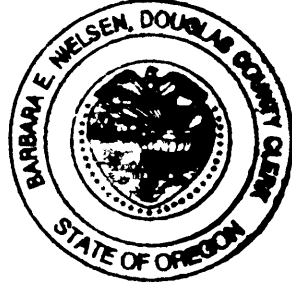


**APPROVALS:**

S. Sweet 3/5/07  
 PLANNING COMMISSION CHAIRMAN DATE  
Fredrick H. Alley 3/5/07  
 COMMUNITY DEVELOPMENT DIRECTOR DATE  
[Signature] 2/14/07  
 PUBLIC WORKS DIRECTOR DATE  
Randy Smith 3-6-07  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE  
ROJ NORTHCRANT 3-8-07  
 DOUGLAS COUNTY TAX ASSESSOR DATE  
[Signature] 3-8-07  
 DOUGLAS COUNTY COMMISSIONER DATE  
[Signature] 3-8-07  
 DOUGLAS COUNTY COMMISSIONER DATE

FILED THIS 8<sup>th</sup> DAY OF MARCH 2007, 3:42 O'CLOCK AM/PM  
 2007-005792

BARBARA E. NIELSEN 3-8-07  
 DOUGLAS COUNTY CLERK By: DEPUTY DATE



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT WAREWOOD V L.L.C., 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 "WAREWOOD VALLEY 5TH ADDITION, PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

Bret Riggie 4/3/07  
 BRET RIGGLE (PRESIDENT) DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13<sup>th</sup> DAY OF February, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRET RIGGLE AS PRESIDENT OF WAREWOOD V L.L.C., 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 RECORDED AS PARCEL 2 OF PARTITION PLAT 2005-0068 AS RECORDED IN DOUGLAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTH HALF OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE THE SOUTHEASTERLY RIGHT-OF-WAY OF MOOREA DRIVE, BEING THE SOUTHWEST CORNER OF SAID PARCEL 2 OF PARTITION PLAT 2005-0068, THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID MOOREA DRIVE, NORTH 42°37'12" EAST, 173.07 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 214.65 FOOT RADIUS CURVE TO THE RIGHT, 83.15 FEET (THE CHORD OF WHICH BEARS NORTH 53°22'01" EAST, 82.63 FEET) TO A 5/8" IRON ROD; THENCE NORTH 65°52'33" EAST, 22.96 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 517.47 FOOT RADIUS CURVE TO THE LEFT, 144.28 FEET (THE CHORD OF WHICH BEARS NORTH 58°26'53" EAST, 143.82 FEET) TO A 5/8" IRON ROD; THENCE NORTH 50°42'43" EAST, 18.49 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 289.11 FOOT RADIUS CURVE TO THE LEFT 92.52 FEET (THE CHORD OF WHICH BEARS NORTH 41°40'53" EAST, 92.12 FEET) TO A 5/8" IRON ROD; THENCE SOUTH 31°28'01" WEST, 29.07 FEET TO A 5/8" IRON ROD; THENCE NORTH 79°04'18" EAST, 89.49 FEET TO A 5/8" IRON ROD; THENCE SOUTH 64°18'45" EAST, 35.23 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 234.83 FOOT RADIUS CURVE TO THE LEFT, 147.52 FEET (THE CHORD OF WHICH BEARS SOUTH 82°10'40" EAST, 145.11 FEET) TO A 5/8" IRON ROD; THENCE NORTH 80°00'29" EAST, 33.55 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 218.52 FOOT RADIUS CURVE TO THE LEFT, 125.52 FEET (THE CHORD OF WHICH BEARS NORTH 63°17'17" EAST, 123.80 FEET) TO A 5/8" IRON ROD; THENCE NORTH 47°00'25" EAST, 103.33 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY OF MOOREA DRIVE, SOUTH 49°33'38" EAST, 204.45 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF DAYSHA DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTH 40°26'22" WEST 68.77 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, SOUTH 49°33'38" EAST, 120.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 40°26'22" WEST, 140.00 FEET TO 5/8" IRON ROD; THENCE NORTH 49°33'38" WEST, 108.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT, 18.85 FEET (THE CHORD OF WHICH BEARS NORTH 04°33'38" WEST, 16.97 FEET) TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF DAYSHA DRIVE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY, SOUTH 40°26'22" WEST, 16.11 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 770.00 FOOT RADIUS CURVE TO THE LEFT, 122.67 FEET (THE CHORD OF WHICH BEARS SOUTH 35°52'31" WEST, 122.54 FEET) TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT, 19.04 FEET (THE CHORD OF WHICH BEARS NORTH 76°45'54" EAST, 17.10 FEET) TO A 5/8" IRON ROD; THENCE SOUTH 57°46'54" EAST, 102.91 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°12'58" WEST, 141.97 FEET TO 5/8" IRON ROD; THENCE NORTH 65°28'55" WEST, 358.41 FEET TO A 5/8" IRON ROD; THENCE SOUTH 24°31'05" WEST, 60.00 FEET TO 5/8" IRON ROD; THENCE SOUTH 20°36'15" WEST, 219.92 FEET TO A 5/8" IRON ROD; THENCE NORTH 69°23'45" WEST, 110.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 20°36'15" EAST, 20.84 FEET TO A 5/8" IRON ROD; THENCE NORTH 69°23'45" WEST, 454.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.54 ACRES, MORE OR LESS.

**P.U.E. NOTE:**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2007-005791 OF DEED RECORDS OF DOUGLAS COUNTY.

**NARRATIVE:**

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE PARCEL 2 OF PARTITION PLAT 2005-0068 AS RECORDED IN DOUGLAS COUNTY PLAT RECORDS, THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. MONUMENTS WERE THEN SET TO DELINEATE THE LOT BOUNDARIES AS SHOWN.

**FIELD CREW:** DEREK FEIGEL AND JEREMY LEONARD

**EQUIPMENT:** TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

**OFFICE:** RYAN PALMER

**DRAFTING:** RYAN PALMER

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

**TAX COLLECTOR STATEMENT:**

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

Sandra K. Cornell 3/7/07  
 DOUGLAS COUNTY TAX COLLECTOR DATE

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. S-04-9

	<b>WAREWOOD VALLEY 5TH ADDITION, PHASE 1</b> LYING IN THE S 1/2 OF SEC 2 AND THE NW 1/4 OF SEC 11, T 27 S, R 6 W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	<b>SURVEYED FOR:</b> BRET RIGGLE 761 PAGE RD. WINCHESTER, OR. 97495	<b>SURVEYED BY:</b> 505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: AS SHOWN	JOB NO: 1001-02 DATE: FEB., 2007	DWG. BY: RNP PM: RNP PAGE: 1 OF 2

