

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, BEING A PORTION OF PARCEL 2 OF LAND PARTITION #2005-0069, PLAT RECORDS OF DOUGLAS COUNTY, LYING 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" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 26, WAREWOOD TERRACE P.U.D., AS RECORDED IN VOLUME 22, PAGE 40, PLAT RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 2 OF LAND PARTITION #2005-0069 THE FOLLOWING COURSES:
NORTH 63°01'03" WEST, 301.64 FEET TO A 5/8" IRON ROD; THENCE SOUTH 51°27'32" WEST, 60.95 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°32'33" WEST, 157.63 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 2 THE FOLLOWING COURSES:
NORTH 0°27'27" EAST, 350.85 FEET TO A 5/8" IRON ROD; THENCE NORTH 15°28'15" EAST, 90.91 FEET TO A 5/8" IRON ROD; THENCE NORTH 36°22'11" EAST, 164.12 FEET TO A 5/8" IRON ROD; THENCE NORTH 34°26'37" WEST 149.54 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 145.00 FOOT-RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 63°22'08" EAST, 140.12 FEET), 146.24 FEET TO A 5/8" IRON ROD; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 2 THE FOLLOWING COURSES; ALONG THE ARC OF A 415.00 FOOT-RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS NORTH 79°45'36" EAST, 179.12 FEET), 180.54 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 140.00 FOOT-RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 81°24'01" EAST, 65.19 FEET), 65.79 FEET TO A 5/8" IRON ROD; THENCE SOUTH 84°30'35" EAST, 76.08 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 165.00 FOOT-RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS NORTH 84°59'30" EAST, 56.29 FEET), 56.57 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 17.00 FOOT-RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 52°44'04" EAST, 26.59 FEET), 30.53 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF RACHEL LYNN WAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 1°43'07" EAST, 54.91 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 21, THE POINT IN WAREWOOD, AS RECORDED IN VOLUME 19, PAGE 10, PLAT RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF LOT 21, THE POINT IN WAREWOOD, AS RECORDED IN VOLUME 19, PAGE 10, PLAT RECORDS OF DOUGLAS COUNTY THE FOLLOWING COURSES: SOUTH 82°42'57" WEST, 106.30 FEET TO A 5/8" IRON ROD; THENCE SOUTH 43°59'54" WEST, 11.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE ALONG THE WEST BOUNDARY OF SAID POINT IN WAREWOOD THE FOLLOWING COURSES:
SOUTH 53°28'52" WEST, 101.95 FEET TO A 5/8" IRON ROD; THENCE SOUTH 45°49'00" WEST, 162.79 FEET TO A 5/8" IRON ROD; THENCE SOUTH 01°40'23" EAST, 140.00 FEET TO A POINT; THENCE SOUTH 56°58'11" WEST, 150.25 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0°04'39" WEST, 150.65 FEET TO A 5/8" IRON ROD; THENCE SOUTH 57°08'22" EAST, 82.62 FEET TO A 5/8" IRON ROD; THENCE NORTH 86°01'04" EAST, 76.70 FEET TO A 5/8" IRON ROD; THENCE NORTH 59°16'39" EAST, 51.32 FEET TO A 5/8" IRON ROD; THENCE SOUTH 25°09'33" EAST, 83.21 FEET TO A 5/8" IRON ROD; THENCE SOUTH 15°32'04" WEST, 174.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.96 ACRES, MORE OR LESS.

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 HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "WAREWOOD TERRACE P.U.D. PHASE II" TOGETHER WITH EASEMENTS AS SHOWN.

Jerry L. Tabor 12/23/09
JERRY L. TABOR, PRESIDENT
JERRY L. TABOR BUILDING, INC. DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23 DAY OF December, 2009, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERRY L. TABOR, 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

FIELD CREW: RYAN PALMER AND JEREMY LEONARD

EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR

OFFICE: DEREK FEIGEL

DRAFTING: DEREK FEIGEL

REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Quimby
OREGON
JULY 14, 1978
RONALD A. QUIMBY
1654

EXPIRES: 12/31/2010

NARRATIVE:

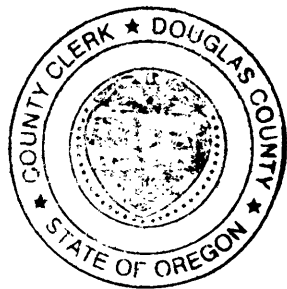
THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THE ABOVE DESCRIBED PARCEL OF LAND INTO LOTS AS SHOWN.

PROCEDURE WAS AS FOLLOWS:

EXISTING MONUMENTS AND CONTROL PER OUR PREVIOUS WAREWOOD TERRACE P.U.D. (VOLUME 22, PAGE 40) WERE HELD, AS SHOWN. MONUMENTS WERE SET TO DELINEATE THE LOTS ~~AND OPEN SPACE~~, AS SHOWN.

APPROVALS:

H. Ronald Hughes 12/28/09
PLANNING COMMISSION CHAIRMAN DATE
Brian Dorn 12/23/09
COMMUNITY DEVELOPMENT DIRECTOR DATE
Neola Mussy 12-28-09
PUBLIC WORKS DIRECTOR DATE
Randy Smith 12-23-09
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Ron Northcraft 4/23/10
DOUGLAS COUNTY TAX ASSESSOR DATE
Steve Robertson 4-23-10
DOUGLAS COUNTY COMMISSIONER DATE
Paul A. Lawrence 4/23/10
DOUGLAS COUNTY COMMISSIONER DATE
FILED THIS 23rd DAY OF APRIL, 2010, 3:35 O'CLOCK AM/PM
Barbara E. Nielsen, C.C. 4/23/10
DOUGLAS COUNTY CLERK DATE



TAX COLLECTOR STATEMENT:

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

Sandra K. Correia 4/23/2010
DOUGLAS COUNTY TAX COLLECTOR DATE

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. PUD-03-3

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

SURVEYED FOR:
JOHN ATKINSON
2823 N.W. KLINE STREET
ROSEBURG, OR., 97470

DWG. BY: DAF
PAGE: 2 OF 2
JOB NO: 104-30
SCALE: NO SCALE
DATE: SEPT., 2009

WAREWOOD TERRACE P.U.D. PHASE II
LYING IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 27 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON