

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2008-009970
NO FEE
05/20/2008 01:04:12 PM
RECEIPTCOUNTER
PLAT-SUB Cnt=1 Stn=1
This is a no fee document

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:

BEGINNING AT THE INITIAL POINT: A 5/8-INCH IRON ROD ON THE WEST BOUNDARY OF LOT 3 OF JONES' ADDITION TO ROSEBURG (VOLUME 1, PAGE 36), DOUGLAS COUNTY PLAT RECORDS, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 3 BEARS NORTH 26°34'02" WEST, 57.00 FEET, SAID IRON ROD ALSO BEING ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF NORTH STEPHENS STREET; THENCE ALONG SAID WEST BOUNDARY AND ALONG THE WEST BOUNDARY OF LOT 4 OF SAID JONES' ADDITION TO ROSEBURG, AND BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY BOUNDARY, NORTH 26°34'02" WEST, 244.54 FEET TO A 5/8-INCH IRON ROD; THENCE LEAVING SAID WEST BOUNDARY AND ALONG THE SOUTHERLY BOUNDARY OF THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 76-14381, DOUGLAS COUNTY DEED RECORDS, NORTH 46°51'41" EAST, 18.05 FEET TO A 5/8-INCH IRON ROD ON THE NORTH BOUNDARY OF SAID LOT 4, SAID IRON ROD ALSO BEING ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF GARDEN VALLEY BOULEVARD; THENCE ALONG SAID NORTH BOUNDARY, BEING COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY BOUNDARY, NORTH 87°50'28" EAST, 267.28 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 4, SAID IRON ROD ALSO MARKING THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY BOUNDARY AND THE WESTERLY RIGHT-OF-WAY BOUNDARY OF GRANDVIEW STREET; THENCE ALONG THE EAST BOUNDARIES OF SAID LOTS 3 AND 4, BEING COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, SOUTH 26°19'28" EAST, 139.38 FEET TO A 5/8-INCH IRON ROD; THENCE LEAVING SAID EAST BOUNDARY OF SAID LOT 3, SOUTH 63°27'54" WEST, 260.11 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1.18 ACRES, MORE OR LESS.

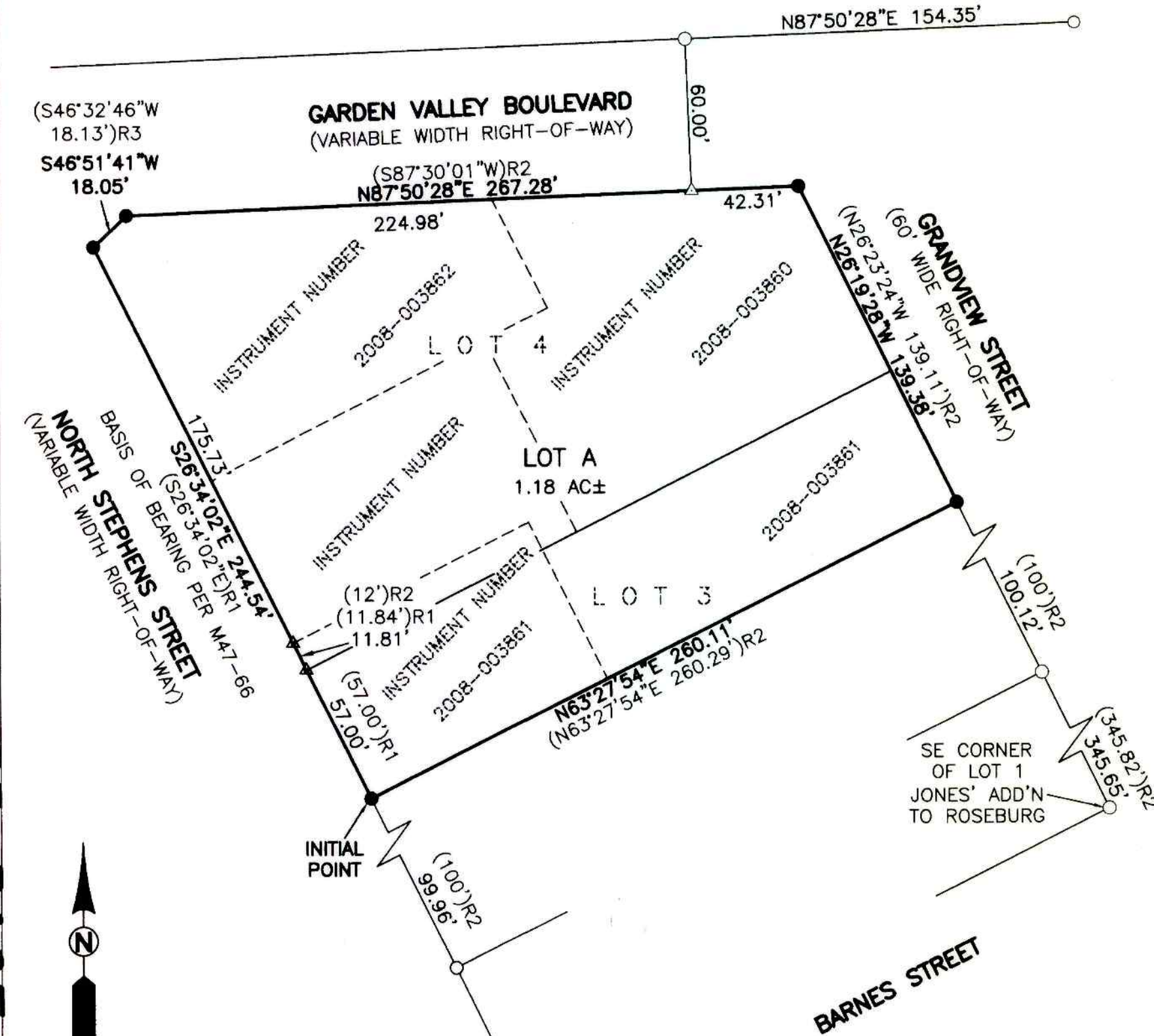
NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT THOSE PORTIONS OF LOTS 3 AND 4 OF THE PLAT OF JONES' ADDITION TO ROSEBURG, RECORDED IN VOLUME 1, PAGE 36 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, AS DESCRIBED IN INSTRUMENT NUMBERS 2008-003860, 2008-003861, AND 2008-003862, RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON INTO ONE LOT AS SHOWN HEREON. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE NORTH BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS ON THE NORTH RIGHT-OF-WAY BOUNDARY OF GARDEN VALLEY BOULEVARD (PRUNE STREET) AND OFFSETTING THE LINE THE RECORD 60-FOOT DISTANCE TO THE SOUTH. THE WEST BOUNDARY WAS ESTABLISHED BY HOLDING THE FOUND CONCRETE NAILS AND THE FOUND IRON ROD AS SHOWN AND PROJECTING THE LINE NORTHERLY TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTH BOUNDARY. THE EAST BOUNDARY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AS SHOWN AND PROJECTING THE LINE NORTHERLY TO THE INTERSECTION OF THE AFOREMENTIONED NORTH BOUNDARY. THE SOUTH BOUNDARY WAS ESTABLISHED BY HOLDING RECORD DISTANCES AND THE RECORD ANGLE BETWEEN THE WEST AND SOUTH BOUNDARIES PER SURVEY NUMBER M47-66, DOUGLAS COUNTY SURVEY RECORDS, THEN INTERSECTING THE EAST BOUNDARY. THE NORTHWEST CORNERS WERE ESTABLISHED BY HOLDING RECORD DISTANCES ALONG THE WEST AND NORTH BOUNDARIES AS SET FORTH IN INSTRUMENT NUMBER 76-14381, DEED RECORDS OF DOUGLAS COUNTY. MONUMENTS WERE THEN SET IN ORDER TO DELINEATE THE PROPERTY CORNERS AS SHOWN.

LEGEND: *SEE CS 65/64-II FOR CHANGE IN MONUMENTS

- DENOTES SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- DENOTES FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ▲ DENOTES FOUND NAIL
- △ DENOTES CALCULATED POSITION
- ()R1 DENOTES RECORD PER SURVEY NUMBER M47-66
- ()R2 DENOTES RECORD PER SURVEY NUMBER M37-3
- ()R3 DENOTES RECORD PER INSTRUMENT NUMBER 76-14381



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BOISE SPECTRUM, LLC AND HALKER PROPERTIES, LLC ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE REPLATED INTO THE TRACT OF LAND AS SHOWN.

GARY R. HAWKINS, MEMBER
BOISE SPECTRUM, LLC

COLBY HALKER, MEMBER
HALKER PROPERTIES, LLC

ACKNOWLEDGMENT:

STATE OF Idaho } ss.
COUNTY OF Ada

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF May, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED COLBY HALKER, AS A MEMBER OF HALKER PROPERTIES, LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Nancy L. Patrick
NOTARY SIGNATURE

NANCY L. PATRICK
NOTARY NAME

NOTARY PUBLIC - Idaho
COMMISSION NO.: 11329
MY COMMISSION EXPIRES: October 20, 2012

FIELD CREW: BILL GOODSON
RICHARD OLSON
EQUIPMENT: TOPCON TOTAL STATION AND
RANGER DATA COLLECTOR
OFFICE: BRENT KNAPP
DRAFTING: BRENT KNAPP
PLANNING DEPARTMENT FILE NO. SRE-07-03

APPROVALS:

H. Ronald Hughes May 14, 2008
PLANNING COMMISSION CHAIRMAN DATE
Judith H. Allen MAY 13, 2008
COMMUNITY DEVELOPMENT DIRECTOR DATE
Michelle Messing MAY 13, 2008
PUBLIC WORKS DIRECTOR DATE
Randy Smith 5-14-08
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Roy Northrup 5/15/08
DOUGLAS COUNTY TAX ASSESSOR DATE
Doug Robertson 5-19-08
DOUGLAS COUNTY COMMISSIONER DATE
Joseph A. Lawrence 5-19-08
DOUGLAS COUNTY COMMISSIONER DATE
FILED THIS 20th DAY OF MAY, 2008, 1:04 O'CLOCK AM/PM
BARBARA E. NIELSEN by Sharon Kay Deputy 5/2/08
DOUGLAS COUNTY CLERK DATE

TAX COLLECTOR STATEMENT:

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

Sharon Kay Deputy 5/19/08
DOUGLAS COUNTY TAX COLLECTOR DATE



ACKNOWLEDGMENT:

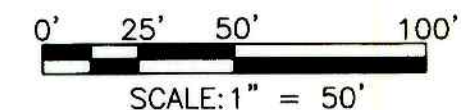
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NANCY L. PATRICK
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NOTARY PUBLIC - Idaho
COMMISSION NO.: 11329
MY COMMISSION EXPIRES: October 20, 2012



<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><u>Ronald A. Quimby</u></p> <p>OREGON JULY 14, 1978 RONALD A. QUIMBY 1654</p> <p>EXPIRES: 12/31/2008</p>		<p>REPLAT OF A PORTION OF LOTS 3 AND 4, JONES' ADDITION TO ROSEBURG</p> <p>LOCATED IN THE NE 1/4, SEC. 13, T. 27 S., R. 6. W., WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
		<p>SURVEYED FOR: HAWKINS COMPANIES 2904 SE 170TH AVE VANCOUVER, WA</p>	<p>SURVEYED BY: 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>PLANNING DEPARTMENT FILE NO. <u>SRE-07-03</u></p>		<p>JOB NO: 2289-01</p>	<p>DWG. BY: BHK</p>
<p>SCALE: AS SHOWN</p>		<p>DATE: APR., 2008</p>	<p>PM: BHK</p>
		<p>PAGE: 1 OF 1</p>	