

APPROVALS:

J. Sweet 11/6/06 DATE
 PLANNING COMMISSION CHAIRMAN

Michael H. Alley 11/14/06 DATE
 COMMUNITY DEVELOPMENT DIRECTOR

Ch. Bangert 2/06/07 DATE
 PUBLIC WORKS DIRECTOR

Randy Smith 3-14-07 DATE
 DOUGLAS COUNTY SURVEYOR DEPUTY

ROD NORTHCRAFT 3-21-07 DATE
 DOUGLAS COUNTY TAX ASSESSOR

Steve Johnston 3-22-07 DATE
 DOUGLAS COUNTY COMMISSIONER

Joseph A. Lamm 3-22-07 DATE
 DOUGLAS COUNTY COMMISSIONER

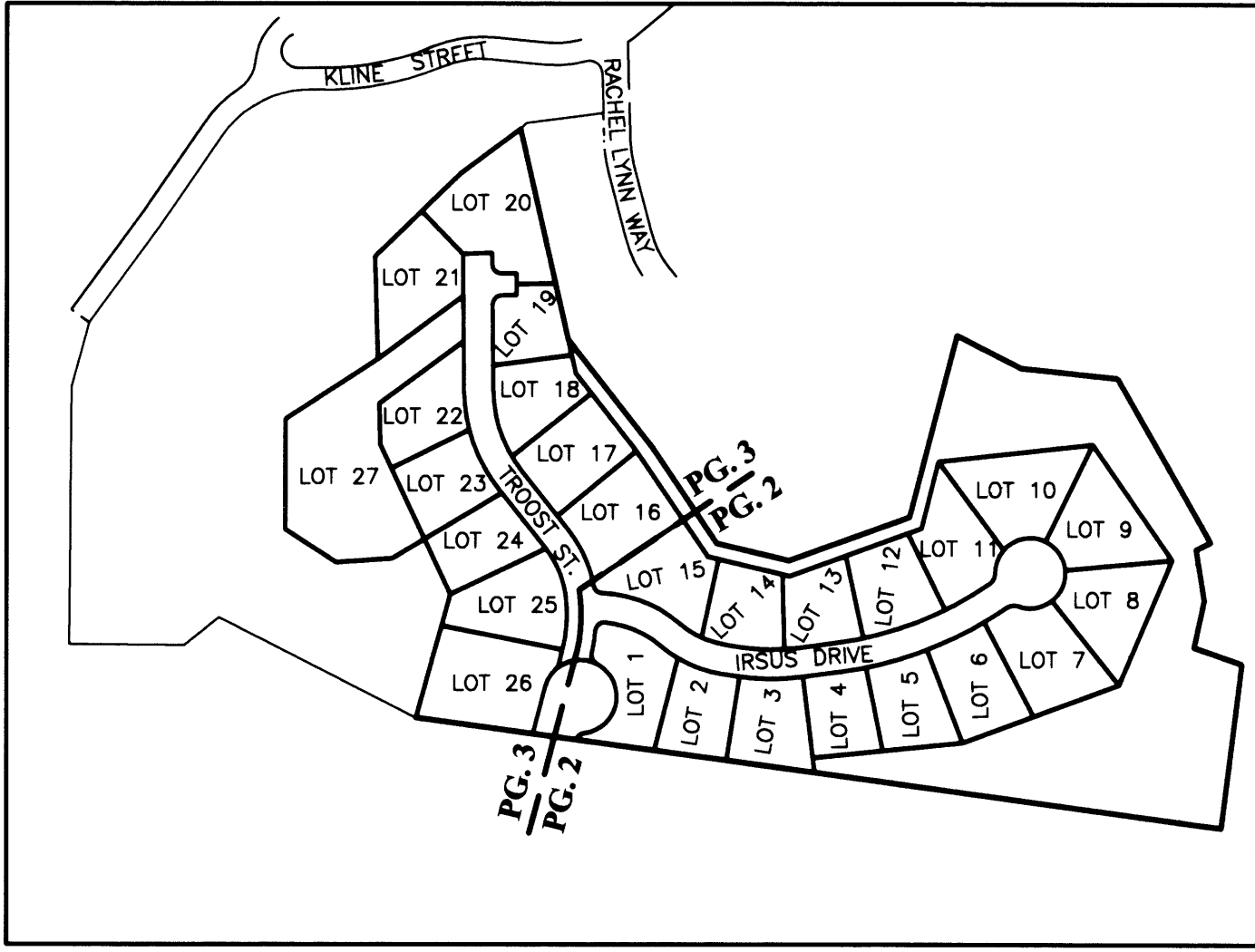
FILED THIS 22nd DAY OF MARCH, 2007, 3:17 O'CLOCK PM
 BARBARA E. NIELSEN 3-22-07 DATE
 DOUGLAS COUNTY CLERK By: DEPUTY

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 PORTION OF PARCEL 2 OF LAND PARTITION #2005-0069 AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, LOCATED IN 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 3/4 INCH IRON PIPE AT THE NORTHWEST CORNER OF PARCEL 3 OF LAND PARTITION 2004-0029 AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 2 SOUTH 82°13'19" EAST 1110.84 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID PARCEL 2 THE FOLLOWING COURSES: NORTH 07°09'36" EAST 226.00 FEET TO A 5/8 INCH IRON ROD, NORTH 70°50'42" WEST 69.41 FEET TO A 5/8 INCH IRON ROD, NORTH 12°19'22" EAST 65.47 FEET TO A 5/8 INCH IRON ROD, NORTH 08°55'59" WEST 70.29 FEET TO A 5/8 INCH IRON ROD, NORTH 64°53'56" EAST 21.78 FEET TO A 5/8 INCH IRON ROD, NORTH 29°02'33" WEST 37.30 FEET TO A 5/8 INCH IRON ROD, NORTH 29°40'28" WEST 220.58 FEET TO A 5/8 INCH IRON ROD, NORTH 84°01'42" WEST 132.70 FEET TO A 5/8 INCH IRON ROD, NORTH 63°02'29" WEST 98.20 FEET TO A 5/8 INCH IRON ROD, SOUTH 14°36'49" WEST 256.67 FEET TO A 5/8 INCH IRON ROD, SOUTH 70°12'39" WEST 175.05 FEET TO A 5/8 INCH IRON ROD, NORTH 76°40'19" WEST 101.52 FEET TO A 5/8 INCH IRON ROD, NORTH 33°55'52" WEST 158.67 FEET TO A 5/8 INCH IRON ROD, NORTH 38°00'16" WEST 186.65 FEET TO A 5/8 INCH IRON ROD, NORTH 12°49'00" WEST 294.43 FEET TO A 5/8 INCH IRON ROD ON THE WESTERLY BOUNDARY OF LOT 21 OF THE POINT IN WAREWOOD (VOL. 19, PG. 10) AS RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS; THENCE LEAVING SAID BOUNDARIES SOUTH 53°28'52" WEST 101.95 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 45°49'00" WEST 162.78 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 01°40'23" EAST 140.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 56°58'11" WEST 150.25 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 00°04'39" WEST 150.65 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 57°08'22" EAST 82.62 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 86°01'04" EAST 76.70 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 59°16'39" EAST 51.32 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 25°09'33" EAST 83.21 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 15°32'04" WEST 174.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.69 ACRES MORE OR LESS.



OVERALL SCHEMATIC
 SCALE: NTS

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 CAUSED THE SAME TO BE PLATTED BY THE NAME OF "WAREWOOD TERRACE P.U.D." TOGETHER WITH EASEMENTS AS SHOWN AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER THAT PORTION OF TROOST STREET AS SHOWN.

Jerry L. Tabor 7/27/06 DATE
 JERRY L. TABOR, PRESIDENT
 JERRY L. TABOR BUILDING, INC.

ACKNOWLEDGMENT:

STATE OF OREGON }
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27th DAY OF July, 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERRY L. TABOR, PRESIDENT OF JERRY L. TABOR BUILDING, INC, 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

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. PUD-03-3

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL 2 INTO LOTS WITH OPEN SPACE AND PRIVATE ROADWAYS AS SHOWN.

THE PROCEDURE WAS AS FOLLOWS: EXISTING MONUMENTS AND CONTROL WERE HELD PER OUR PREVIOUS SURVEY "LAND PARTITION PLAT #2005-0069" AS SHOWN. MONUMENTS WERE SET TO DELINEATE THE LOTS, OPEN SPACE AND PRIVATE ROADWAYS AS SHOWN

NOTES:

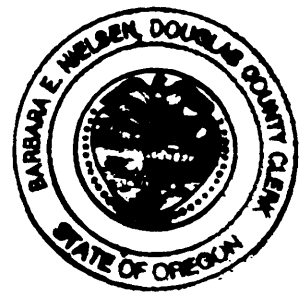
TROOST STREET AND IRSUS DRIVE ARE PRIVATE ROADWAYS THAT ARE PUBLIC UTILITY EASEMENTS, EXCEPT THAT AREA OF TROOST STREET DEDICATED AS PUBLIC RIGHT-OF-WAY (SEE PG. 2)

THE CITY OF ROSEBURG WILL REQUIRE A SPRINKLER SYSTEM IN ANY STRUCTURE OR A FIRE TRUCK TURN AROUND PER CITY STANDARDS FOR LOT 27.

TAX COLLECTOR STATEMENT:

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

Sandra K. Conner 3/21/07 DATE
 DOUGLAS COUNTY TAX COLLECTOR



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 LOT 26 TO DO SO AT THAT TIME.

P.U.E. NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2007-006827 DEED RECORDS OF DOUGLAS COUNTY.

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2007-006825 DEED RECORDS OF DOUGLAS COUNTY.
 BYLAWS INST. N# 2007-006826

FIELD CREW: RYAN PALMER, DEREK FEIGEL, AND JEREMY LEONARD

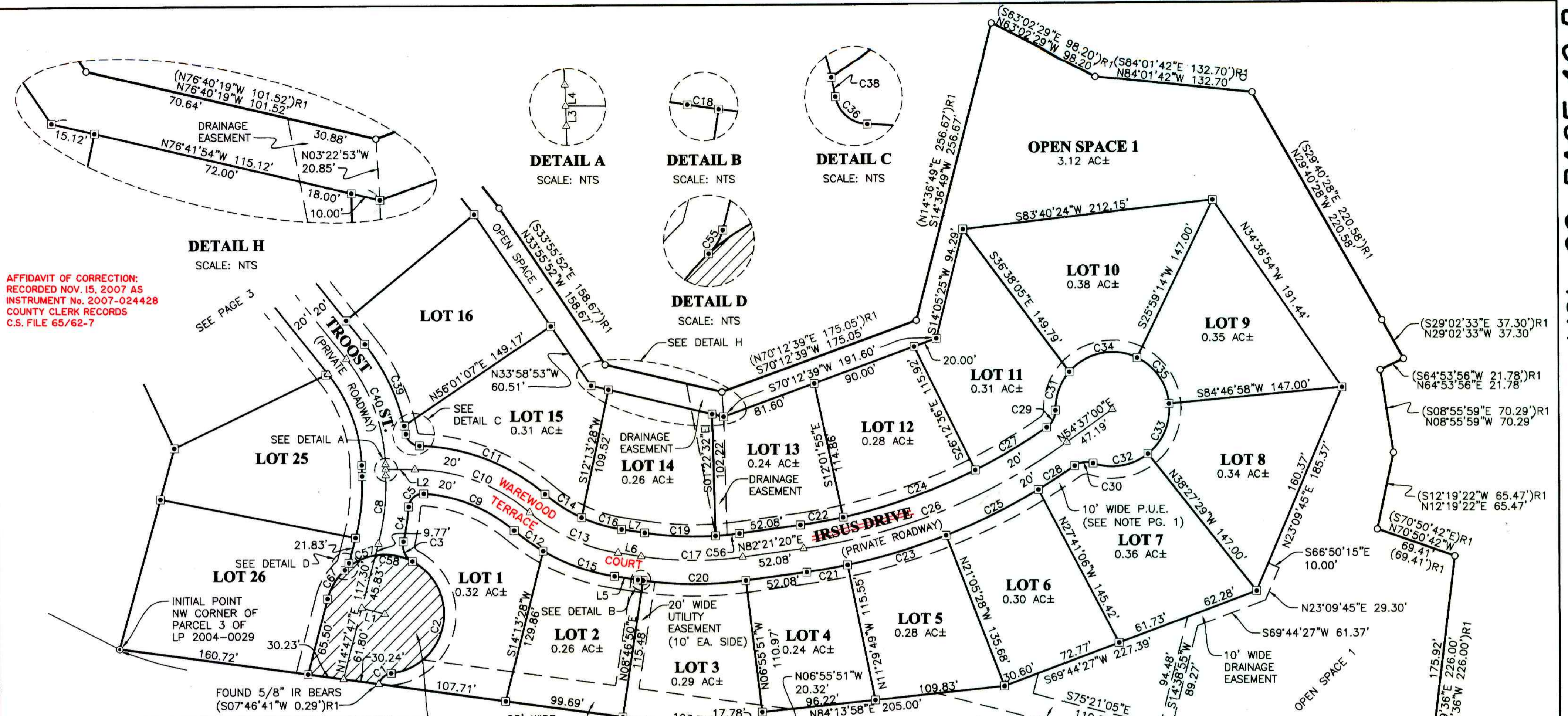
EQUIPMENT: TOPCON TOTAL STATION AND TDS RECON DATA COLLECTOR

OFFICE: MICHAEL JONES

DRAFTING: JOE COOK

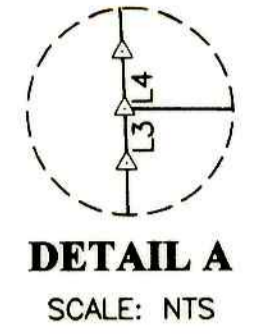
ZONE: R-1-7.5
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: RUSA

	WAREWOOD TERRACE P.U.D.	
	LYING IN THE NW 1/4 OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR: JERRY TABOR 615 DAIRY LOOP RD. ROSEBURG, OR 97470	SURVEYED BY: ENGINEERING DWG. BY: JAC	741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
EXPIRES: 12/31/2006	SCALE: NO SCALE	DATE: JULY, 2006
		JOB NO: 104-30
		PAGE: 1 OF 3



AFFIDAVIT OF CORRECTION:
RECORDED NOV. 15, 2007 AS
INSTRUMENT No. 2007-024428
COUNTY CLERK RECORDS
C.S. FILE 65/62-7

DETAIL H
SCALE: NTS



CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	S49°02'30"W	13.75'	12.00'	14.65'	69°56'12"
C2	N11°01'05"E	95.63'	50.00'	127.39'	145°59'01"
C3	S24°31'30"E	18.24'	15.00'	19.61'	74°53'51"
C4	N09°03'38"E	29.65'	220.00'	29.67'	7°43'35"
C5	S49°31'47"W	16.77'	12.00'	18.57'	88°39'53"
C6	S31°17'44"W	28.40'	50.00'	28.80'	32°59'54"
C8	N06°29'00"E	57.83'	200.00'	58.04'	16°37'35"
C9	N67°46'33"W	81.91'	130.00'	83.32'	36°43'26"
C10	N69°27'26"W	102.82'	150.00'	104.95'	40°05'13"
C11	N68°48'38"W	112.92'	170.00'	115.10'	38°47'36"
C12	S54°27'05"E	29.86'	170.00'	29.89'	10°04'31"
C13	S65°19'00"E	82.20'	150.00'	83.27'	31°48'21"
C14	S57°31'10"E	36.66'	130.00'	36.78'	16°12'40"
C15	S70°21'16"E	64.09'	170.00'	64.48'	21°43'50"
C16	S73°25'20"E	35.27'	130.00'	35.38'	15°35'41"
C17	S89°25'55"E	85.71'	300.00'	86.00'	16°25'30"
C18	S81°37'43"E	4.57'	320.00'	4.57'	0°49'05"
C19	S87°21'26"E	59.87'	280.00'	59.99'	12°16'32"
C20	S89°50'28"E	86.90'	320.00'	87.17'	15°36'25"
C21	N80°25'45"E	34.96'	520.00'	34.96'	3°51'09"
C22	N80°09'42"E	36.75'	480.00'	36.76'	4°23'15"
C23	N73°42'22"E	86.97'	520.00'	87.07'	9°35'39"
C24	N70°52'45"E	118.47'	480.00'	118.78'	14°10'41"
C25	N64°06'43"E	86.97'	520.00'	87.07'	9°35'39"
C26	N68°29'10"E	239.71'	500.00'	242.07'	27°44'20"
C27	N59°35'19"E	70.33'	480.00'	70.40'	8°24'11"

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C28	N57°18'03"E	36.55'	520.00'	36.56'	4°01'42"
C29	N27°22'21"E	15.97'	17.00'	16.62'	56°01'44"
C30	S82°37'23"W	15.61'	17.00'	16.22'	54°40'22"
C31	S20°20'58"W	34.39'	48.00'	35.17'	41°58'57"
C32	N80°45'02"E	46.85'	48.00'	48.94'	58°25'03"
C33	N23°09'45"E	45.63'	48.00'	47.55'	56°45'33"
C34	S78°39'50"W	58.21'	48.00'	62.54'	74°38'48"
C35	N34°36'54"W	47.12'	48.00'	49.26'	58°47'44"
C36	S49°12'43"E	15.10'	12.00'	16.33'	77°59'25"
C38	N11°24'42"W	7.09'	170.00'	7.09'	2°23'22"
C56	N84°25'49"E	20.27'	280.00'	20.28'	4°08'58"
C57	S64°30'26"W	28.76'	50.00'	29.17'	33°25'31"
C58	N80°22'37"W	31.57'	50.00'	32.12'	36°48'23"

LINE	BEARING	LENGTH
L1	N75°12'13"W	20.00'
L2	S89°30'03"E	24.67'
L3	N01°49'48"W	5.08'
L4	N01°49'48"W	4.21'
L5	S81°13'10"E	19.84'
L6	S81°13'10"E	19.84'
L7	S81°13'10"E	19.84'

LEGEND

- ◻ SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊙ FOUND 3/4" IRON PIPE
- △ CALCULATED POSITION
- () R1 RECORD AS PER LP 2005-0069

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Gumbay

OREGON
JULY 14, 1978
RONALD A. GUMBAY
1954

EXPIRES: 12/31/2006

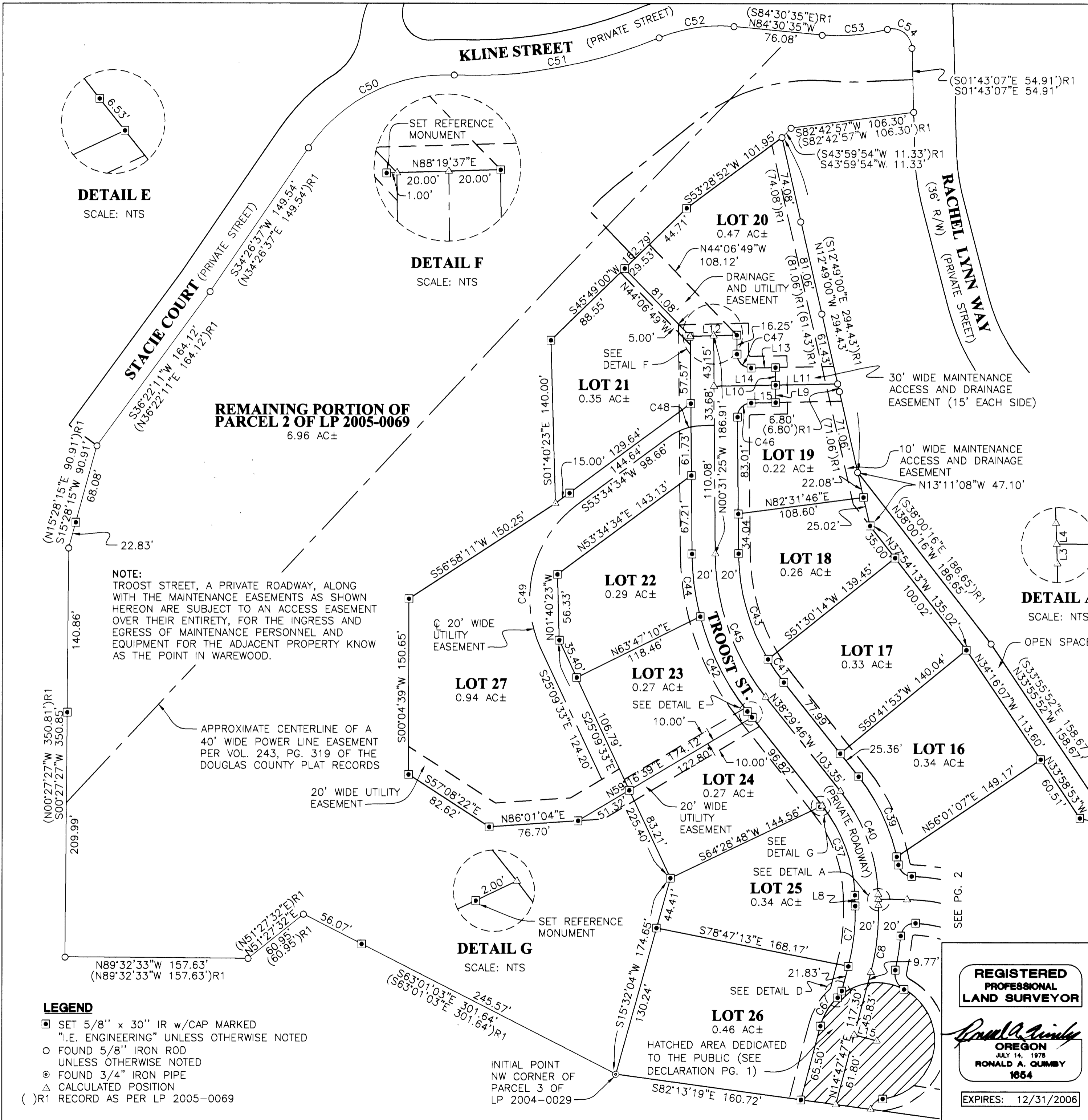
WAREWOOD TERRACE P.U.D.
LYING IN THE NW 1/4 OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

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

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

DWG. BY: JAC

SCALE: AS SHOWN DATE: JULY, 2006 JOB NO: 104-30 PAGE: 2 OF 3



CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C6	S31°17'44"W	28.40'	50.00'	28.80'	32°59'54"
C7	N06°29'00"E	52.05'	180.00'	52.23'	16°37'35"
C8	N06°29'00"E	57.83'	200.00'	58.04'	16°37'35"
C37	N20°09'47"W	81.78'	130.00'	83.19'	36°39'58"
C39	N25°33'04"W	76.16'	170.00'	76.82'	25°53'23"
C40	N20°09'47"W	94.36'	150.00'	95.99'	36°39'58"
C41	S34°39'58"E	24.05'	180.00'	24.06'	7°39'35"
C42	S26°35'41"E	90.74'	220.00'	91.40'	23°48'10"
C43	S15°40'48"E	94.12'	180.00'	95.23'	30°18'45"
C44	S07°36'31"E	54.27'	220.00'	54.41'	14°10'11"
C45	S19°30'36"E	130.14'	200.00'	132.55'	37°58'21"
C46	S44°11'23"W	16.89'	12.00'	18.73'	89°25'37"
C47	S45°48'37"E	17.06'	12.00'	18.97'	90°34'23"
C48	S71°31'34"W	30.82'	50.00'	31.33'	35°54'01"
C49	S14°12'30"W	126.86'	100.00'	137.42'	78°44'07"
C50	S63°22'08"W	140.12'	145.00'	146.24'	57°47'02"
	(N63°22'08"E	140.12'	145.00'	146.24'	57°47'02"R1
C51	N79°45'36"E	179.12'	415.00'	180.54'	24°55'34"
	(N79°45'36"E	179.12'	415.00'	180.54'	24°55'34"R1
C52	S81°24'01"W	65.19'	140.00'	65.79'	26°55'32"
	(N81°24'01"E	65.19'	140.00'	65.79'	26°55'32"R1
C53	N84°59'30"E	56.29'	165.00'	56.57'	19°38'35"
	(N84°59'30"E	56.29'	165.00'	56.57'	19°38'35"R1
C54	N52°44'04"W	26.59'	17.00'	30.53'	102°53'09"
	(S52°44'04"E	26.59'	17.00'	30.53'	102°53'09"R1
C55	N31°17'44"E	6.82'	12.00'	6.91'	32°59'54"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°12'13"W	20.00'
L8	N01°49'48"W	9.29'
L9	N00°31'25"W	15.00'
L10	N00°31'25"W	15.00'
L11	S88°54'12"W	53.39'
L12	N88°19'37"E	40.00'
L13	S88°54'12"W	20.89'
L14	S88°54'12"W	53.00'
L15	N88°54'12"E	21.13'

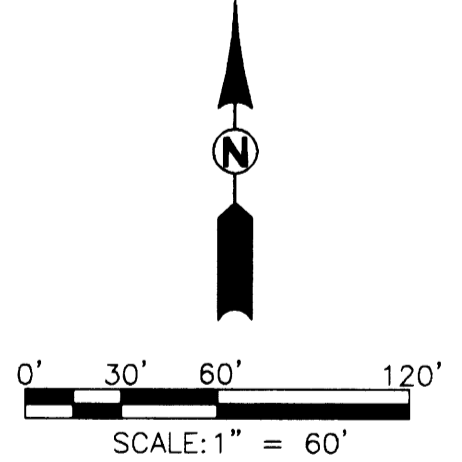
DETAIL E
SCALE: NTS

DETAIL F
SCALE: NTS

DETAIL A
SCALE: NTS

DETAIL D
SCALE: NTS

DETAIL G
SCALE: NTS



NOTE:
TROOST STREET, A PRIVATE ROADWAY, ALONG WITH THE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE SUBJECT TO AN ACCESS EASEMENT OVER THEIR ENTIRETY, FOR THE INGRESS AND EGRESS OF MAINTENANCE PERSONNEL AND EQUIPMENT FOR THE ADJACENT PROPERTY KNOW AS THE POINT IN WAREWOOD.

REMAINING PORTION OF PARCEL 2 OF LP 2005-0069
6.96 AC±

APPROXIMATE CENTERLINE OF A 40' WIDE POWER LINE EASEMENT PER VOL. 243, PG. 319 OF THE DOUGLAS COUNTY PLAT RECORDS

LOT 26
0.46 AC±
HATCHED AREA DEDICATED TO THE PUBLIC (SEE DECLARATION PG. 1)

- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - ⊙ FOUND 3/4" IRON PIPE
 - △ CALCULATED POSITION
 - () R1 RECORD AS PER LP 2005-0069

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Gumbly

OREGON
JULY 14, 1978
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EXPIRES: 12/31/2006

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iemail@ieengineering.com

i.e. ENGINEERING

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