

APPROVALS:

J. Sweet 02/21/07
 PLANNING COMMISSION CHAIRMAN DATE

Fred H. Alley 02/22/07
 COMMUNITY DEVELOPMENT DIRECTOR DATE

Ch. Burns 02/13/07
 PUBLIC WORKS DIRECTOR DATE

Kenny Wan 2-22-07
 DOUGLAS COUNTY SURVEYOR DATE

Ron Northcraft 2-26-07
 DOUGLAS COUNTY TAX ASSESSOR DATE

Nancy Robinson 2-27-07
 DOUGLAS COUNTY COMMISSIONER DATE

Frank A. Krum 2-27-07
 DOUGLAS COUNTY COMMISSIONER DATE

FILED THIS 27th DAY OF FEB, 2007 3:32 O'CLOCK PM
 BARBARA E. NIELSEN 2007-005086
 DOUGLAS COUNTY CLERK By: *Gloria Burnett* 2-27-07
 DEPUTY DATE



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED LAND INTO LOTS WITH DEDICATED RIGHT-OF-WAY AS SHOWN. THE PROCEDURE WAS AS FOLLOWS: EXISTING MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. EXISTING MONUMENTS AND CONTROL PER OUR PREVIOUS SURVEY (M145-17) WERE HELD AS OUR BASIS. THE EXISTING END OF SUNSET LANE (SOUTHERLY END OF PROJECT) WAS CALCULATED PER VACATION DOCUMENT NUMBER 2006-001136 AS SHOWN. MONUMENTS WERE SET TO DELINEATE THE LOTS AND RIGHT-OF-WAY AS SHOWN.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. TABOR BUILDING, INC., 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 "SUNSET VIEW SUBDIVISION" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON. STREET PLUGS AT THE END OF SUNSET LANE AND TODD ST. ARE HEREBY DEDICATED TO THE CITY OF ROSEBURG AS SHOWN HEREON

Jerry L. Tabor 2/27/07
 JERRY L. TABOR DATE
 (PRESIDENT, JERRY L. TABOR BUILDING, INC.)

ACKNOWLEDGMENT:

STATE OF OREGON }
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF February, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERRY L. TABOR, AS PRESIDENT OF JERRY L. TABOR BUILDING, INC.

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

TAX COLLECTOR STATEMENT:

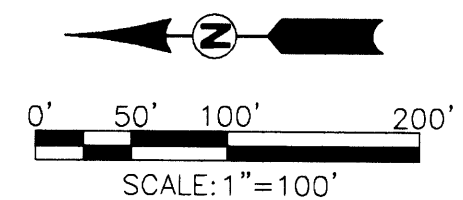
I HEREBY CERTIFY THAT TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Sandra K. Courie 2/27/07
 DOUGLAS COUNTY TAX COLLECTOR DATE

RESTRICTIVE COVENANTS RECORDED AS INSTRUMENT NO. 2007-005084

RECORDING:

ADJUSTED PORTION RECORDED AS INSTRUMENT NO. 2007-004011 DOUGLAS COUNTY DEED RECORDS.



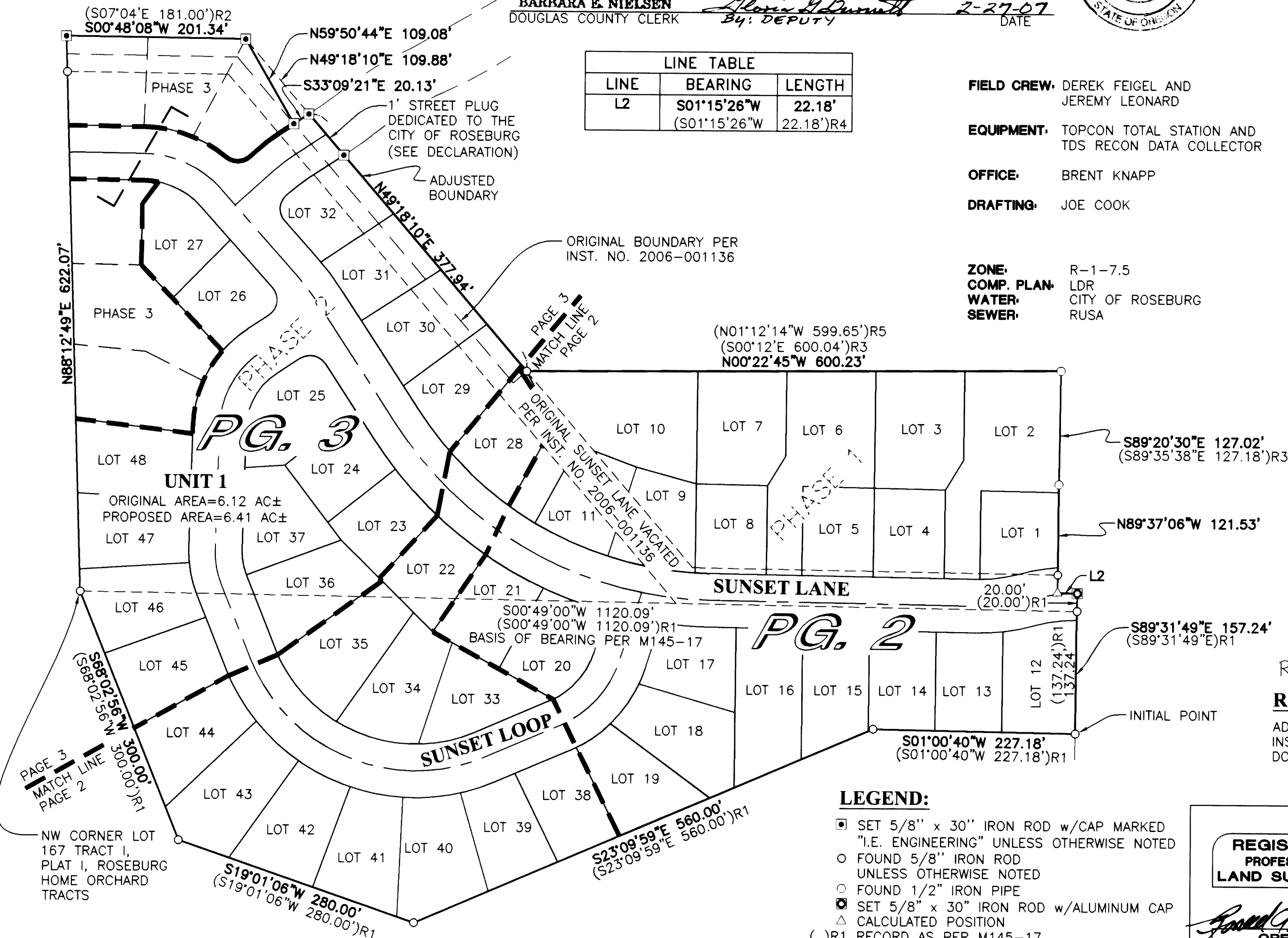
P.U.E. NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2007-005085 OF DEED RECORDS OF DOUGLAS COUNTY.

UNIT 2
 ORIGINAL AREA=51.99 AC±
 PROPOSED AREA=51.70 AC±

LINE TABLE		
LINE	BEARING	LENGTH
L2	S01°15'26"W	22.18'
	(S01°15'26"W	22.18')R4

FIELD CREW: DEREK FEIGEL AND JEREMY LEONARD
EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR
OFFICE: BRENT KNAPP
DRAFTING: JOE COOK
ZONE: R-1-7.5
COMP. PLAN: LDR
WATER: CITY OF ROSEBURG
SEWER: RUSA



LEGEND:

- ◻ SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON PIPE
- ◻ SET 5/8" x 30" IRON ROD w/ALUMINUM CAP
- △ CALCULATED POSITION
- () R1 RECORD AS PER M145-17
- () R2 RECORD AS PER VOL. 4, PG 60
- () R3 RECORD AS PER M57-21
- () R4 RECORD AS PER INST. NO. 2006-001136
- () R5 RECORD AS PER M126-33

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Quimby
 OREGON
 JULY 14, 1978
 RONALD A. QUIMBY
 1854

EXPIRES: 12/31/2008

SUNSET VIEW SUBDIVISION, PHASES 1 AND 2 AND BOUNDARY LINE ADJUSTMENT

LYING IN THE SW 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
 JERRY L. TABOR BUILDING INC.
 615 DAIRY LOOP RD.
 ROSEBURG, OR 97470

SURVEYED BY:

 505 SE Main Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

SCALE: AS SHOWN
 DATE: JAN., 2007

DWG. BY: JAC
 PM: BHK

PAGE: 1 OF 3

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. S-04-7/BLA-06-12

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	N10°14'14"W	43.14'	230.00'	43.20'	10°45'43"
C2	N07°26'59"W	56.83'	200.00'	57.03'	16°20'12"
C3	N07°25'40"W	48.44'	170.00'	48.60'	16°22'50"
C4	S07°59'17"E	45.14'	170.00'	45.28'	15°15'35"
C5	S07°21'05"E	57.51'	200.00'	57.71'	16°31'59"
C6	S11°13'18"E	35.26'	230.00'	35.30'	8°47'34"
C7	S00°16'42"W	3.78'	170.00'	3.78'	1°16'24"
C8	S02°57'18"E	31.05'	230.00'	31.07'	7°44'25"
C9	S02°04'13"W	16.13'	400.00'	16.13'	2°18'38"
C10	S03°19'47"W	38.76'	460.00'	38.77'	4°49'46"
C11	N33°18'04"W	25.20'	20.00'	27.26'	78°05'27"
C12	S10°24'23"W	100.00'	400.00'	100.26'	14°21'41"
C13	S24°02'47"W	90.00'	400.00'	90.19'	12°55'08"
C14	S33°01'14"W	35.10'	400.00'	35.11'	5°01'46"
C15	S29°29'06"W	75.00'	460.00'	75.08'	9°21'07"
C16	S21°17'16"W	56.50'	460.00'	56.54'	7°02'32"
C17	N62°42'36"E	28.26'	20.00'	31.38'	89°53'13"
C18	S68°48'06"E	18.55'	150.00'	18.56'	7°05'23"
C19	S54°41'35"E	55.00'	150.00'	55.31'	21°07'41"
C20	S35°12'57"E	46.48'	150.00'	46.67'	17°49'35"
C25	S33°58'25"W	334.24'	430.00'	343.28'	45°44'28"
C49	S22°26'29"W	285.83'	200.00'	318.40'	91°12'55"
C51	S58°17'05"W	60.00'	230.00'	60.17'	14°59'22"
C52	S42°40'00"W	65.00'	230.00'	65.22'	16°14'48"
C53	S26°25'12"W	65.00'	230.00'	65.22'	16°14'48"
C54	S10°48'07"W	60.00'	230.00'	60.17'	14°59'22"

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C55	S04°48'58"E	65.00'	230.00'	65.22'	16°14'48"
C56	S18°03'11"E	41.00'	230.00'	41.05'	10°13'37"
C58	S48°21'01"W	100.00'	170.00'	101.50'	34°12'33"
C65	N77°20'47"W	51.64'	135.00'	51.96'	22°03'11"

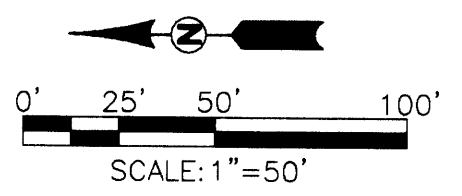
SIDEWALK NOTE:
IF SIDEWALKS HAVE NOT BEEN CONSTRUCTED AFTER TWO YEARS FROM THE DATE THE FINAL SUBDIVISION PLAT WAS FILED, THE CITY OF ROSEBURG WILL REQUIRE ALL PARCELS TO DO SO AT THAT TIME.



CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C59	S15°01'13"W	95.00'	170.00'	96.28'	32°27'01"
C60	S12°11'08"E	64.76'	170.00'	65.16'	21°57'42"
C61	S24°44'05"E	8.21'	150.00'	8.21'	3°08'10"
C62	S24°45'34"E	5.00'	90.00'	5.00'	3°11'09"
C64	N57°48'01"W	40.00'	135.00'	40.15'	17°02'21"

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C66	S49°20'58"E	70.32'	90.00'	72.25'	45°59'39"
C67	S06°00'33"W	76.36'	430.00'	76.46'	10°11'17"
C68	S47°45'24"E	99.87'	120.00'	103.00'	49°10'48"
C71	N10°51'36"W	38.16'	230.00'	38.20'	9°30'59"
C72	N05°28'44"W	5.00'	230.00'	5.00'	1°14'44"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°37'06"E	20.00'
L2	S01°15'26"W	22.18'
L3	S89°31'49"E	20.00'



- LEGEND:**
- SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - FOUND 1/2" IRON PIPE
 - SET 5/8" x 30" IRON ROD w/ALUMINUM CAP
 - △ CALCULATED POSITION
 - () R1 RECORD AS PER M145-17
 - () R2 RECORD AS PER VOL. 4, PG 60
 - () R3 RECORD AS PER M57-21
 - () R4 RECORD AS PER INST. NO. 2006-001136
 - () R5 RECORD AS PER M126-33

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Quimby

OREGON
JULY 14, 1978
RONALD A. QUIMBY
1664

EXPIRES: 12/31/2008

SUNSET VIEW SUBDIVISION, PHASES 1 AND 2 AND BOUNDARY LINE ADJUSTMENT

LYING IN THE SW 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
JERRY L. TABOR BUILDING INC.
615 DAIRY LOOP RD.
ROSEBURG, OR 97470

SURVEYED BY:
i.e. ENGINEERING
505 SE Main Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

DWG. BY: JAC
PM: BHK

SCALE: AS SHOWN DATE: JAN., 2007

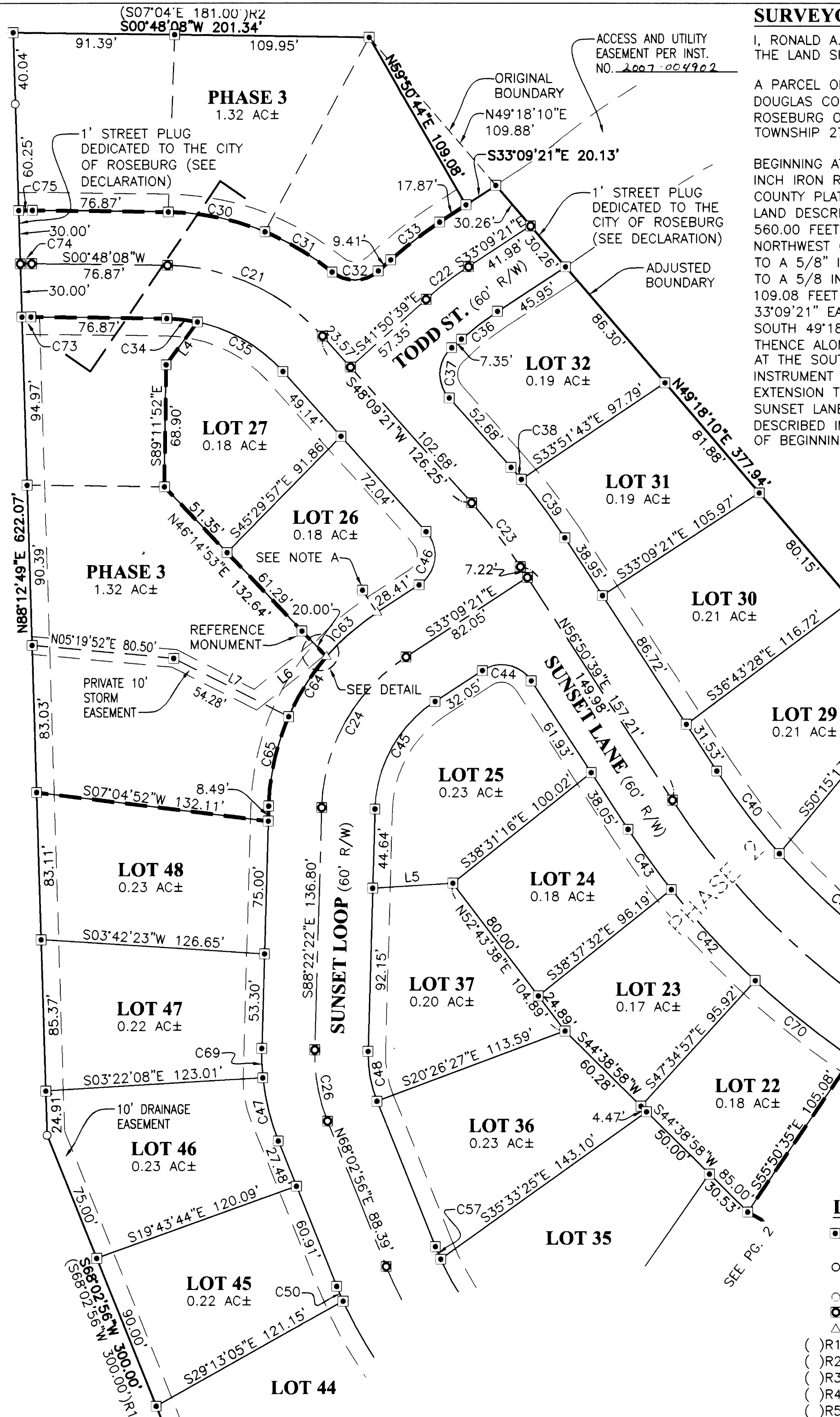
PAGE: 2 OF 3

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 THOSE LANDS DESCRIBED IN INSTRUMENT NUMBERS 2005-20066, 2005-20067 AND 2006-14765 AS RECORDED IN THE DOUGLAS COUNTY DEED RECORDS AND A PORTION OF SUNSET LANE (NOW VACATED PER INSTRUMENT NUMBER 2006-001136) AS SHOWN ON TRACT 1, PLAT 1 ROSEBURG ORCHARDS COMPANY (VOLUME 4, PAGE 60) AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

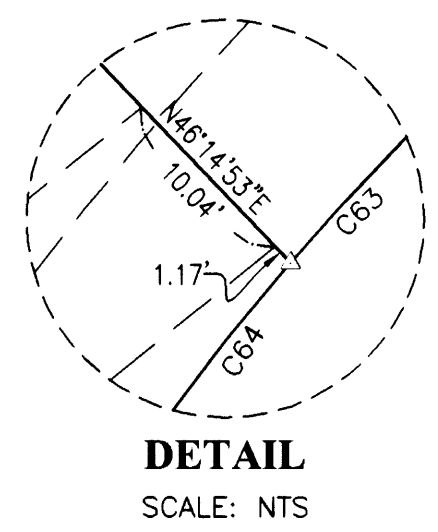
BEGINNING AT A 5/8" IRON ROD AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2006-14765 FROM WHICH A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 167 OF TRACT 1, PLAT 1 ROSEBURG ORCHARDS COMPANY (VOLUME 4, PAGE 60) RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS BEARS SOUTH 89°31'49" EAST 137.24 FEET AND NORTH 00°49'00" EAST 1120.09 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2006-14765 THE FOLLOWING COURSES: NORTH 01°00'40" EAST 227.18 FEET TO A 5/8" IRON ROD, NORTH 23°09'59" WEST 560.00 FEET TO A 5/8" IRON ROD, NORTH 19°01'06" EAST 280.00 FEET TO A 5/8" IRON ROD AND NORTH 68°02'56" EAST 300.00 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 167; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 167 AND AN EXTENSION THEREOF NORTH 88°12'49" EAST 622.07 FEET TO A 5/8" IRON ROD ON THE EASTERLY BOUNDARY OF SAID VACATED SUNSET LANE; THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 00°48'08" WEST 201.34 FEET TO A 5/8" IRON ROD; THENCE ALONG THE NORTHERLY BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2007-004011 SOUTH 59°50'44" WEST 109.08 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2007-004011 SOUTH 33°09'21" EAST 20.13 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY BOUNDARY OF SAID VACATED SUNSET LANE; THENCE ALONG SAID SOUTHERLY BOUNDARY SOUTH 49°18'10" WEST 377.94 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-020066; THENCE ALONG THE EAST BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-020066 SOUTH 00°22'45" EAST 600.23 FEET TO A 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-020066; THENCE ALONG THE SOUTH BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2005-020066 NORTH 89°20'30" WEST 127.02 FEET TO A 1/2" IRON PIPE; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY AND THE EXTENSION THEREOF NORTH 89°37'06" WEST 121.53 FEET TO THE CENTERLINE OF SAID VACATED SUNSET LANE; THENCE ALONG THE CENTERLINE OF SAID VACATED SUNSET LANE SOUTH 01°15'26" WEST 22.18 FEET TO THE INTERSECTION OF SAID CENTERLINE AND THE EASTERLY EXTENSION OF THE SOUTH BOUNDARY OF SAID LAND DESCRIBED IN INSTRUMENT NUMBER 2006-14765; THENCE ALONG SAID EXTENSION AND SAID SOUTH BOUNDARY NORTH 89°31'49" WEST 157.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.51 ACRES, MORE OR LESS.



CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C69	S87°57'29"W	16.64'	130.00'	16.65'	7°20'17"
C70	S38°31'28"W	70.00'	460.00'	70.07'	8°43'38"
C73	N00°39'10"W	5.08'	100.00'	5.08'	2°54'37"
C74	N00°36'57"W	6.43'	130.00'	6.44'	2°50'10"
C75	N00°35'33"W	7.79'	160.00'	7.79'	2°47'23"

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C21	N24°28'45"E	96.38'	120.00'	99.18'	47°21'13"
C22	N37°30'00"W	30.30'	200.00'	30.33'	8°41'18"
C23	N52°30'00"E	45.45'	300.00'	45.49'	8°41'18"
C24	N60°45'52"W	97.32'	105.00'	101.19'	55°13'01"
C25	S33°58'25"W	334.24'	430.00'	343.28'	45°44'28"
C26	S79°50'17"W	40.86'	100.00'	41.15'	23°34'41"
C30	N11°32'13"E	55.88'	150.00'	56.21'	21°28'10"
C31	N30°44'33"E	44.19'	150.00'	44.35'	16°56'30"
C32	S01°18'56"E	25.99'	20.00'	28.29'	81°03'26"
C33	N37°30'00"W	34.84'	230.00'	34.88'	8°41'18"
C34	N06°22'02"E	17.46'	90.00'	17.48'	11°07'48"
C35	N30°02'39"E	55.96'	90.00'	56.90'	36°13'25"
C36	N37°30'00"W	25.75'	170.00'	25.78'	8°41'18"
C37	N86°50'39"W	28.28'	20.00'	31.42'	90°00'00"
C38	N48°55'49"E	8.92'	330.00'	8.92'	1°32'56"
C39	N53°16'28"E	41.09'	330.00'	41.12'	7°08'22"
C40	S52°38'57"W	58.52'	400.00'	58.57'	8°23'24"
C41	S41°59'41"W	90.00'	400.00'	90.19'	12°55'08"
C42	S47°15'07"W	70.00'	460.00'	70.07'	8°43'38"
C43	S54°13'48"W	41.96'	460.00'	41.98'	5°13'43"
C44	N11°50'39"E	28.28'	20.00'	31.42'	90°00'01"
C45	N60°45'52"W	69.51'	75.00'	72.28'	55°13'01"
C46	S82°30'00"E	30.35'	20.00'	34.45'	98°41'18"
C47	S76°10'09"W	36.72'	130.00'	36.85'	16°14'25"
C48	S79°50'17"W	28.60'	70.00'	28.81'	23°34'41"
C50	S66°54'51"W	9.11'	230.00'	9.11'	2°16'10"
C51	S58°17'05"W	60.00'	230.00'	60.17'	14°59'22"
C57	S66°45'07"W	7.70'	170.00'	7.70'	2°35'39"
C63	N41°13'06"W	37.87'	135.00'	37.99'	16°07'29"
C64	N57°48'01"W	40.00'	135.00'	40.15'	17°02'21"
C65	N77°20'47"W	51.64'	135.00'	51.96'	22°03'11"

NOTE A:
REFERENCE MONUMENT OFFSET 15' PERPENDICULAR TO RIGHT-OF-WAY



LINE	BEARING	LENGTH
L4	S53°45'25"E	29.96'
L5	S03°37'00"E	45.43'
L6	S38°55'24"E	49.59'
L7	S26°49'41"W	72.95'

- LEGEND:**
- SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - FOUND 1/2" IRON PIPE
 - △ SET 5/8" x 30" IRON ROD w/ALUMINUM CAP
 - ▲ CALCULATED POSITION
- ()R1 RECORD AS PER M145-17
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JULY 14, 1978
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1654

EXPIRES: 12/31/2008

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LYING IN THE SW 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

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i.e. ENGINEERING

JOB NO: 859-17
DWG. BY: JAC
SCALE: AS SHOWN
DATE: JAN., 2007
PM: BHK
PAGE: 3 OF 3