

APPROVALS:

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

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

By [Signature] 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

[Signature] 3-22-07 DATE
 DOUGLAS COUNTY COMMISSIONER

[Signature] 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.

NARRATIVE:

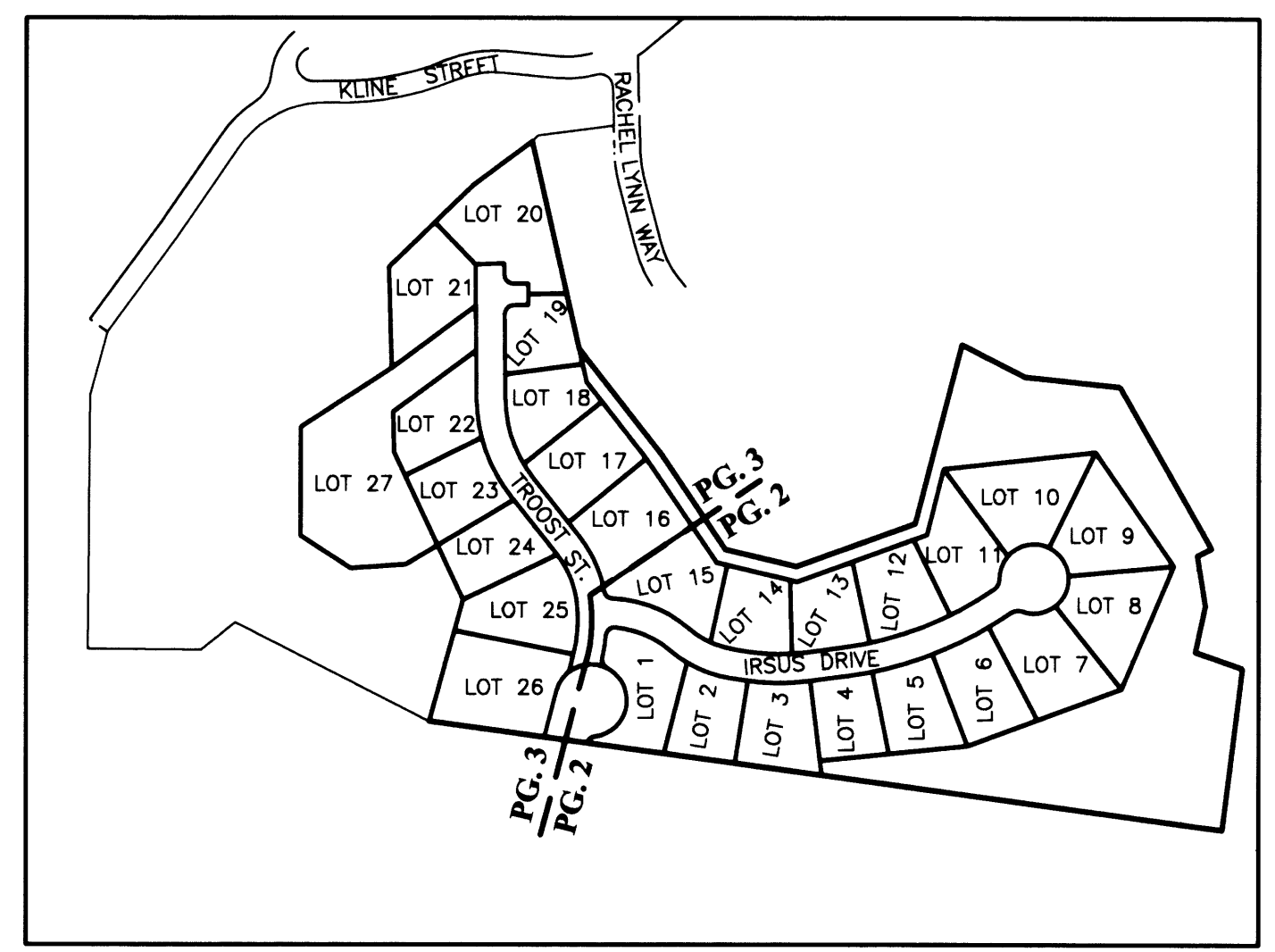
THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL 2 INTO LOTS WITH OPEN SPACE AND PRIVATE ROADWAYS AS SHOWN.

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.



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.

[Signature] 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.

[Signature]
 NOTARY: ELAINE BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 405611
 MY COMMISSION EXPIRES: JUNE 23, 2010

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. PUD-03-3

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| | 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: 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 email@ieengineering.com |
| EXPIRES: 12/31/2006 | DWG. BY: JAC | SCALE: NO SCALE |
| DATE: JULY, 2006 | JOB NO: 104-30 | PAGE: 1 OF 3 |