
WC N 576373.87 E 1257868.52  
USED N 576373.87 E 1257860.52  
FOR SECTION CORNER
- Ⓓ SEC. COR. SEC. 19, 24, 25, & 30  
FD. BC  
18" HIGH BRICK WALL BEARS S.34°27'50"E., 1.4 FT. AND S.55°30'10"W, 0.2 FT.  
N 571662.38 E 1241294.89
- Ⓔ NORTH 1/4 SEC. 30  
FD. 1" IP WITH BC  
32" OAK BEARS S.66°E., 118.8 FT.  
18" OAK BEARS S.55°W., 47.4 FT.  
12" OAK BEARS N.29°E., 29.1 FT.  
N 571568.68 E 1244450.79
- Ⓕ EAST 1/16 BETWEEN SEC. 19 & 30  
FD. 1" IP WITH 2-1/2" BC  
24" DOUBLE OAK BEARS S.10°E., 38.2 FT. SCRIBED ON EASTERLY 10" FORK, E1/16 S30 BT  
6" OAK BEARS N.00°E., 25.1 FT. SCRIBED E1/16 S19 BT  
N 571528.17 E 1245774.71
- Ⓖ SEC. COR. FOR SEC. 19, 20, 29, & 30  
FD. 1" IP WITH 2-1/2" BC  
SET 5/8" IR BEARS N50°00'W, 47.02 FT.  
SET 5/8" IR BEARS N49°50'E, 44.41 FT.  
SET 5/8" IR BEARS S33°02'E, 60.41 FT.  
SET 5/8" IR BEARS S40°30'W, 71.56 FT.  
18" OAK BEARS N66°E, 136.5 FT. SCRIBED T27SR5W S20 BT  
N 571487.65 E 1247098.62

**RECORD:**  
( ) M149-68  
RECORDS OF DOUGLAS COUNTY, OREGON

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VOL. 22 PAGE 20 D

SHEET 4 of 6

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herman A. Pieske*

OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1651  
EXP. DATE: 12-31-06

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FEBRUARY 2006  
SUBDIVISION PLAT

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CH. DIR.	CH. DIST.
C1	2°06'02"	320.00'	11.73'	S35°09'40"W	11.73'
C2	11°32'19"	320.00'	64.44'	S28°20'29"W	64.33'
C3	14°55'40"	320.00'	83.37'	S15°06'30"W	83.14'
C4	13°02'47"	320.00'	72.87'	S01°07'16"W	72.71'
C5	8°19'29"	320.00'	46.49'	S09°33'53"E	46.45'
C6	90°00'00"	20.00'	31.42'	S58°43'37"E	28.28'
C7	90°00'00"	20.00'	31.42'	S31°16'23"W	28.28'
C8	15°10'02"	130.00'	34.41'	N06°08'36"W	34.31'
C9	12°08'24"	380.00'	80.51'	S29°34'13"W	80.36'
C10	8°51'06"	380.00'	58.71'	S19°04'28"W	58.65'
C11	10°20'25"	380.00'	68.58'	S09°28'43"W	68.49'
C12	9°07'23"	380.00'	60.51'	S00°15'11"W	60.44'
C13	8°54'44"	380.00'	59.11'	S09°16'15"E	59.05'
C14	90°00'00"	20.00'	31.42'	N31°16'23"E	28.28'
C15	90°00'00"	20.00'	31.42'	S58°43'37"E	28.28'
C16	7°57'23"	470.00'	65.27'	S09°44'56"E	65.21'
C17	8°17'23"	470.00'	68.00'	S01°37'33"E	67.94'
C18	8°43'54"	470.00'	71.63'	S06°53'05"W	71.56'
C19	16°15'45"	180.00'	51.09'	N03°07'10"E	50.92'
C20	14°06'16"	180.00'	44.31'	N12°03'51"W	44.20'
C21	13°40'35"	180.00'	42.97'	N25°57'16"W	42.86'
C22	13°59'10"	180.00'	43.94'	N39°47'09"W	43.83'
C23	2°23'56"	180.00'	7.54'	N47°58'42"W	7.54'
C24	8°39'24"	150.00'	22.66'	S44°50'58"E	22.64'
C25	41°31'42"	150.00'	108.72'	S19°45'25"E	106.36'
C26	3°28'55"	150.00'	9.12'	S02°44'53"W	9.11'
C27	13°12'56"	210.00'	48.44'	S02°07'07"E	48.33'
C28	17°19'59"	210.00'	63.53'	S17°23'35"E	63.29'
C29	17°34'51"	210.00'	64.44'	S34°51'00"E	64.18'
C30	5°32'15"	210.00'	20.30'	S46°24'33"E	20.29'
C31	5°18'35"	120.00'	11.12'	N46°31'23"W	11.12'
C32	55°07'07"	120.00'	115.44'	N16°18'32"W	111.04'
C33	2°01'43"	530.00'	18.77'	S10°14'11"W	18.76'
C34	6°35'05"	530.00'	60.91'	S05°55'47"W	60.88'
C35	6°22'05"	530.00'	58.91'	S00°32'49"E	58.88'
C36	3°14'41"	530.00'	30.01'	S05°21'12"E	30.01'
C37	6°45'05"	530.00'	62.45'	S10°21'05"E	62.41'
C38	44°24'55"	20.00'	15.50'	N08°28'51"E	15.12'
C39	14°24'55"	50.00'	12.58'	S23°28'51"W	12.55'
C40	30°00'00"	50.00'	26.18'	S01°16'23"W	25.88'
C41	16°36'06"	50.00'	14.49'	S22°01'40"E	14.44'
C42	29°15'08"	22.00'	11.23'	S44°57'16"E	11.11'
C43	44°08'47"	22.00'	16.95'	S81°39'14"E	16.53'
C44	90°00'00"	20.00'	31.42'	N58°43'37"W	28.28'
C45	15°10'02"	70.00'	18.53'	N06°08'36"W	18.48'
C51	160°16'06"	28.00'	78.32'	N87°04'40"E	55.17'
C52	160°16'06"	53.00'	148.25'	N87°04'40"E	104.43'
C53	83°50'46"	50.00'	73.17'	N67°38'27"W	66.81'
C54	83°50'46"	20.00'	29.27'	N67°38'27"W	26.73'

**LINE TABLE**

LINE	BEARING	LENGTH	RECORD LENGTH
L1	S89°36'29"E	19.22'	((19.22'))
L2	N36°12'41"E	39.50'	
L3	N13°43'37"W	2.86'	
L4	S01°34'12"W	20.11'	
L5	S26°04'21"W	21.83'	
L6	S13°43'37"E	9.34'	
L7	S76°14'05"W	22.37'	
L8	S13°43'37"E	2.86'	
L9	N13°43'37"W	8.42'	
L10	S11°15'02"W	14.21'	
L11	N04°26'39"E	14.11'	
L12	S04°01'45"W	10.84'	
L13	N11°15'02"E	7.82'	
L14	S11°15'02"W	6.40'	
L15	S13°43'37"E	3.01'	
L16	S76°16'23"W	43.30'	
L17	S13°43'37"E	27.00'	
L18	S76°16'23"W	30.00'	
L19	S62°07'21"W	25.42'	
L20	S77°11'29"W	31.81'	
L21	S76°16'23"W	10.03'	
L22	S13°43'37"E	9.34'	
L33	S12°47'17"E	33.78'	
L34	S25°43'04"E	41.93'	
L35	S12°47'17"E	59.13'	
L36	S25°43'04"E	38.53'	
L37	N70°26'10"E	39.87'	
L38	N70°26'10"E	51.60'	

C54	84°18'18"	30.00'	44.14'	S54°44'58"E	40.27'
C55	195°11'44"	40.00'	136.27'	S69°48'19"W	79.30'

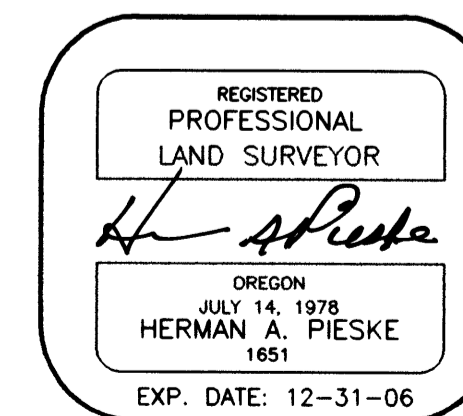
**CENTERLINE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CH. DIR./BEARING	CH. DIST.	STATION
<b>SHARON AVENUE</b>						
L23			17.85'	S36°12'41"W		BOP 0+55.82
C46	49°56'18"	350.00'	305.06'	S11°14'32"W	295.49'	PC 0+73.67
L24			52.86'	S13°43'37"E		PT 3+78.73
L25			59.34'	S13°43'37"E		
C47	15°10'02"	100.00'	26.47'	N06°08'36"W	26.39'	PC 4+90.93
L26			58.11'	S01°26'25"W		PT 5+17.40
						EOP 5+75.51
<b>STELLERS EAGLE STREET</b>						
L27			245.00'	N76°16'23"E		BOP 10+00.00
L28			130.52'	N76°16'23"E		
						EOP 13+75.52
<b>GOLDEN EAGLE AVENUE</b>						
L29			109.31'	N13°43'37"W		BOP 30+00.00
C48	24°58'39"	500.00'	217.97'	S01°14'18"E	216.25'	PC 31+09.31
L30			14.21'	N11°15'02"E		PT 33+27.28
C49	60°25'42"	150.00'	158.20'	N18°57'49"W	150.97'	PC 33+41.49
L31			93.50'	N49°10'40"W		PT 34+99.69
C50	53°40'01"	180.00'	168.60'	S22°20'40"E	162.50'	PC 35+93.19
L32			50.28'	N04°29'21"E		PT 37+61.79
						EOP 38+12.07

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SHEET 5 of 6





# EAGLES VIEW ESTATES PHASE 1

SE 1/4 SEC. 19, T.27S., R.5W W.M.  
Tax Lot 100  
ROSEBURG, OREGON  
FEBRUARY 2006  
SUBDIVISION PLAT

### NARRATIVE

The purpose of this survey is to divide the property as described in the SURVEYOR'S CERTIFICATION.

The west line of the east half of Section 19, T.27S., R.05W., W.M. was shown and described in the narrative on sheet 4.

The monuments establishing changes of direction of the west line and the south line of Sunrise Valley Estates, V. 16, P. 20, Records of Douglas County, Oregon were found and held, with the exception of Lot 23 of Block 1 and Lot 11 of Block 3. In order to reestablish these unfound monuments, the right of way of the existing Sharon Avenue was first established by holding 30.00 feet on either side of the existing centerline monuments. To establish the south line of Lot 11, record distance was held between the southern centerline monument and the found southeast corner of Lot 11. When using distance-distance intersection, the bearings along the south line of Lot 11 match well with record bearing after adjusting for differing Basis of Bearings. The south line of Lot 23, Block 1, was then established by holding record distance along the line created from the easterly southwest corner of Lot 11 through the centerline monument.

### SURVEYOR'S CERTIFICATE

I, Herman A. Pieske, being 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 a point on the west line of the east half of the southeast 1/4 of Section 19, Township 27 South, Range 05 West, W.M., Douglas County, Oregon and from which southwest corner of DLC 40, Township 27 South, Range 05 West, W.M., Douglas County, Oregon bears S89°57'57"W, 235.48'; thence following said west line of the east half of the southeast 1/4 of Section 19, S01°47'24"W, 1022.49' to a point from which the east 1/16 of said Section 19 bears S01°47'24"W, 134.58'; thence leaving said west line, N76°14'05"E, 656.96' to a point; thence N01°26'25"E, 50.28' to a point; thence S88°33'35"E, 60.00' to a point; thence S01°26'25"W, 33.97' to a point; thence N76°14'05"E, 100.05' to a point; thence N27°59'24"E, 68.60' to a point; thence N06°02'22"E, 107.27' to a point; thence S76°16'23"W, 52.84' to a point; thence N13°43'37"W, 60.00' to a point; thence N76°16'23"E, 78.16' to a point; thence N09°09'11"E, 24.90' to a point; thence N11°33'12"W, 98.29' to a point; thence N17°14'41"E, 126.57' to the southeast corner of Sunrise Valley Estates, V. 16, P. 20, Records of Douglas County, Oregon; thence following the south line of said Sunrise Valley Estates, N63°55'39"W, 50.00' to a point; thence continuing along said south line, N78°05'39"W, 62.00' to a point; thence continuing along said south line, N89°36'29"W, 19.22' to a point; thence continuing along said south line, N89°36'29"W, 120.00' to a point; thence continuing along said south line, N64°04'54"W, 109.27' to a point; thence continuing along said south line, N43°02'02"W, 110.36' to a point; thence continuing along said south line, N49°15'51"W, 175.01' to the initial point of said Sunrise Valley Estates; thence following the west line of said Sunrise Valley Estates, N04°26'39"E, 84.11' to a point from which the southwest corner of Lot 15, Block 1, of said Sunrise Valley Estates bears S04°26'39"W, 35.91'; thence leaving said west line of said Sunrise Valley Estates, N85°30'39"W, 105.22' to a point; thence S75°00'25"W, 63.64' to a point; thence S89°57'58"W, 147.74' to the POINT OF BEGINNING, and containing 14.36 acres, more or less.

Herman A. Pieske  
Herman A. Pieske

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that MICHAEL R. BARNES and LAWRENCE T. EPPING, members of LEMB CO, L.L.C. which owns the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plat of said property and that they have caused this plat to be prepared and the property to be subdivided into parcels and the easements to be created as shown hereon.

Michael R. Barnes  
MICHAEL R. BARNES, Member  
Lawrence T. Epping  
LAWRENCE T. EPPING, Member

### DEDICATION

We, MICHAEL R. BARNES and LAWRENCE T. EPPING, members of LEMB CO, L.L.C., owners of the land represented on the annexed map, and more particularly described in the Surveyor's Certificate, do hereby dedicate to the public forever, all Right-of-Way within SHARON AVE., STELLERS EAGLE STREET, and GOLDEN EAGLE AVE. as shown as being dedicated hereon for their respective uses.

Michael R. Barnes  
MICHAEL R. BARNES, Member  
Lawrence T. Epping  
LAWRENCE T. EPPING, Member

### ACKNOWLEDGMENT:

State of Oregon )  
County of MARION ) SS

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 24th day of July, 2006, before me, a Notary Public in and for said State and County, did personally appear MICHAEL R. BARNES and LAWRENCE T. EPPING, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and that they executed said instrument freely and voluntarily.

Diane G. Musie  
Notary Public, State of Oregon

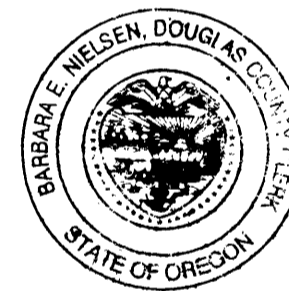
Commission Number: 378658

My commission expires on: 4-16-2008

LOTS ARE SUBJECT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR EAGLES VIEW ESTATES AS SET FORTH IN INSTRUMENT NO. 2006-019788 RECORDS OF DOUGLAS COUNTY, OREGON

### APPROVALS:

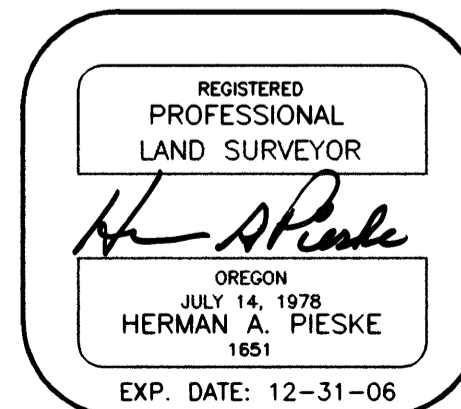
Carla Spive 8-11-06  
Douglas County Commissioner Date  
Dave Peterson 8-11-06  
Douglas County Commissioner Date  
Madeline Alley 08/09/06  
City of Roseburg, Community Development Director Date  
John Berg 08/08/06  
City of Roseburg, Public Works Director Date  
Ron Northrup 8-11-06  
Douglas County Assessor Date  
Rand Smith 8-10-06  
Douglas County Surveyor Deputy Date  
I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.  
Sandra L. Cooney 8/11/06  
Douglas County Tax Collector Date



2006-019789  
Filed this 11th day of AUGUST, 2006. 3:36 P.M.  
BARBARA E NIELSEN Gloria G. Bennett  
Douglas County Clerk By: DEPUTY

Comp. Plan: LDR Low Density Residential  
Zoning: R-1-6 Single Family Residential  
Sewer: RUSA  
Water: City of Roseburg  
Planning Dept. File Number: S-03-5

SHEET 6 of 6



**AA**  
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