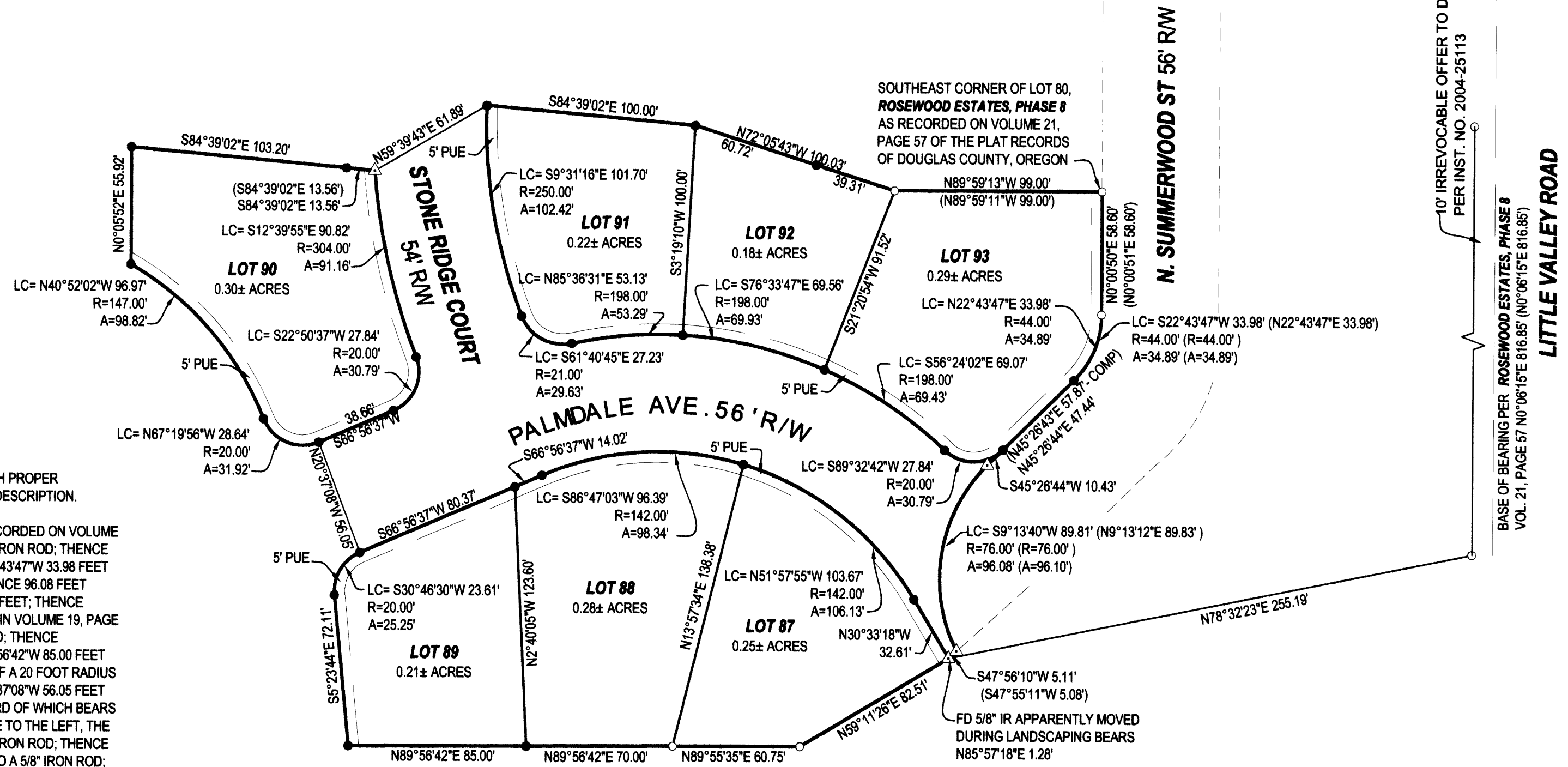




NO FEE

08/30/2006 09:18:26 AM
 PLAT-SUB Cnt=1 Stn=1 ROBIN
 This is a no fee document



SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY 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.

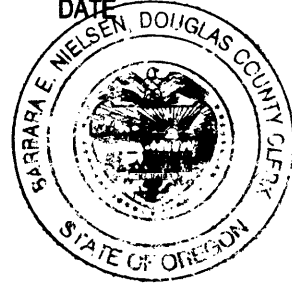
BEGINNING AT A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 80, ROSEWOOD ESTATES, PHASE 8 AS RECORDED ON VOLUME 21, PAGE 57 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S0°00'50"W 58.60 FEET TO A 5/8" IRON ROD; THENCE 34.89 FEET ALONG THE ARC OF A 44.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S22°43'47"W 33.98 FEET TO A 5/8" IRON ROD; THENCE S45°26'44"W 47.44 FEET TO A 5/8" IRON ROD; THENCE S45°26'44"W 10.43 FEET; THENCE 96.08 FEET ALONG THE ARC OF A 76.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S9°13'40"W 89.81 FEET; THENCE S47°56'10"W 50.11 FEET TO THE NORTHEAST CORNER OF LOT 8, ROSEWOOD ESTATES, PHASE II AS RECORDED IN VOLUME 19, PAGE 38 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S59°11'26"W 82.51 FEET TO A 5/8" IRON ROD; THENCE S89°55'35"W 60.75 FEET TO A 5/8" IRON ROD; THENCE S89°56'42"W 70.00 FEET TO A 5/8" IRON ROD; THENCE S89°56'42"W 85.00 FEET TO A 5/8" IRON ROD; THENCE N5°23'44"W 72.11 FEET TO A 5/8" IRON ROD; THENCE 25.25 FEET ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N30°46'30"E 23.61 FEET TO A 5/8" IRON ROD; THENCE N20°37'08"W 56.05 FEET TO A 5/8" IRON ROD; THENCE 31.92 FEET ALONG THE RC OF A 20 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N67°19'56"W 28.64 FEET TO A 5/8" IRON ROD; THENCE 98.83 FEET ALONG THE ARC OF A 147 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N40°52'02"W 96.97 FEET TO A 5/8" IRON ROD; THENCE N0°05'52"E 55.92 FEET TO A 5/8" IRON ROD; THENCE S84°39'02"E 103.20 FEET TO A 5/8" IRON ROD; THENCE S84°39'02"E 13.56 FEET; THENCE N59°39'43"E 61.89 FEET TO A 5/8" IRON ROD; THENCE S84°39'02"E 100.00 FEET TO A 5/8" IRON ROD; THENCE S72°05'43"E 60.72 FEET TO A 5/8" IRON ROD; THENCE S72°05'43"E 39.31 FEET TO A 5/8" IRON ROD; THENCE S89°59'13"E 99.00 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING AND CONTAINING 2.30 ACRES, MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RONALD G. AND ANITA R POTEET, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

Ronald G. Poteet 8-15-06
 RONALD G. POTEET DATE

Anita R. Poteet 8-15-06
 ANITA R. POTEET DATE



ACKNOWLEDGMENT:

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15 DAY OF AUGUST 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD G. AND ANITA R POTEET, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Nancy A. Winchell
 COMMISSION #: 397654
 MY COMMISSION EXPIRES: Oct. 20, 2009
 SIGNATURE: Nancy A. Winchell
 Notary Public - OREGON

APPROVALS:

Keith L. Cubic 8/28/06
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Remy Wan 8-28-06
 DOUGLAS COUNTY SURVEYOR DATE

Ray Nordmark 8-29-06
 DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Conner 8/29/06
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30th DAY OF AUG 2006, 9:18 O'CLOCK AM/PM

BARBARA E. NIELSEN 8-30-06
 DOUGLAS COUNTY CLERK By: DEPUTY DATE 2006-021311

PUBLIC UTILITY EASEMENT RESTRICTIONS

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS THEY ARE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THEIR RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL THE STRUCTURES WITHIN THE PUE AT THE OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE PUE.

ZONE: R-1
COMP. PLAN: RMD
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT

RESTRICTIVE AND PROTECTIVE COVENANTS FILED PER INST. NO. 2004-025214

NARRATIVE:
 THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 7 LOTS, TOGETHER WITH EASEMENTS AS SHOWN.



LEGEND

- FOUND BRASS CAP
- FOUND IRON PIPE
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () REC. PER ROSEWOOD ESTATES, PHASE 8 AS RECORDED ON VOLUME 21, PAGE 57 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON
- [] REC. PER VOL. 21, PG 40

PLANNING DEPT. FILE NO. 03-205

SUBDIVISION ROSEWOOD ESTATES, PHASE 7 LYING IN THE NE ¼ AND THE SE ¼ OF SECTION 3, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
CLIENT: RON AND ANITA POTEET 114 POTEET AVE. ROSEBURG, OREGON 97470	SURVEYOR: LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: NeilHibbs@aol.com

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
EXPIRATION DATE 6/30/2007

DEED RECORDING NO. 2006-021310

DWG. SCALE: 1" = 50' JOB #: 0177-258 DWG. BY: FLB PAGE: 1 OF 1 DATE: JUNE 2006

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