



EAGLES VIEW ESTATES PHASE 1

SE 1/4 SEC. 19, T.27S., R.5W W.M.
Tax Lot 100
ROSEBURG, OREGON
FEBRUARY 2008
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

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, Member

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, Member

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:

Douglas County Commissioner 8-11-06 Date

Douglas County Commissioner 8-11-06 Date

City of Roseburg, Community Development Director 08/09/06 Date

City of Roseburg, Public Works Director 08/08/06 Date

Douglas County Assessor 8-11-06 Date

Douglas County Surveyor Deputy 8-10-06 Date

Douglas County Tax Collector 8/11/06 Date

I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.



2006-019789
Filed this 11th day of AUGUST, 2006. 3:36 P.M.
BARBARA E NIELSEN
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

