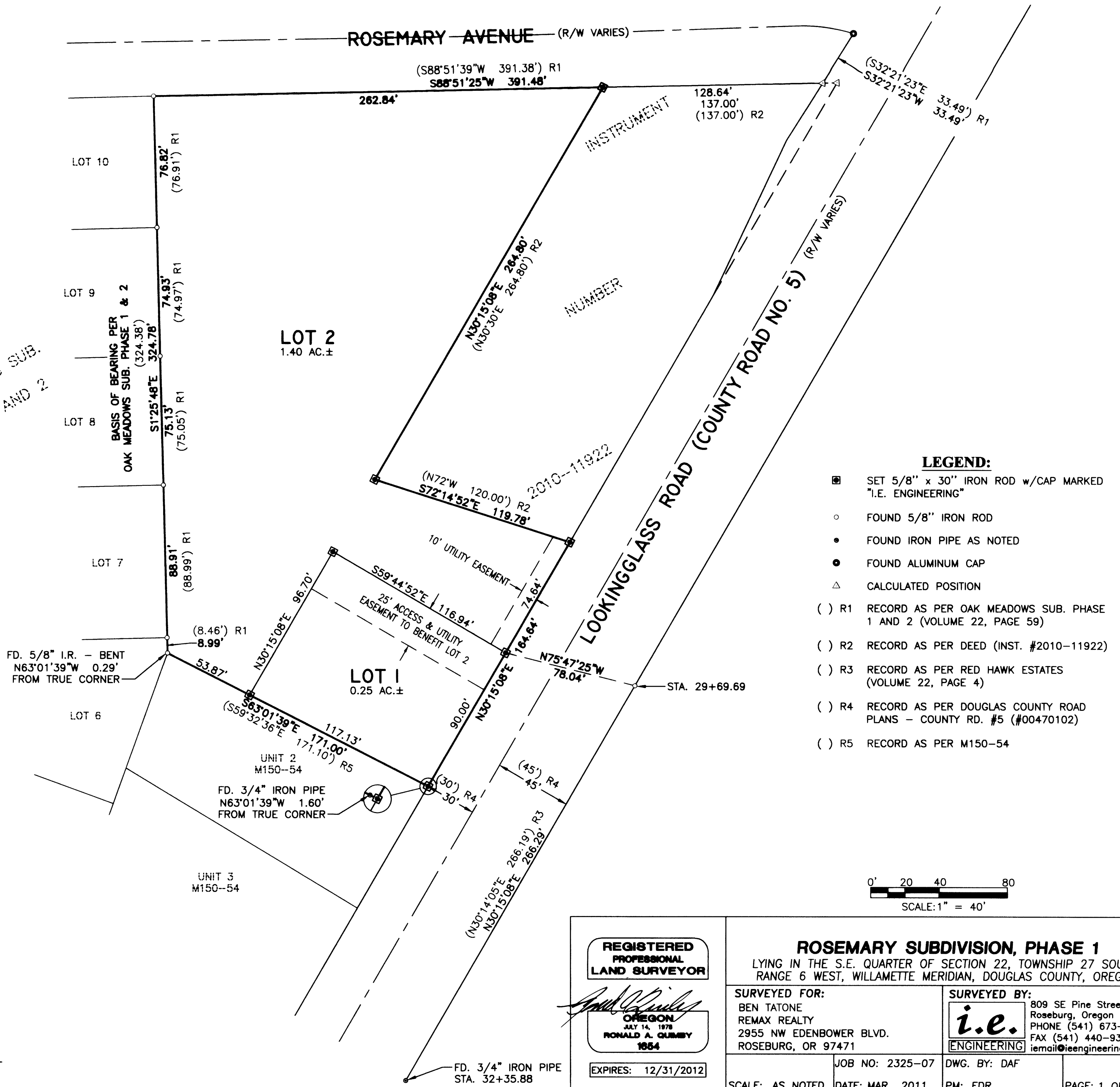


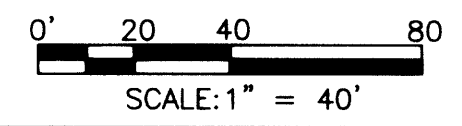
DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2011-006167
 NO FEE
 04/12/2011 11:55:30 AM
 PLAT-SUB Cnt=1 Stn=1 receiptcounter
 This is a no fee document



OAK MEADOWS SUB.
 PHASE 1 AND 2



- LEGEND:**
- SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING"
 - FOUND 5/8" IRON ROD
 - FOUND IRON PIPE AS NOTED
 - FOUND ALUMINUM CAP
 - △ CALCULATED POSITION
 - () R1 RECORD AS PER OAK MEADOWS SUB. PHASE 1 AND 2 (VOLUME 22, PAGE 59)
 - () R2 RECORD AS PER DEED (INST. #2010-11922)
 - () R3 RECORD AS PER RED HAWK ESTATES (VOLUME 22, PAGE 4)
 - () R4 RECORD AS PER DOUGLAS COUNTY ROAD PLANS - COUNTY RD. #5 (#00470102)
 - () R5 RECORD AS PER M150-54



REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Gumbly

OREGON
 JULY 14, 1978
 RONALD A. GUMBLY
 1954

EXPIRES: 12/31/2012

ROSEMARY SUBDIVISION, PHASE 1
 LYING IN THE S.E. QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR: BEN TATONE REMAX REALTY 2955 NW EDENBOWER BLVD. ROSEBURG, OR 97471	SURVEYED BY: i.e. ENGINEERING 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com		
SCALE: AS NOTED	JOB NO: 2325-07	DWG. BY: DAF	PAGE: 1 OF 2
	DATE: MAR., 2011	PM: EDR	

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 LYING IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; SAID PARCEL BEING ALL OF INSTRUMENT NUMBER 2010-17832, DEED RECORDS OF DOUGLAS COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2010-17832; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF ROSEMARY AVENUE, NORTH 88°51'25" EAST, 262.84 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2010-11922, DEED RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE WESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2010-11922, SOUTH 30°15'08" WEST, 264.80 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2010-11922; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2010-11922, SOUTH 72°14'52" EAST, 119.78 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF LOOKINGGLASS ROAD (COUNTY ROAD NO. 5); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY OF LOOKINGGLASS ROAD, SOUTH 30°15'08" WEST, 164.64 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY OF LOOKINGGLASS ROAD, NORTH 63°01'39" WEST, 171.00 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2009-19001 AND ON THE EASTERLY BOUNDARY OF LOT 6, OAK MEADOWS SUBDIVISION PHASE 1 AND 2, AS RECORDED IN VOLUME 22, PAGE 59, DEED RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE EASTERLY BOUNDARY OF SAID OAK MEADOWS SUBDIVISION, NORTH 1°25'48" WEST, 324.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.65 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SUB-DIVIDE THE ABOVE-DESCRIBED PARCEL INTO LOTS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE N.E. CORNER OF INST. #2010-11922 WAS RE-ESTABLISHED BY USING RECORD BEARING AND DISTANCE FROM A FOUND CENTERLINE MONUMENT IN ROSEMARY AVE. THE SOUTHERLY R/W OF ROSEMARY AVE. WAS RE-ESTABLISHED BY HOLDING SAID NEWLY RE-ESTABLISHED N.E. CORNER OF INST. #2010-11922 AND A FOUND MONUMENT AT THE N.E. CORNER OF LOT 10, OAK MEADOWS SUBDIVISION.

THE WESTERLY R/W OF LOOKINGGLASS RD. WAS RE-ESTABLISHED BY HOLDING TWO FOUND MONUMENTS ON THE EASTERLY R/W AND OFF-SETTING RECORD DISTANCE PER COUNTY ROAD PLANS (COUNTY ROAD #5).

THE WESTERLY BOUNDARY OF INST. #2010-11922 WAS RE-ESTABLISHED BY HOLDING RECORD DISTANCE PER DEED FROM THE INTERSECTION OF THE ORIGINAL WESTERLY R/W OF LOOKINGGLASS RD. & SOUTHERLY R/W OF ROSEMARY AVE. AND HOLDING RECORD ANGLE FROM THE SOUTHERLY R/W OF ROSEMARY AVE.

THE SOUTHERLY BOUNDARY OF INST. #2010-11922 WAS RE-ESTABLISHED BY HOLDING RECORD ANGLE FROM THE NEWLY RE-ESTABLISHED WESTERLY BOUNDARY OF INST. #2010-11922 AND INTERSECTING THAT WITH THE NEWLY RE-ESTABLISHED WESTERLY R/W OF LOOKINGGLASS RD.

THE SOUTHERLY BOUNDARY OF THE PROPERTY WAS RE-ESTABLISHED BY HOLDING TWO FOUND MONUMENTS AND INTERSECTING WITH THE NEWLY RE-ESTABLISHED WESTERLY R/W OF LOOKINGGLASS RD. THERE IS A SUBSTANTIAL BEARING AND DISTANCE DISCREPANCY BETWEEN THIS MAP AND M150-54 ON THIS LINE. EVIDENCE IN THE FIELD, IN ADDITION TO THE FOUND MONUMENTS, SUCH AS A DRIVEWAY, ETC., SUGGEST THAT THIS LINE HAS BEEN RECOGNIZED AS THE PROPERTY LINE FOR SOME TIME.

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

Sandra K. Corree 4/12/11
DOUGLAS COUNTY TAX COLLECTOR DATE

APPROVALS:

D. Ronald Hughes 4/11/11
PLANNING COMMISSION CHAIRMAN DATE

Brian Bini 4/8/11
COMMUNITY DEVELOPMENT DIRECTOR DATE

Nicole Messer 4/8/11
PUBLIC WORKS DIRECTOR DATE

Randy Smith 4-11-11
DOUGLAS COUNTY SURVEYOR DATE

Susan Acree 4-11-11
DOUGLAS COUNTY TAX ASSESSOR DATE

Susan 4-12-11
DOUGLAS COUNTY COMMISSIONER DATE

Joseph Lawrence 4-12-11
DOUGLAS COUNTY COMMISSIONER DATE

FILED THIS 12 DAY OF April, 2011, 11:55 O'CLOCK AM/PM

Andrea S. Nielsen, Clerk 4/12/11
DOUGLAS COUNTY CLERK Ann Schang Deputy DATE



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 "ROSEMARY SUBDIVISION, PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN.

Jerry L. Tabor 4/7/11
JERRY L. TABOR, PRESIDENT DATE
JERRY L. TABOR BUILDING INC.

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7th DAY OF April, 2011, 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.: 449968
MY COMMISSION EXPIRES: JUNE 23, 2014

FIELD CREW: RYAN PALMER AND JEREMY LEONARD

EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR

OFFICE: DEREK FEIGEL

DRAFTING: DEREK FEIGEL

ZONE: R-1-6
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. S-11-1

	ROSEMARY SUBDIVISION, PHASE 1 LYING IN THE S.E. QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: BEN TATONE REMAX REALTY 2955 NW EDENBOWER BLVD. ROSEBURG, OR 97471	SURVEYED BY: 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com
JOB NO: 2325-07 SCALE: NO SCALE	DATE: MAR., 2011	DWG. BY: DAF PM: EDR PAGE: 2 OF 2