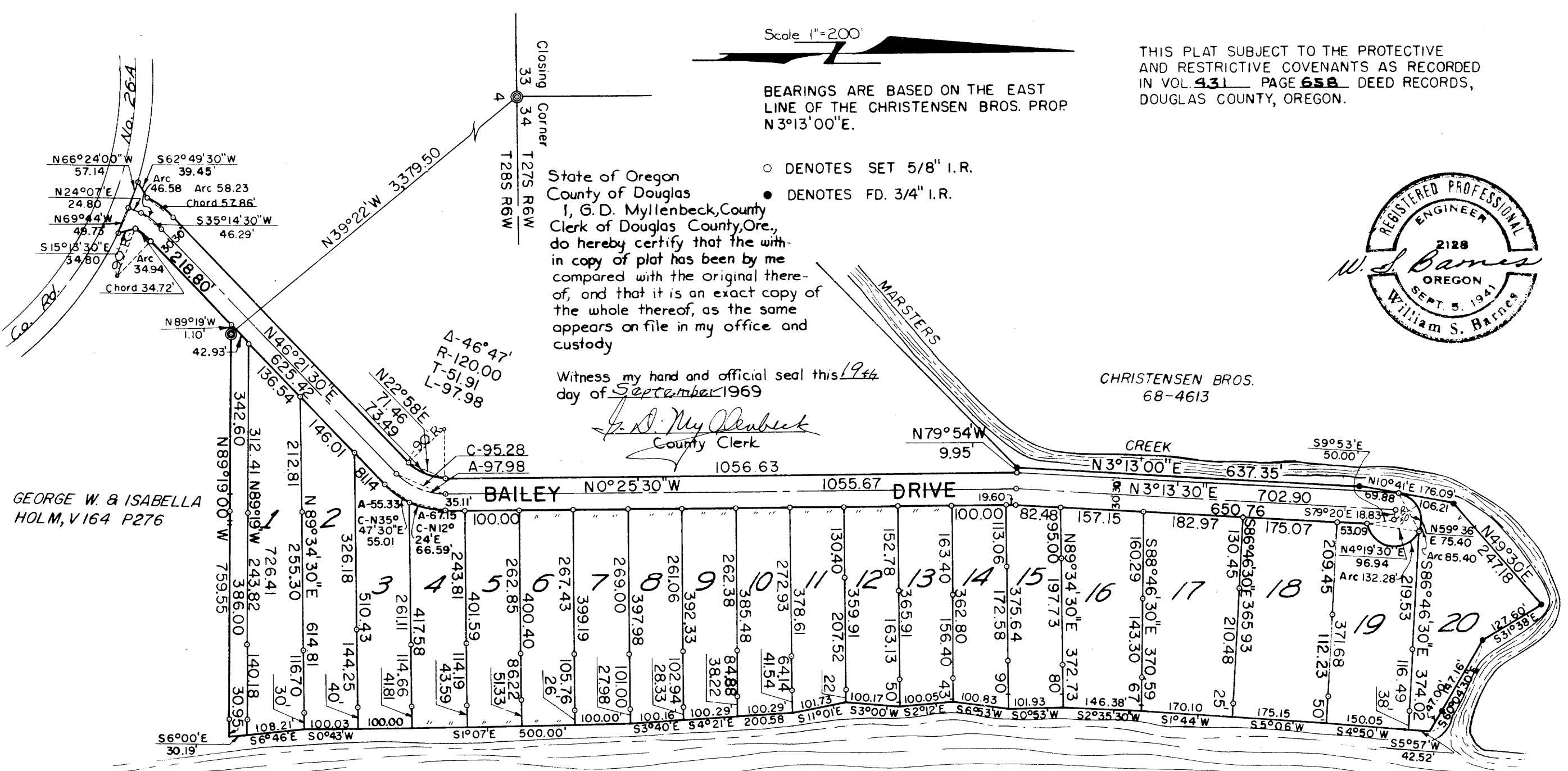


HAPPY VALLEY ESTATES

A SUBDIVISION IN SEC. 3 T28S R6W W.M. SURVEYED BY W.S. BARNES, ENGINEER MAY 18, 1969



Scale 1"=200'

BEARINGS ARE BASED ON THE EAST LINE OF THE CHRISTENSEN BROS. PROP. N3°13'00"E.

○ DENOTES SET 5/8" I.R.
● DENOTES FD. 3/4" I.R.

THIS PLAT SUBJECT TO THE PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN VOL. 431 PAGE 658 DEED RECORDS, DOUGLAS COUNTY, OREGON.

State of Oregon
County of Douglas
I, G. D. Myltenbeck, County Clerk of Douglas County, Ore., do hereby certify that the within copy of plat has been by me compared with the original thereof, 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 19th day of September 1969

G. D. Myltenbeck
County Clerk



CERTIFICATE OF SURVEYOR

STATE OF OREGON
COUNTY OF DOUGLAS

I, William S. Barnes, Being first 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 Initial Point, a 2"x30" Iron Pipe, set of the Northwest Cor. of the George W. & Isabella Holm property, as described in Vol. 164 Pg. 276 Deed Records, Douglas County, Oregon; from the Int. Point, the closing, Sec. Cor. between Secs. 33 & 34 T27S R6W W.M. bears N39°22'W 3,379.50'; thence N89°19'W 110' to a 5/8" I.R.; thence S46°21'30"W 218.80' to a 5/8" I.R. at the P.C. of a 90' Radius Curve to the left thence along the arc of said curve 34.94' (the long chord of which bears S35°14'30"W 34.72') to a 5/8" I.R. at the P.T. of said curve; thence S15°13'30"E 34.80' to a 5/8" I.R. on the Northern R/W line of Co. Rd. #25A; thence along said R/W line N69°44'W 49.73' & N66°24'00"W 57.14' to a 5/8" I.R.; thence leaving said R/W line and running N62°49'30"E 39.45' to a 5/8" I.R. at the P.C. of a 150' Radius Curve to the right; thence along the arc of said curve 58.23' (the long chord of which bears N35°14'30"E 57.85') to a 5/8" I.R. at the P.T. of said curve; thence N46°21'30"E 625.42' to a 5/8" I.R. at the P.C. of a 90' Radius Curve to the left; thence along the Arc of said curve 73.49' (the long chord of which bears N22°58'E 71.46') to a 5/8" I.R. at the P.T. of said Curve; thence N10°25'30"W 1056.63' to a 5/8" I.R.; thence N79°54'W 9.95' to a 3/4" I.R. on the Eastly Line of the Christensen Bros. prop. as described in inst. No. 68-4613 Deed Records, Douglas County, Ore.; thence along the Eastly & Southly lines of said Christensen Bros. property on the following Courses: N3°13'E 637.35', (Rec. N3°13'E 637.83') N10°41'E 176.09' (Rec. N10°43'30"E 176.22') N49°30'E 247.18' (Rec. N49°28'30"E 246.92') S31°38'E 127.60' (Rec. S31°41'30"E 127.48') and S60°04'30"E 147.16' (Rec. S60°01'E 147.08') to a 3/4" I.R. on the West Bank of the South Umpqua River; thence cont. S60°04'30"E 47.00' to the West low bank of said river; thence upstream along said West low bank on the following Courses: S5°57'W 42.52'; S4°50'W 150.05'; S5°06'W 175.15'; S1°44'W 170.10'; S2°35'30"W 146.38'; S0°53'W 101.93'; S6°53'W 100.83'; S2°12'E 100.05'; S3°00'W 100.17'; S11°01'E 101.73'; S4°21'E 200.58'; S3°40'E 100.16'; S1°07'E 500.00'; S0°43'W 100.03'; S6°46'E 108.21' & S6°00'E 530.19' to a point on the Nthly. Line of said George W. & Isabella Holm property; thence along said Nthly. line N89°19'W (Rec. N89°22'W) 759.55' to the point of beginning and containing 25.5 Acres of land more or less, all in Sec. 3 T28S R6W W.M., Douglas County, Oregon.

APPROVALS

BY ORDER OF THE COUNTY PLANNING COMM
APPROVED 13 AUGUST 1969
L. V. Beckley
President
Lana S. Brussel
Secretary

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
APPROVED SEPTEMBER 19, 1969
Ray E. Over
Chairman
Cl. Hegel
Commissioner

APPROVED AUG. 28 1969
James W. Byron
County Surveyor

APPROVED SEPTEMBER 19, 1969
Richard W. Shaverd Jr.
County Assessor

APPROVED August 14 1969
James Gray M.D.
County Health Officer

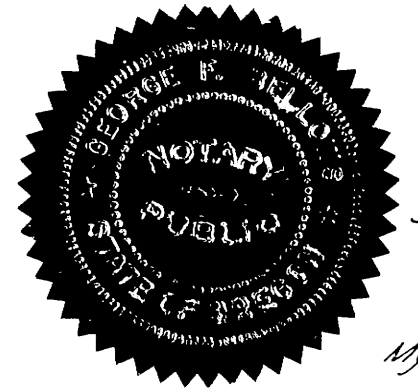
FILED SEPTEMBER 19 1969
G. D. Myltenbeck
County Clerk

ACKNOWLEDGEMENT

STATE OF HAWAII
COUNTY OF
On the 2nd day of July 1969, before me appeared John V. Bailey & Gordon L. Bailey, husband and wife, to me personally known who being duly sworn did say that they are the lawful owners of the lands delineated on the annexed Plat 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 day and year first above written.

Richard K. Poulos
NOTARY PUBLIC
STATE OF HAWAII
My commission expires on the 15th day of Nov. 1971

STATE OF OREGON
COUNTY OF MULTNOMAH } S.S.
On the 10th day of September personally appeared *Damon W. Greer*, who being sworn, stated he is a Vice President of United States National Bank of Oregon a Corporation, and that the accompanying dedication was voluntarily signed in behalf of the Corp. by authority of its board of Directors. Before me:
Damon W. Greer
Notary Public for Oregon
My commission expires on the 29th day of August 1972



William S. Barnes
WILLIAM S. BARNES
Reg. Prof. Engineer

Subscribed and sworn to before me this 29th day of July, 1969

George F. Bellow
Notary Public State of Oregon

My Commission expires on the 13th day of Mar. 1972

DEDICATION

Know all men by these presents that we, UNITED STATES NATIONAL BANK OF OREGON and John V. Bailey & Gordon L. Bailey, husband and wife, owners of the lands represented and described on the annexed Plat, have caused the same to be surveyed and Platted by the name "HAPPY VALLEY ESTATES" and we hereby dedicate to the use of the public forever the road shown hereon.

John V. Bailey
John V. Bailey
Gordon L. Bailey
Gordon L. Bailey
Damon W. Greer
Damon W. Greer, Vice Pres. U. S. National Bank of Ore.
State of Oregon } S.S.
County of Douglas } S.S.

I, Wm. S. Barnes, being first duly sworn, depose and say that I am the Surveyor who made the survey and prepared the final plat of "Happy Valley Estates", and that the foregoing tracing is an exact copy of said "Happy Valley Estates".
Wm. S. Barnes
Wm. S. Barnes, Reg. Prof. Eng.
Subscribed and sworn to before me this 19th day of Sept. 1969

My commission expires on the 13th day of March 1972
George F. Bellow
Notary Public State of Ore.

