

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

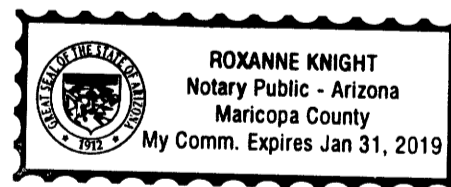
ACKNOWLEDGMENT:

STATE OF Arizona }  
COUNTY OF Maricopa } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12<sup>th</sup> 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.: 78732  
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  
Edmund 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 9<sup>th</sup> 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