

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, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO 6 LOTS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, AS SHOWN.

Jerry L. Tabor
JERRY L. TABOR, PRESIDENT
9/28/16
DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28 DAY OF September, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERRY L. TABOR, AS 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.

PRINTED NAME: Maria Carmen Miles

COMMISSION #: 940745

MY COMMISSION EXPIRES ON: July 19, 2019

SIGNATURE: Carmen Miles



SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE 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 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 48, SUNSET VIEW SUBDIVISION, PHASES 1 AND 2 (VOL. 22, PG. 36) AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 88°13'51" E 82.97 FEET TO A 5/8" IRON ROD; THENCE N 88°12'49" E 90.39 FEET TO A 5/8" IRON ROD; THENCE N 88°12'49" E 94.97 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF SUNSET LANE; THENCE ALONG SAID RIGHT-OF-WAY 5.08 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 0°39'10" E 5.08 FEET; THENCE S 0°48'10" W 76.93 FEET TO A 5/8" IRON ROD; THENCE 17.55 FEET ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 6°13'29" W 17.52 FEET TO A 5/8" IRON ROD; THENCE N 53°56'30" W 29.94 FEET TO A 5/8" IRON ROD; THENCE N 89°01'09" W 68.93 FEET TO A 5/8" IRON ROD; THENCE S 46°25'48" W 51.56 FEET TO A 5/8" IRON ROD; THENCE S 46°06'58" W 60.99 FEET TO A 5/8" IRON ROD; THENCE S 46°08'25" W 20.07 FEET; THENCE 40.12 FEET ALONG THE ARC OF A 135 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 57°43'20" W 39.97 FEET TO A 5/8" IRON ROD; THENCE 52.19 FEET ALONG THE ARC OF A 135 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 77°38'29" W 51.86 FEET TO A 5/8" IRON ROD; THENCE N 87°11'12" W 8.15 FEET TO A 5/8" IRON ROD; THENCE N 7°02'59" E 132.16 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

TOGETHER WITH AN AREA EASTERLY OF SUNSET LANE THAT BEGINS AT A POINT WHICH BEARS N 88°13'05" E 328.33 FEET FROM THE 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 48; THENCE N 88°12'49" E 60.25 FEET; THENCE N 88°12'49" E 40.04 FEET TO A 5/8" IRON ROD; THENCE S 0°50'47" W 91.53 FEET TO A 5/8" IRON ROD; THENCE S 0°50'02" W 109.95 FEET TO A 5/8" IRON ROD; THENCE S 59°51'53" W 108.88 FEET TO S 5/8" IRON ROD; THENCE N 33°11'35" W 17.90 FEET TO A 5/8" IRON ROD; THENCE 34.82 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 37°23'02" W 34.79 FEET TO A 5/8" IRON ROD; THENCE N 42°09'02" W 9.39 FEET TO A 5/8" IRON ROD; THENCE 28.35 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 1°28'23" W 26.04 FEET TO A 5/8" IRON ROD; THENCE 44.28 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 30°42'25" E 44.12 FEET TO A 5/8" IRON ROD; THENCE 56.27 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 11°35'14" E 55.94 FEET TO A 5/8" IRON ROD; THENCE N 0°48'08" E 76.87 FEET TO A 5/8" IRON ROD; THENCE 7.79 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 0°35'33" W 7.79 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

ENTIRE AREA CONTAINING 1.32 ACRES, MORE OR LESS.

ALL EASEMENTS OF RECORD ARE SHOWN.

APPROVALS:

J. Ronald Hughes 10/3/16
PLANNING COMMISSION CHAIRMAN DATE

Carol May 10/4/16
PUBLIC WORKS DIRECTOR DATE

Bridget 10/3/2016
COMMUNITY DEVELOPMENT DIRECTOR DATE

Kristan O. DeArnt 10/4/2016
DOUGLAS COUNTY SURVEYOR DATE

Randy Hitt 10/4/16
DOUGLAS COUNTY ASSESSOR DATE

Jim 10/4/16
DOUGLAS COUNTY COMMISSIONER DATE

Susan 10/4/16
DOUGLAS COUNTY COMMISSIONER DATE

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

Jessie Johnson 10/4/2016
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5th DAY OF October, 2016, 9:16 O'CLOCK AM PM

Patricia Hitt 10/5/16
DOUGLAS COUNTY CLERK DATE



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 6 LOTS AS SHOWN. THE AREA OF SUNSET VIEW SUBDIVISION, PHASES 1 AND 2, RECORDED IN VOLUME 22, PAGES 36 A-C, THAT WAS SHOWN AS PHASE 3 WAS CALCULATED PER THE FILED MAP. THE MONUMENTS WERE FOUND AND TIED. FIELD DATA WAS BROUGHT TOGETHER AT POINT "A" AND ROTATED USING COMPUTED LINE "A-B" AS A BASE OF BEARING. IN DOING THIS, MOST FOUND MONUMENTS MATCHED RECORD POSITIONS WITHIN HUNDRETHS OF A FOOT SO MISSING OR BADLY BENT RODS WERE REPLACED AT COMPUTED RECORD POSITIONS.

27-5-7CB TL 8600

ZONE: R-6
COMP. PLAN: LDR
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

PLANNING DEPT. FILE NO. S-16-1 AND CUP 16-4

SUNSET VIEW SUBDIVISION, PHASE 3		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
LYING IN THE SW 1/4 OF SEC. 7, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: JERRY L. TABOR BUILDING, INC 1224 NE WALNUT #359 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC <small>478 LOCKWOOD BLVD. #101 ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8306 e-mail: neil@hibbsland.com</small>	
DWG SCALE: N/A	JOB NO.: 0067-05	DATE: SEPTEMBER 2016 PAGE 2 OF 2