

APPROVALS:

S. Sweet 2/06/07
 PLANNING COMMISSION CHAIRMAN DATE

Jacob H. Alley 2/06/07
 COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 2/06/07
 PUBLIC WORKS DIRECTOR DATE

Rand Smith 2-12-07
 DOUGLAS COUNTY SURVEYOR *Deputy* DATE

Rod Norstrom 2-14-07
 DOUGLAS COUNTY TAX ASSESSOR DATE

Maria Kuttelma 2-14-07
 DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 2-15-07
 DOUGLAS COUNTY COMMISSIONER DATE

FILED THIS 15th DAY OF FEB, 2007, 12:08⁰⁰CLOCK #/PM
 2007-004262

BARBARA E. NIELSEN 2-15-07
 DOUGLAS COUNTY CLERK *Deputy* DATE



TAX COLLECTOR STATEMENT:

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

Sandra K. Conree 2/14/07
 DOUGLAS COUNTY TAX COLLECTOR DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CHARLES N. SHEPARD, 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 "TARA VIEW SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

Charles N. Shepard 1/24/07
 CHARLES N. SHEPARD DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21st DAY OF January, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHARLES N. SHEPARD, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
 NOTARY: ELAINE BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 405611
 MY COMMISSION EXPIRES: JUNE 23, 2010

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:

THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 81-00347 AND INSTRUMENT NUMBER 81-00036, DOUGLAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD AT THE MOST EASTERLY NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 81-00347, SOUTH 04°38'12" EAST, 401.16 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 81-00347; THENCE ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 81-00347 THE FOLLOWING COURSES: NORTH 84°10'41" WEST, 393.07 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 82°50'48" WEST, 200.99 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 86°09'34" WEST, 176.83 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 81°11'08" WEST, 89.10 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 81°15'08" WEST, 195.31 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 84°20'03" WEST, 11.03 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 86°54'31" WEST, 77.90 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 00°07'18" EAST, 59.68 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 87°06'20" EAST, 4.35 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 05°14'26" WEST, 32.35 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 81°58'52" WEST, 55.21 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 83°06'52" WEST, 45.66 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 56°29'03" WEST, 49.89 FEET TO A 5/8-INCH IRON ROD ON THE EAST RIGHT-OF-WAY BOUNDARY OF SOUTH KANE STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY BOUNDARY, NORTH 00°13'42" WEST, 58.62 FEET TO A 5/8-INCH IRON ROD; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY BOUNDARY AND ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 81-00347, NORTH 86°05'23" WEST, 149.50 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 81-00347; THENCE ALONG THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 81-00347 THE FOLLOWING COURSES: NORTH 00°15'37" EAST, 124.92 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 00°15'01" EAST, 98.37 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 00°50'19" EAST, 46.37 FEET TO A 5/8-INCH IRON ROD AT THE MOST WESTERLY NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 81-00347; THENCE ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 81-00347 THE FOLLOWING COURSES: SOUTH 83°01'01" EAST, 104.59 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 1934.86-FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS NORTH 03°35'15" EAST, 19.87 FEET) 19.87 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 83°04'51" EAST, 50.07 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 1884.86-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 02°43'23" WEST, 70.93 FEET) 70.93 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 25.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS SOUTH 40°50'39" EAST, 33.51 FEET) 36.73 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 82°19'48" EAST, 25.86 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 25.00-FOOT RADIUS CURVE TO THE LEFT, (THE CHORD OF WHICH BEARS NORTH 60°04'30" EAST, 30.74 FEET) 33.11 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 22°08'01" EAST, 58.48 FEET TO A 5/8-INCH IRON ROD; THENCE ALONG THE ARC OF A 499.57-FOOT RADIUS CURVE TO THE RIGHT, (THE CHORD OF WHICH BEARS NORTH 27°36'00" EAST, 94.75 FEET) 94.90 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 81°38'45" WEST, 4.44 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 06°50'06" EAST, 99.98 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 88°57'07" EAST, 78.94 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 41°38'16" EAST, 159.98 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 48°21'00" EAST, 90.01 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 72°05'13" EAST, 49.45 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 83°35'29" EAST, 89.92 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 06°30'31" EAST, 110.00 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 83°35'54" EAST, 80.00 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 53°19'00" EAST, 655.23 FEET TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF INSTRUMENT NUMBER 81-00036, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 81-00036, NORTH 73°43'33" EAST, 66.92 FEET TO A 5/8-INCH IRON ROD; THENCE CONTINUING ALONG SAID NORTH BOUNDARY, NORTH 88°37'22" EAST, 22.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.03 ACRES, MORE OR LESS.

P.U.E. NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2007-004261 OF DEED RECORDS OF DOUGLAS COUNTY.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBERS 81-00347 AND 81-00036 DOUGLAS COUNTY DEED RECORDS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. RECORD BEARINGS AND DISTANCES WERE USED TO PROPORTION BETWEEN SAID FOUND MONUMENTS IN ORDER TO RECREATE THE BOUNDARY AS SHOWN. MONUMENTS WERE THEN SET IN ORDER TO DELINEATE THE LOT BOUNDARIES AS SHOWN.

ZONE: R-1-6, R-1-7.5
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: RUSA

FIELD CREW: MIKE FROMDAHL AND JOSH MAXWELL

EQUIPMENT: NIKON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: BRENT KNAPP

DRAFTING: JOE COOK

	TARA VIEW SUBDIVISION, PHASES 1 AND 2 LYING IN THE SW 1/4 OF SW 1/4 SECTION 19, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: EDGAR INVESTMENTS P.O. BOX 8070 COBURG, OR 97408	SURVEYED BY: 505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
EXPIRES: 12/31/2008	JOB NO: 1979-01 DATE: JAN., 2007	DWG. BY: JAC PM: BHK
SCALE: NONE	DATE: JAN., 2007	PAGE: 4 OF 4