

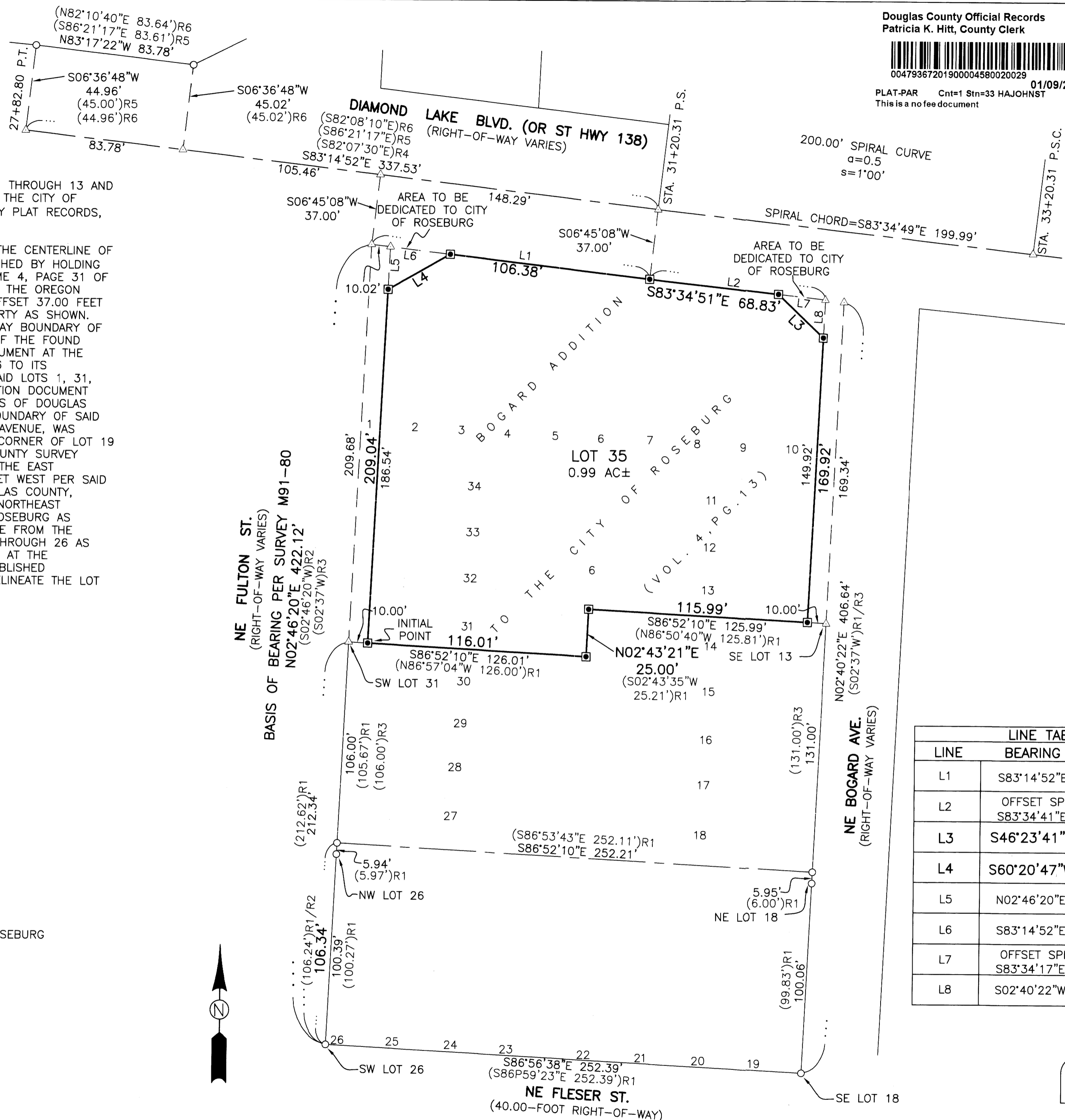
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO REPLAT A PORTION OF LOTS 1 THROUGH 13 AND A PORTION OF LOTS 31 THROUGH 34, BLOCK 1, BOGARD ADDITION TO THE CITY OF ROSEBURG (VOLUME 41, PAGE 13) RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, INTO 1 LOT AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

EXISTING MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE CENTERLINE OF DIAMOND LAKE BLVD. (OREGON STATE HIGHWAY NO. 138) WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER GOLDEN EAGLE PARK SUBDIVISION, VOLUME 4, PAGE 31 OF THE DOUGLAS COUNTY PLAT RECORDS, AND THE RECORD OFFSETS PER THE OREGON STATE HIGHWAY NO. 138 SURVEY 138-015K. THE CENTERLINE WAS OFFSET 37.00 FEET SOUTH IN ORDER TO ESTABLISH THE NORTH BOUNDARY OF THE PROPERTY AS SHOWN. THE WEST BOUNDARY OF SAID BLOCK 1, BEING THE EAST RIGHT-OF-WAY BOUNDARY OF N.E. FULTON STREET, WAS COMPUTED BY THE NORTHERLY EXTENSION OF THE FOUND SOUTHWEST CORNER OF LOT 26, SAID BLOCK 1, AND THE FOUND MONUMENT AT THE CENTERLINE OF THE ALLEY SET PER DOUGLAS COUNTY SURVEY M78-56 TO ITS INTERSECTION OF SAID NORTH BOUNDARY. THE WEST BOUNDARY OF SAID LOTS 1, 31, 32, 33, AND 34 WAS THEN OFFSET 10.00 FEET EAST PER THE DEDICATION DOCUMENT BEING THE WARRANTY DEED RECORDED AS 2000-21629, DEED RECORDS OF DOUGLAS COUNTY, ESTABLISHING THE WEST BOUNDARY AS SHOWN. THE EAST BOUNDARY OF SAID BLOCK 1, BEING THE WEST RIGHT-OF-WAY BOUNDARY OF NE BOGARD AVENUE, WAS COMPUTED BY THE NORTHERLY EXTENSION OF THE FOUND SOUTHEAST CORNER OF LOT 19 AND THE FOUND MONUMENT OF THE ALLEY SET PER SAID DOUGLAS COUNTY SURVEY NUMBER M78-56 TO ITS INTERSECTION WITH SAID NORTH BOUNDARY. THE EAST BOUNDARY OF SAID LOTS 10, 11, 12, AND 13 WERE OFFSET 10.00 FEET WEST PER SAID WARRANTY DEED RECORDED AS 2000-21629, DEED RECORDS OF DOUGLAS COUNTY, ESTABLISHING THE EAST BOUNDARY AS SHOWN. THE NORTHWEST AND NORTHEAST CORNERS ARE TO BE DEDICATED AS RIGHT-OF-WAY TO THE CITY OF ROSEBURG AS SHOWN. THE SOUTH BOUNDARY WAS ESTABLISHED AT RECORD DISTANCE FROM THE ESTABLISHED CENTERLINE OF THE PLATTED ALLEY NORTH OF LOTS 18 THROUGH 26 AS SHOWN. THE ANGLE POINT ON THE SOUTH BOUNDARY WAS ESTABLISHED AT THE MID-POINT BETWEEN THE CALCULATED CORNERS BASED ON THE REESTABLISHED RIGHT-OF-WAY BOUNDARIES AS SHOWN. MONUMENTS WERE SET TO DELINEATE THE LOT CORNERS AS SHOWN.

LEGEND:

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "I.E. ENGINEERING, INC."
- △ CALCULATED POSITION
- ()R1 RECORD PER DOUGLAS COUNTY SURVEY M91-80
- ()R2 RECORD PER DOUGLAS COUNTY SURVEY M78-56
- ()R3 RECORD PER THE PLAT OF BOGARD ADDITION TO THE CITY OF ROSEBURG VOLUME 4, PAGE 13, PLAT RECORDS OF DOUGLAS COUNTY
- ()R4 RECORD PER STATE HIGHWAY 138 ROLL MAP 06B-21-0013
- ()R5 RECORD PER GOLDEN EAGLE PARK SUBDIVISION VOLUME 21, PAGE 16, PLAT RECORDS OF DOUGLAS COUNTY
- ()R6 RECORD PER STATE HIGHWAY 138 SURVEY 138-015K



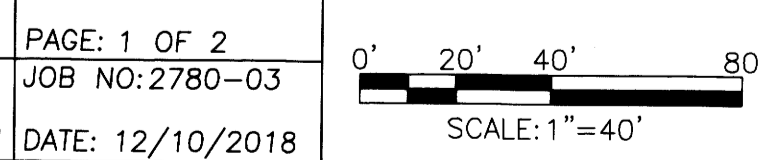
LINE TABLE		
LINE	BEARING	LENGTH
L1	S83°14'52"E	148.40'
L2	OFFSET SPIRAL CHORD: S83°34'41"E	93.83'
L3	S46°23'41"E	33.02'
L4	S60°20'47"W	37.82'
L5	N02°46'20"E	22.50'
L6	S83°14'52"E	32.00'
L7	OFFSET SPIRAL CHORD: S83°34'17"E	25.00'
L8	S02°40'22"W	20.00'

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. SRE-18-001

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:
 SIMONCRE
 6900 E. 2ND ST
 SCOTTSDALE, AZ 85251

DWG. BY: BHK
PM: BHK
SCALE: AS SHOWN
DATE: 12/10/2018



REPLAT OF A PORTION OF LOTS 1-13 AND LOTS 31-34
 BLOCK 1 OF BOGARD ADDITION TO THE CITY OF ROSEBURG
 LOCATED IN THE NE QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 05 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

BRENT H. KNAPP
 OREGON
 NOVEMBER 10, 2010
 81116

EXPIRES: 6/30/2019

SUBDIVISION PLAT CONSENT AFFIDAVIT BY ACADEMY BANK, N.A. RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY AS INSTRUMENT NUMBER 2019- 457

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT SIMONCRE ROBERT V, LLC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED BY THE NAME OF "REPLAT OF A PORTION OF LOTS 1 THROUGH 13 AND 31 THROUGH 34, BLOCK 1 OF BOGARD ADDITION TO THE CITY OF ROSEBURG" AND DO HEREBY DEDICATE TO THE CITY OF ROSEBURG AND THE PUBLIC USE FOREVER THOSE PORTIONS OF NE FULTON STREET AND NE BOGARD AVENUE AS SHOWN HEREON.

[Signature] 12-12-19
JOSHUA SIMON DATE
MANAGER, SIMONCRE ROBERT V, LLC

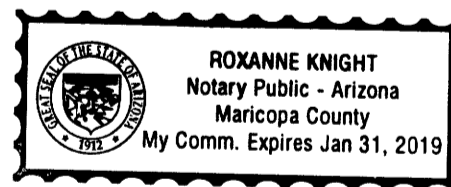
ACKNOWLEDGMENT:

STATE OF Arizona }
COUNTY OF Maricopa } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12th DAY OF December, 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOSHUA SIMON, MANAGER, SIMONCRE ROBERT V, LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Roxanne Knight
NOTARY SIGNATURE

Roxanne Knight
NOTARY NAME



NOTARY PUBLIC - Arizona
COMMISSION NO.: 70732
MY COMMISSION EXPIRES: 1-31-19
January 31, 2019

SURVEYOR'S CERTIFICATE:

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, 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 TRACT OF LAND CONSISTING OF A PORTION OF LOTS 1 THROUGH 13 AND A PORTION OF LOTS 31 THROUGH 34, BLOCK 1, BOGARD ADDITION TO THE CITY OF ROSEBURG (VOLUME 41, PAGE 13) RECORDED IN THE DOUGLAS COUNTY PLAT RECORDS, DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2018-12003, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID INSTRUMENT NUMBER 2018-12003.

METES AND BOUNDS DESCRIPTION:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD ON THE SOUTH BOUNDARY OF SAID LOT 31, BEING ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF NE FULTON STREET, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 31 BEARS NORTH 86°52'10" WEST, 10.00 FEET; THENCE EASTERLY ALONG SAID SOUTH BOUNDARY, SOUTH 86°52'10" EAST, 116.01 FEET TO A 5/8-INCH IRON ROD IN THE CENTERLINE OF THE NORTH-SOUTH ALLEY AS SHOWN ON SAID BOGARD ADDITION; THENCE NORTHERLY ALONG SAID CENTERLINE, NORTH 02°43'21" EAST, 25.00 FEET; THENCE LEAVING SAID CENTERLINE AND ALONG THE SOUTH BOUNDARY OF SAID LOT 13, SOUTH 86°52'10" EAST, 115.99 TO A 5/8-INCH IRON ROD ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF NE BOGARD AVENUE, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 13 BEARS SOUTH 86°52'10" EAST, 10.00 FEET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY, NORTH 02°40'22" EAST, 169.92 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF DIAMOND LAKE BLVD. (OREGON STATE HIGHWAY NUMBER 138); THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY, WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY BEING AN OFFSET SPIRAL CHORD, NORTH 83°34'41" WEST, 93.83 FEET TO A 5/8-INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY NORTH 83°14'52" WEST, 138.38 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY BOUNDARY OF SAID NE FULTON STREET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY, SOUTH 02°46'20" WEST, 209.04 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED LOT CONTAINS 1.01 ACRES (43,890 SQUARE FEET), MORE OR LESS.

APPROVALS:

H. Ronald Negro 01/07/2019
PLANNING COMMISSION CHAIRMAN DATE
Edward Gans 01/07/2019
COMMUNITY DEVELOPMENT DIRECTOR DATE
Uriki Perry 1/7/2019
PUBLIC WORKS DIRECTOR DATE
Justin O. DeArms 1/7/2019
DOUGLAS COUNTY SURVEYOR DATE
Heather Muffel 1/7/19
DOUGLAS COUNTY TAX ASSESSOR DATE
[Signature] 1/9/2019
DOUGLAS COUNTY COMMISSIONER DATE
[Signature] 1/9/2019
DOUGLAS COUNTY COMMISSIONER DATE
[Signature] 1/9/2019
DOUGLAS COUNTY COMMISSIONER DATE

FILED THIS 9th DAY OF Jan, 2019, 2:38 O'CLOCK AM/PM
Patricia K. Holt 1/9/19
DOUGLAS COUNTY CLERK DATE



TAX COLLECTOR STATEMENT:

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

Melanie Nelson, chief deputy 1/8/2019
DOUGLAS COUNTY TAX COLLECTOR DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2019

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. SRE-18-001

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:
SIMONCRE
6900 E. 2ND ST
SCOTTSDALE, AZ 85251

DWG. BY: BHK

PM: BHK

SCALE: NO SCALE

PAGE: 2 OF 2

JOB NO: 2780-03

DATE: 12/10/18



REPLAT OF A PORTION OF LOTS 1-13 AND LOTS 31-34
BLOCK 1 OF BOGARD ADDITION TO THE CITY OF ROSEBURG
LOCATED IN THE NE QUARTER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 05 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON