

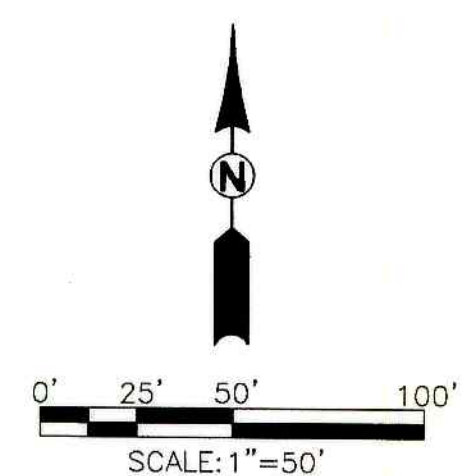
DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2007-022240
NO FEE
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10/12/2007 08:55:12 AM
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

VOL. 23 PAGE 2 A

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA
C1	S20°26'09"W	35.03'	117.00'	35.16'
C2	S17°50'38"W	40.00'	147.00'	40.13'
C3	S27°21'17"W	8.67'	147.00'	8.67'
C4	S22°04'26"W	16.99'	70.00'	17.03'



- LEGEND:**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - SET 5/8" IRON ROD w/ALUMINUM CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
 - ()R1 RECORD AS PER M148-76



VOL. 23 PAGE 2 A

REGISTERED PROFESSIONAL LAND SURVEYOR
Ronald A. Gumbly
OREGON
JULY 14, 1978
RONALD A. GUMBLY
1854
EXPIRES: 12/31/2008

CRYSTAL VISTA SUBDIVISION, PHASE 2
LYING IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 27 SOUTH RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR: GEORGE GIBBY 670 NE FRONTIER LANE 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
JOB NO: 613-03	DWG. BY: BHK
SCALE: AS SHOWN	DATE: JULY, 2007
PM: BHK	PAGE: 1 OF 2

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:

BEING THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2005-028408, DOUGLAS COUNTY DEED RECORDS, LOCATED IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2005-028408; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2005-028408, NORTH 00°55'30" EAST, 99.07 FEET TO A 5/8-INCH IRON ROD; THENCE CONTINUING ALONG SAID WEST BOUNDARY, NORTH 42°35'59" EAST, 633.66 FEET TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2005-028408; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2005-028408 THE FOLLOWING COURSES: SOUTH 60°56'52" EAST, 143.96 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 12°27'47" WEST, 26.09 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 60°56'52" EAST, 76.29 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 22°34'56" EAST, 25.16 FEET TO A 5/8-INCH IRON ROD; THENCE SOUTH 60°56'52" EAST, 115.94 FEET TO A 5/8-INCH IRON ROD AT THE MOST EASTERLY CORNER OF SAID INSTRUMENT NUMBER 2005-028408; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2005-028408, SOUTH 29°41'07" WEST, 490.14 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2005-028408; THENCE ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2005-028408, NORTH 86°57'29" WEST, 486.37 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING. SAID DESCRIBED BOUNDARY CONTAINS 5.63 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THAT LAND DESCRIBED ABOVE INTO LOTS AS SHOWN HEREON. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIE AND HELD AS SHOWN PER THE BOUNDARY LINE ADJUSTMENT RECORDED AS M148-76 IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE. MONUMENTS WERE SET IN ORDER TO DELINEATE THE LOT BOUNDARIES AS SHOWN.

P.U.E. NOTE:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NUMBER 2007-022209 OF DEED RECORDS OF DOUGLAS COUNTY.

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.

APPROVALS:

[Signature] 10-11-07
 PLANNING COMMISSION CHAIRMAN DATE

[Signature] 10/11/2007
 COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 10-11-07
 PUBLIC WORKS DIRECTOR DATE

[Signature] 10-11-07
 DOUGLAS COUNTY SURVEYOR Deputy DATE

[Signature] 10-11-07
 DOUGLAS COUNTY TAX ASSESSOR DATE

[Signature] 10-11-07
 DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 10-11-07
 DOUGLAS COUNTY COMMISSIONER DATE

FILED THIS 12th DAY OF OCTOBER, 2007, 8:55 O'CLOCK (AM/PM)

[Signature] 10-12-07
 DOUGLAS COUNTY CLERK by [Signature] DEPUTY DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CONCORD ENTERPRISES, 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 "CRYSTAL VISTA SUBDIVISION, PHASE 2" TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

[Signature] 10-4-07
 GEORGE GIBBY, PRESIDENT DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
 COUNTY OF DOUGLAS }ss.
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF October, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GEORGE GIBBY AS PRESIDENT OF CONCORD ENTERPRISES, 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.

FIELD CREW: BILL GOODSON
 RICHARD OLSON

EQUIPMENT: TOPCON TOTAL STATION AND
 TDS RANGER DATA COLLECTOR

OFFICE: BRENT KNAPP

DRAFTING: BRENT KNAPP

ZONE: R-1-6
COMP. PLAN: LDR
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.

[Signature] 10/10/07
 DOUGLAS COUNTY TAX COLLECTOR DATE

NOTE: SUBJECT TO COVENANTS AS RECORDED IN INSTRUMENT NO. 2007-021805 OF DEED RECORDS OF DOUGLAS COUNTY.

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. S-02-1

	CRYSTAL VISTA SUBDIVISION, PHASE 2 LYING IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 27 SOUTH RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: GEORGE GIBBY 670 NE FRONTIER LANE ROSEBURG, OR 97470	SURVEYED BY: 505 SE Main Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
SCALE: NONE	JOB NO: 613-01 DATE: JULY, 2007	DWG. BY: BHK PM: BHK PAGE: 2 OF 2