

CERTIFICATE OF SURVEYOR

State of Oregon)
s.s.
County of Douglas)

I, William C. Stiles, being first duly sworn, depose and say that I have correctly surveyed, and marked with proper monuments, the lands herein described:

Beginning at the Initial Point of Survey which is a 2" galvanized iron pipe and which is on the northerly right-of-way line of South Bank Drive and which is the southeasterly corner of Lot 1, Eagle Point Estates and which bears S65°21'33"W 694.19 feet from a 3" brass cap which marks the Southeast corner of Government Lot 6, Section 18, T26S, R4W, W.M.; thence from the point of beginning, S52°29'30"E 60.00 feet to a 3/4" iron rod on the southerly right-of-way line of South Bank Drive and which is the Southeast corner of the described property; thence, following said right-of-way line, S37°30'30"W 258.39 feet to a 3/4" iron rod which is the P.C. of a 19°34'00" curve to the right with a radius of 286.49 feet; thence along said curve 97.84 feet to a 3/4" iron rod which is the P.T. of said curve; thence S57°04'30"W 156.40 feet to a 3/4" iron rod which is the P.C. of a 10°10'32" curve to the left with a radius of 843.17 feet; thence along said curve 149.74 feet to a 3/4" iron rod which is the P.T. of said curve; thence S46°54'30"W 259.00 feet to a 3/4" iron rod which is the P.C. of a 3°01'00" curve to the left with a radius of 1898.97 feet; thence along said curve 99.98 feet to a 3/4" iron rod which is the P.T. of said curve; thence S43°52'30"W 571.46 feet to a 3/4" iron rod which is the P.C. of a 29°08'00" curve to the right with a radius of 384.82 feet; thence along said curve 195.67 feet to a 3/4" iron rod which is the P.T. of said curve; thence S73°01'30"W 68.73 feet to a 3/4" iron rod which is the P.C. of a 36°26'30" curve to the left with a radius of 191.38 feet; thence along said curve 121.72 feet to a 3/4" iron rod which is the P.T. of said curve; thence S36°35'00"W 143.51 feet to a 3/4" iron rod which is the P.C. of a 16°01'30" curve to the right with a radius of 572.65 feet; thence along said curve 160.16 feet to a 3/4" iron rod which is the P.T. of said curve; thence S52°36'30"W 391.93 feet to a 3/4" iron rod which is the P.C. of an 18°18'30" curve to the left with a radius of 573.41 feet; thence along said curve 183.23 feet to a 3/4" iron rod which is the P.T. of said curve; thence S34°18'00"W 170.00 feet to a 3/4" iron rod which is the P.C. of a 27°17'30" curve to the right with a radius of 575.13 feet; thence along said curve 273.95 feet to a 3/4" iron rod which is the P.T. of said curve; thence S61°35'30"W 475.61 feet to a 3/4" iron rod which is the P.C. of a 9°29'00" curve to the right with a radius of 1146.47 feet; thence along said curve 189.76 feet to a 3/4" iron rod which is the P.T. of said curve; thence S71°04'30"W 414.40 feet to a 5/8" iron rod on the southerly right-of-way line of said South Bank Drive; thence N0°07'31"E 63.48 feet to a 5/8" iron rod on the northerly right-of-way line of said road and which is on the southerly property line of Lot 36, Eagle Point Estates; thence S71°04'30"W 1.00 foot to a 5/8" iron rod which is the Southwest corner of said Lot 36 and also of the described property; thence N0°07'31"E 86.62 feet to a 1" iron pipe; thence N0°07'31"E 200.24 feet to a 1" iron pipe; thence N2°36'00"E 180.47 feet to a 5/8" iron rod which is the Northwest corner of said Lot 36 and also of the described property and which is also a meander corner Section 19, T26S, R4W, W.M. and Section 24, T26S, R5W, W.M. and which is also on the mean high water line of the North Umpqua River; thence along said mean high water line N58°45'56"E 175.68 feet to a 5/8" iron rod; thence N52°44'30"E 1383.74 feet to a 5/8" iron rod; thence N54°37'24"E 366.01 feet to a 5/8" iron rod; thence N40°25'21"E 825.96 feet to a 5/8" iron rod; thence N54°46'44"E 332.60 feet to a 5/8" iron rod; thence N43°22'26"E 355.82 feet to a 5/8" iron rod; thence N51°22'15"E 365.73 feet to a 5/8" iron rod which is the Northeast corner of Lot 1, Eagle Point Estates and also of the described property and which is on said high water line; thence S56°33'56"E 521.14 feet to the point of beginning.

The above described property contains 53.38 acres, more or less, located in Section 19, T26S, R4W, W.M., Douglas County, Oregon.

DEDICATION

Know all men by these presents:

That I, Mary C. Cifelli, a single woman, owner of the land described on this plat as Lot 36, do hereby dedicate to the use of the public forever the streets shown on this plat.

In testimony whereof, I have hereunto set my hand this 23rd day of FEBRUARY, 1968.

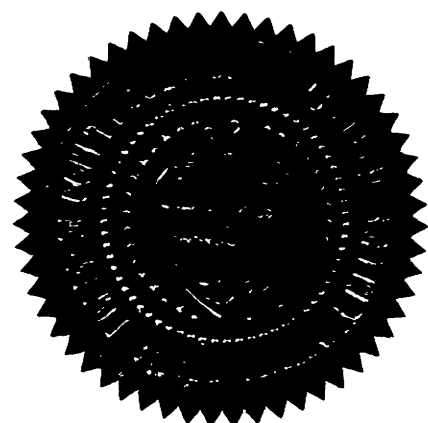
Mary C. Cifelli
by Eugene Boise
her attorney-in-fact

State of Oregon)
s.s.
County of Douglas)

On this 23rd day of FEBRUARY, 1968, before me appeared Eugene Boise, who, being sworn, stated that he is the attorney-in-fact for Mary C. Cifelli, and that he executed the accompanying dedication in behalf of said principal, and that he acknowledged said instrument to be her act.

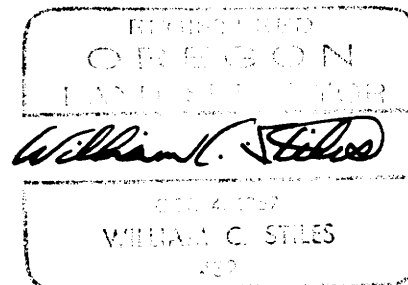
In testimony whereof, I have hereunto set my hand and affixed my official seal this 23rd day of FEBRUARY, 1968.

G. D. Myklebust
County Clerk



ACKNOWLEDGEMENT

Subscribed and sworn to before me this 14th day of March, 1968.
G. D. Myklebust
County Clerk



DEDICATION

Know all men by these presents:

That we, D and S Development Company, a partnership, owners of the lands described on this plat, have caused the same to be surveyed and platted by the name of "EAGLE POINT ESTATES" and we hereby dedicate to the use of the public forever, the streets shown.

In testimony whereof, the said D and S Development Company have hereunto set their hands this 23rd day of FEBRUARY, 1968.

D and S Development Company

Joseph W. Dent
Peter B. Serafin

ACKNOWLEDGEMENT

State of Oregon)
s.s.
County of Douglas)

On this 23rd day of FEBRUARY, 1968, before me appeared Peter B. Serafin and Joseph W. Dent, known to me personally as the sole partners of the above D and S Development Company, who being duly sworn, did say that they are the lawful owners of the herein described property, and that they do hereby acknowledge that they signed the accompanying dedication as their free and voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal this 23rd day of FEBRUARY, 1968.

G. D. Myklebust
County Clerk



APPROVALS

By order of Douglas County Commissioners:

- Chairman: Raech Sandstedt Approved 13 MAY 1968
County Commissioner: Ray E. Doerue Approved 13 MAY 1968
County Commissioner: Stanford Bull Approved 13 MAY 1968
County Health Officer: James H. Gray Approved 2 May 1968
County Surveyor: James W. Byron Approved 6 MAY 1968
County Assessor: Roland W. Hammond Jr. Approved May 10 1968
County Planning Commission: U. Buckley Approved MARCH 19 1968
Donald N. Davis Approved MARCH 19 1968

EAGLE POINT ESTATES

LOCATED IN
SECTION 19, T26S, R4W, W.M.
DOUGLAS COUNTY
OREGON

SEEK, INC.

JANUARY, 1968

ROSEBURG, OREGON

3" Brass cap MC 119
T26S, R4W, W.M.

N89°16'30"W 1036.56' Gov't. Lot 6
D & S DEVELOPMENT CO.

INITIAL POINT OF SURVEY
2" x 36" G.I. Pipe
(6" below ground)

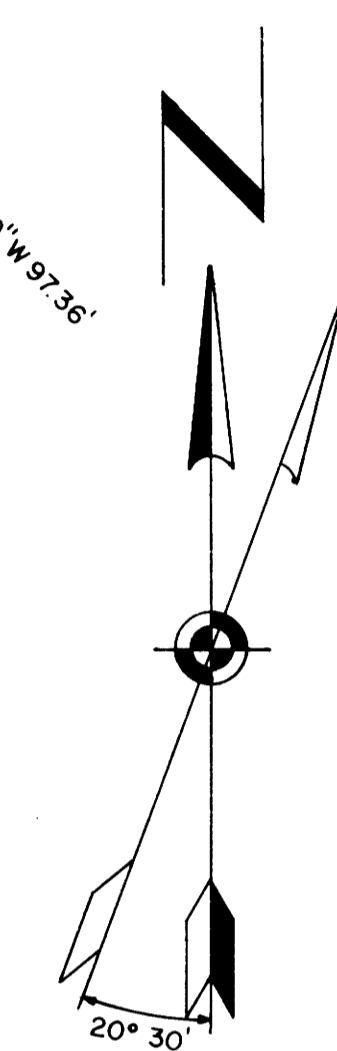
3" Brass Cap
S.E. Corner Gov't. Lot 6
S. 18, T. 26S, R. 4W, W.M.

NOTES:

Lot line distances on curves are Long Chord lengths.
Bearings shown are based upon Douglas County Surveyor's File 52/24, M 11-66.

- — 5/8" Iron rod, set.
- — 3/4" Iron rod, found (unless otherwise specified.)

Scale: 1" = 200'



Lot	Dist.	Bearing	Lot	Dist.	Bearing
1	125.96	N48°02'39"E	19	109.55	N44°29'49"E
2	128.50	N51°22'10"E	20	101.63	N55°53'05"E
3	133.77	N52°29'34"E	21	107.64	N50°09'08"E
4	110.13	N41°30'11"E	22	108.88	N49°03'33"E
5	123.40	N31°14'47"E	23	106.62	N49°40'30"E
6	101.02	N45°28'53"E	24	102.09	N53°48'45"E
7	116.16	N35°06'42"E	25	103.56	N52°26'46"E
8	100.42	S81°49'49"E	26	88.57	N88°46'38"E
9	167.94	N21°57'08"E	27	98.70	N57°18'53"E
10	108.56	N48°09'05"E	28	112.84	N45°46'58"E
11	91.85	N57°28'46"E	29	102.58	N53°35'13"E
12	86.40	S83°37'16"E	30	100.17	N55°53'34"E
13	86.78	N58°04'58"E	31	105.39	N51°25'45"E
14	94.16	N47°57'26"E	32	96.66	N59°33'43"E
15	130.09	N27°45'18"E	33	104.23	N52°30'28"E
16	95.64	N46°38'07"E	34	89.52	N50°29'37"E
17	92.65	N49°07'37"E	35	113.09	N58°55'17"E
18	104.12	N40°06'10"E	36	292.05	N40°27'12"E

No.	Δ	R	L
1	19°34'00"	256.49'	87.59'
2	10°10'00"	873.17'	154.93'
3	3°01'00"	1928.97'	101.56'
4	29°08'00"	354.82'	180.41'
5	36°26'30"	221.38'	140.80'
6	16°01'30"	542.65'	151.77'
7	18°18'30"	603.41'	192.81'
8	27°17'30"	545.13'	259.66'
9	9°29'00"	1116.47'	184.79'

State of Oregon)
County of Douglas) s.s.

I, G. D. Myllenbeck, County Clerk of Douglas County, Oregon do hereby certify that that this copy has been by me compared with the original and that it is an exact copy of the whole thereof as the same appears on file in my office and custody.

Witness my hand and official seal this 15th day of MAY, 1968.

G. D. Myllenbeck
County Clerk

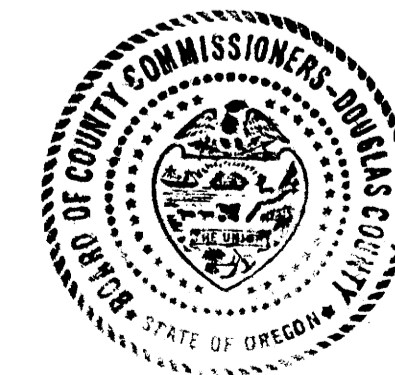
State of Oregon)
County of Douglas) s.s.

I, Wm. C. Stiles, being duly sworn, depose and say upon oath that I am the Surveyor who made the survey and prepared the final plat of "EAGLE POINT ESTATES" and that this is an exact copy of the plat of said "EAGLE POINT ESTATES".

REGISTERED
OREGON
LAND SURVEYOR
William C. Stiles
OCT. 4, 1957
WILLIAM C. STILES
422

Subscribed and sworn to before me this 15th day of MAY, 1968.

G. D. Myllenbeck
County Clerk



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