1995 - 0057 B

SURVEYORS CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY 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 NORTHWEST CORNER OF LOT 1 OF "SADDLE BUTTE RANCH SUBDIVISION PHASE 1"; THENCE ALONG THE PERIMETER OF SAID "SADDLE BUTTE RANCH SUBDIVISION PHASE 1" AS FOLLOWS: S2°17'41"W 102.89 FEET, S74°06'23"E 306.82 FEET, S79°49'23"E 275.66 FEET, N14°08'27"E 331.10 FEET, ALONG THE ARC OF A 1100.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N84°04'46"E 289.79 FEET) 290.63 FEET, ALONG THE ARC OF A 618.52 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S80°14'28"W 174.52 FEET) 175.11 FEET, N17°52'09"E 60.00 FEET, ALONG THE ARC OF A 678.52 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N80°14'28"E 191.45 FEET) 192.09 FEET, ALONG THE ARC OF A 1160.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S89°57'28"E 68.45 FEET) 68.46 FEET, AND N1°22'50"E 288.39 FEET TO THE SOUTH LINE OF "SADDLE BUTTE ESTATES FIFTH ADDITION";

THENCE ALONG THE PERIMETER OF SAID "SADDLE BUTTE ESTATES FIFTH ADDITION" AS FOLLOWS: S86°31'46"E 190.71 FEET, S75°25'46"E 488.54 FEET, N67°31'30"E 178.45 FEET, N58°23'30"W 149.87 FEET, N12°09'11"W 99.04 FEET, N49°20'28"E 209.34 FEET, AND N60°43'13"E 118.75 FEET TO THE MOST WESTERLY CORNER OF LOT 1 OF "SADDLE BUTTE ESTATES FOURTH ADDITION"; THENCE ALONG THE PERIMETER OF SAID "SADDLE BUTTE ESTATES FOURTH ADDITION" AS FOLLOWS: S52°10'00"E 125.00 FEET, S63°43'29"E 162.61 FEET, N19°08'42"E 122.04 FEET, S70°51'18"E 60.00 FEET, S19°08'42"W 66.04 FEET, S76°31'47"E 161.31 FEET, AND N26°33'57"E 109.64 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 3 OF "SADDLE BUTTE ESATES THIRD ADDITION"; THENCE ALONG THE PERIMETER OF SAID "SADDLE BUTTE ESTATES THIRD ADDITION" AS FOLLOWS: N33°14'41"E 122.24 FEET, N40°36'15"E 109.29 FEET, N45°25'48"E 109.25 FEET, N33°58'53"W 143.05 FEET, N73°27'06"E 186.00 FEET, N16°32'54"W 30.00 FEET, AND N21°57'00"W 30.04 FEET TO THE MOST SOUTHERLY CORNER OF LOT 9, BLOCK 3 OF "SADDLE BUTTE ESTATES"; THENCE ALONG THE PERIMETER OF SAID "SADDLE BUTTE ESTATES" AS FOLLOWS: N66°30'00"E 345.00 FEET, N67°45'00"E 224.89 FEET, N42°23'E 60.00 FEET, N40°11'E 173.26 FEET, AND N54°50'E 107.29 FEET TO THE WESTERLY LINE OF "SADDLE BUTTE ESTATES NO. 2"; THENCE ALONG THE PERIMETER OF SAID "SADDLE BUTTE ESTATES NO. 2" AS FOLLOWS: S20°34'17"E 87.03 FEET, S42°55'40"E 119.08 FEET, S26°43'33"E 157.65 FEET, S68°40'50"E 238.81 FEET, S61°23'38"E 261.45 FEET, N88°52'30"E 200.39 FEET, S79°45'02"E 95.17 FEET, S29°39'45"E 53.15 FEET, S58°10'18"E 67.91 FEET, S34°13'15"E 92.51 FEET, S75°40'09"E 174.82 FEET, S73°16'34"E 155.97 FEET, N20°13'04"E 357.37 FEET, N73°05'20"W 131.77 FEET, AND N28°40'04"E 150.00 FEET TO THE MOST EASTERLY CORNER OF LOT 1, BLOCK 4 OF SAID "SADDLE BUTTE ESTATES NO. 2"; THENCE LEAVING LAST SAID PERIMETER S77°25'13"E 74.91 FEET; THENCE N31°39'29"E 130.46 FEET; THENCE N58°05'38"W 124.00 FEET; THENCE S77°09'54"W 106.21 FEET; THENCE S32°13'12"W 87.83 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 4 OF "SADDLE BUTTE ESTATES NO. 2"; THENCE CONTINUING ALONG SAID PERIMETER OF "SADDLE BUTTE ESTATES NO. 2" AS FOLLOWS: N61°20'W 180.00 FEET, S28°40'04"W 150.00 FEET, N62°51'04"W 162.81 FEET, N80°54'27"W 181.04 FEET, N82°45'04"W 136.55 FEET, N81°18'16"W 128.85 FEET, N64°22'52"W 108.86 FEET, N44°40'01"W 114.36 FEET, N28°42'13"W 116.37 FEET, AND N23°02'54"W 117.75 FEET TO THE SOUTHWEST CORNER OF "GRAY SQUIRREL PLANNED COMMUNITY"; THENCE ALONG THE PERIMETER OF SAID "GRAY SQUIRREL PLANNED COMMUNITY" AS FOLLOWS: N76°02'33"E 128.71 FEET, N20°00'E 210.00 FEET, N50°00'E 300.07 FEET, N70°00'E 239.52 FEET, AND NORTH 349.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PAGE ROAD; THENCE CONTINUING NORTH TO THE NORTH RIGHT-OF-WAY LINE OF SAID PAGE ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF RIO VERDE SUBDIVISION; THENCE NORTHERLY ALONG THE EAST LINE OF SAID RIO VERDE SUBDIVISION TO ITS INTERSECTION WITH THE SOUTH BANK OF THE NORTH UMPQUA RIVER; THENCE EASTERLY ALONG SAID SOUTH BANK TO ITS INTERSECTION WITH THE EAST LINE OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE SOUTHERLY ALONG SAID EAST LINE OF SECTION 30 TO THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 47, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 47 TO THE EAST LINE OF DONATION LAND CLAIM NO. 51, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE SOUTHERLY ALONG SAID EAST LINE OF DONATION LAND CLAIM NO. 51 TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 51 TO THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 53, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 53 TO THE SOUTHEAST CORNER OF SADDLE BUTTE HOMESITES; THENCE ALONG THE PERIMETER OF SAID SADDLE BUTTE HOMESITES AS FOLLOWS: N6°08'18"W 171.18 FEET, N0°45'09"E 390.00 FEET, AND S89°39'58"W 999.66 FEET TO THE NORTHWEST CORNER THEREOF; THENCE PARALLEL TO AND 30.00 FEET EASTERLY OF THE EAST LINE OF WINCHESTER HOMESITES N5°41'23"E 621.30 FEET AND N2°23'22"W 1648.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STRAUSS AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N76°24'46"E 129.81 FEET) 130.14 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PROPERTIES DESCRIBED IN INSTRUMENT NOS. 72-02135 AND 77-11021 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

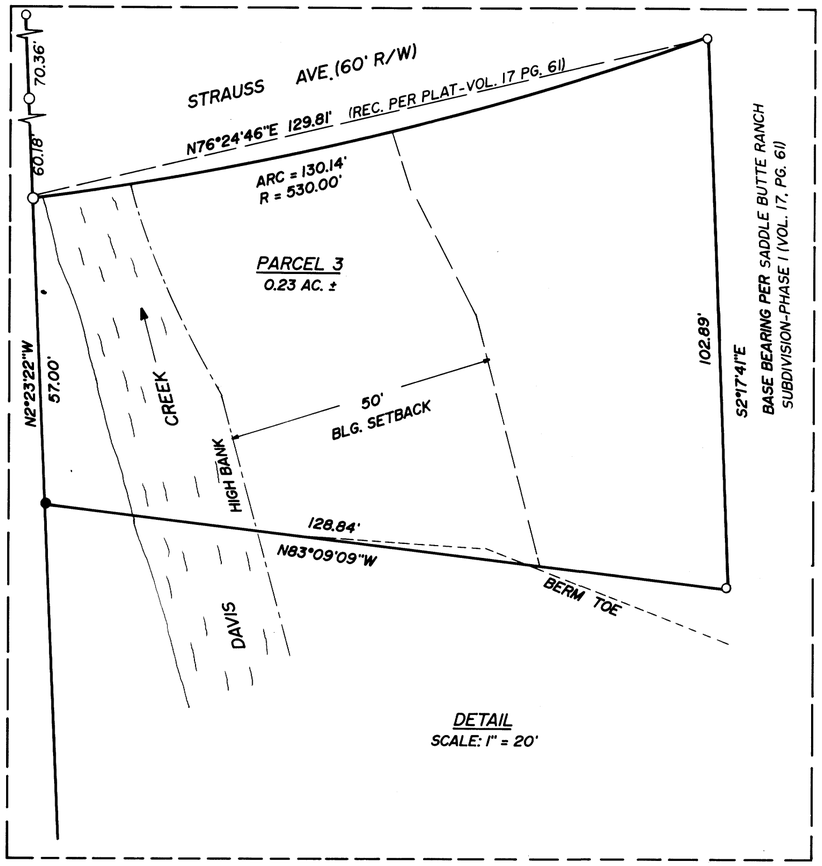
ALSO EXCEPTING ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF PAGE ROAD.

DONALD A. BENTZ P.L.S. #839

NARRATIVE:

PARCEL 3 IS THE ONLY PARCEL SURVEYED. RECORD MONUMENTS WERE FOUND PER SADDLE BUTTE RANCH SUBDIVISION-PHASE 1 AS RECORDED IN VOLUME 17, PAGE 61 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON. THE SW CORNER OF PARCEL 3 WAS SET ON THE WEST LINE OF SUBJECT PARCEL AS PROJECTED FROM THE FOUND MONUMENTS LYING NORTH OF STRAUSS AVE.

FIELD CREW: NEIL HIBBS & DAN SHEPHERD
CALCULATIONS: ROMEY WARE
DRAFTING: TIM ADAMS



DETAIL
SCALE: 1" = 20'

LEGEND

- ○ FD 5/8" I.R. UNLESS OTHERWISE NOTED
- ● SET 5/8" x 30" I.R. MKD "I.E. ENG."

DECLARATION:

KNOW ALL PEOPLE PRESENTS THAT PETER LEIKEN, SECRETARY OF L & H LUMBER COMPANY, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THIS MAP.

PETER LEIKEN,
SECRETARY OF L & H LUMBER COMPANY

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE PRESENT ON THIS 6th DAY OF APRIL, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PETER LEIKEN, SECRETARY OF L & H LUMBER COMPANY, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: 1/18/99

OFFICIAL SEAL
WENDELL T HARKNESS
NOTARY PUBLIC-OREGON
COMMISSION NO. 042819
MY COMMISSION EXPIRES JAN. 18, 1999

95-11544

REGISTERED OREGON LAND SURVEYOR
JULY 12, 1968
DONALD A. BENTZ
839
EXPIRES 12-31-95

LAND PARTITION

IN THE NE¼ & NW¼ & SW ¼ & SE ¼ OF SEC. 30, T26S, R5W, W.M.,
THE NW ¼ OF SEC. 31, T26S, R5W, W.M.,
THE SE ¼ OF SEC. 25, T26S, R6W, W.M., AND THE NE ¼ OF SEC. 36, T26S, R6W, W.M.
DOUGLAS COUNTY, OREGON

SURVEYED FOR:	SURVEYED BY:		
L & H LUMBER CO. 859 W. LOOKINGGLASS RD. ROSEBURG, OREGON 97470	i.e. ENGINEERING	548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392	
SCALE:	DATE: MARCH 1995	140-16	PAGE: 2 OF 2

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1995 - 0057 B