

GARDEN VALLEY WEST ESTATES

A SUBDIVISION IN SECTION 21, T. 26 S., R. 6 W., W.M.
DOUGLAS COUNTY, OREGON
R.H.GEE, ENGINEER - SCALE 1" = 100'
DECEMBER, 1972

CERTIFICATE OF SURVEYOR

STATE OF OREGON) S.S.
COUNTY OF DOUGLAS)
I, R.H.GEE, 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" X 30" IRON PIPE, FROM WHICH THE SOUTH ONE QUARTER CORNER OF SECTION 21, T. 26 S., R. 6 W., W.M., DOUGLAS COUNTY, OREGON, BEARS S 35° 16' 56" E 1,992.88 FT.; THENCE N 47° 08' 30" W 851.77 FT.; THENCE N 63° 59' E 379.67 FT.; THENCE 178.09 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 446.89 FT., THE CHORD OF WHICH IS N 75° 24' 35" E 176.92 FT.; THENCE N 86° 49' E 114.04 FT.; THENCE N 86° 50' 15" E 141.10 FT.; THENCE 152.73 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 255.89 FT., THE CHORD OF WHICH IS S 76° 03' 15" E 150.47 FT.; THENCE S 58° 57' 55" E 182.44 FT.; THENCE 100.00 FT. ALONG THE ARC OF A CURVE TO RIGHT HAVING A RADIUS OF 328.10 FT., THE CHORD OF WHICH IS S 50° 17' 15" E 99.56 FT.; THENCE S 40° 30' 35" W 803.17 FT. TO THE PLACE OF BEGINNING, ALL LYING IN SECTION 21, T. 26 S., R. 6 W., W.M., DOUGLAS COUNTY, OREGON, EXCEPTING THEREFROM: BEGINNING AT A POINT FROM WHICH THE SOUTH ONE QUARTER CORNER OF SECTION 21, T. 26 S., R. 6 W., W.M. BEARS S 27° 51' 50" E 2,127.28 FT.; THENCE S 16° 19' W 60.00 FT.; THENCE N 73° 41' W 40.00 FT.; THENCE N 16° 19' E 60.00 FT.; THENCE S 73° 41' E 40.00 FT. TO THE PLACE OF BEGINNING, ALL LYING IN SECTION 21, T. 26 S., R. 6 W., W.M., DOUGLAS COUNTY, OREGON.



R.H. Gee
R.H.GEE, REG. PROF. ENG. No. 3723

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF February, 1973

J. S. Reinert
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES October 8, 1974

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, MURIEL N. THOMASON, PRESIDENT OF DOUGLAS PROPERTIES, INC., AN OREGON CORPORATION, OWNER, AND BRUCE E. TOWER AND EDWARD A. BIA, CONTRACT PURCHASERS OF THOSE LANDS REPRESENTED ON THE ANNEXED PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "GARDEN VALLEY WEST ESTATES" AND WE HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ROAD SHOWN THEREON.

Muriel N. Thomason
MURIEL N. THOMASON

Bruce E. Tower
BRUCE E. TOWER

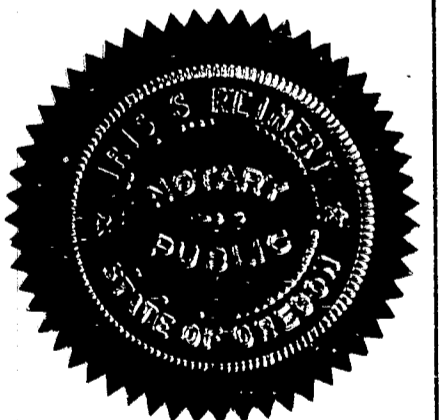
Edward A. Bia
EDWARD A. BIA

ACKNOWLEDGEMENT

STATE OF OREGON) S.S.
COUNTY OF DOUGLAS)
ON THIS 1st DAY OF February, 1973, BEFORE ME APPEARED MURIEL N. THOMASON, BRUCE E. TOWER AND EDWARD A. BIA, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE LAWFUL OWNER AND CONTRACT PURCHASERS OF OF THE LAND DELINEATED ON THE ANNEXED PLAT, AND THAT THEY DO HEREBY ACKNOWLEDGE THAT THEY HAVE 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 ABOVE WRITTEN.

J. S. Reinert
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES October 8, 1974

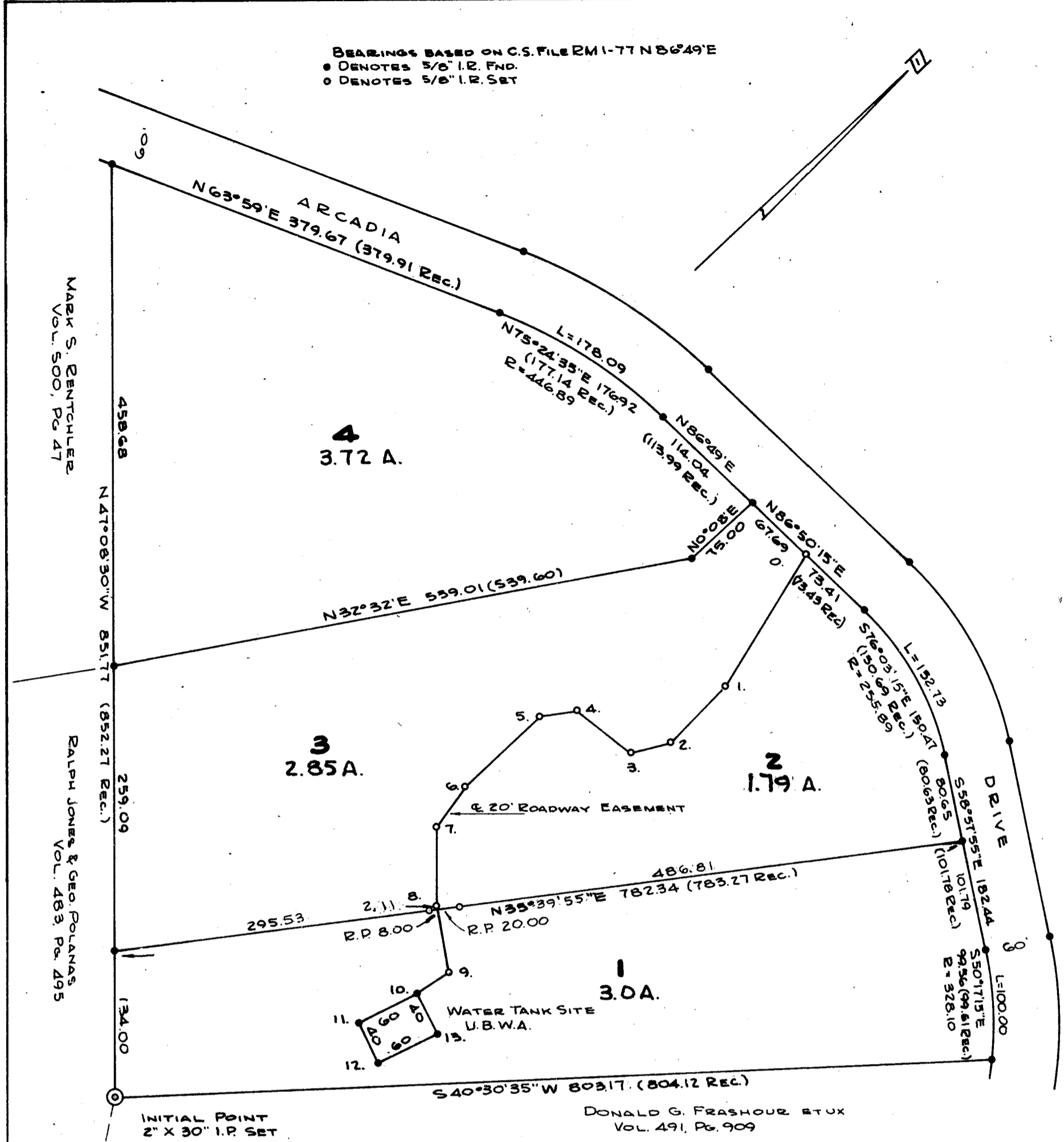


APPROVALS

BY ORDER OF DOUGLAS COUNTY BOARD OF COMMISSIONERS
APPROVED July 9, 1973 APPROVED June 20, 1973
Al Hegel CHAIRMAN *Francis L. Ingram* COUNTY SURVEYOR
Ray Edson COMMISSIONER APPROVED 14 March, 1973
James H. Gray COUNTY HEALTH OFFICER
BY ORDER OF DOUGLAS COUNTY PLANNING COMMISSION
APPROVED 3 / 7, 1973 APPROVED July 6, 1973
William C. [Signature] CHAIRMAN *Almond W. [Signature]* COUNTY ASSESSOR
Sara L. [Signature] SECRETARY FILED July 10, 1973
B. D. Myllesbeck COUNTY CLERK



BEARINGS BASED ON C.S. FILE RMI-77 N 36° 49' E
• DENOTES 5/8" I.R. FND.
○ DENOTES 5/8" I.R. SET



E 20' ROADWAY EASEMENT TRAVERSE AND WATER TANK SITE PERIMETER			
0	S 15° 30' E 158.97	4	S 34° 14' W 35.33
1	S 3° 14' E 74.24	5	S 0° 20' E 93.87
2	S 28° 33' W 38.19	6	S 11° 09' E 45.76
3	S 61° 08' W 68.41	7	S 47° 17' E 71.97
4		8	S 47° 17' E 71.97
		9	S 9° 53' W 34.39
		10	N 16° 19' E 60.00
		11	N 73° 41' W 40.00
		12	N 16° 19' E 60.00

State of Oregon) S. S.
County of Douglas)
I, R. H. Gee, being duly sworn, depose and say upon oath, that I am the surveyor who made the survey and prepared the final map of "Garden Valley West Estates" and that the foregoing tracing is an exact copy of the map of "Garden Valley West Estates."

R.H. Gee
R. H. Gee, Reg. Prof. Eng.

Subscribed and sworn to before me this 20 day of February, 1973
B. D. Myllesbeck
County Clerk

State of Oregon) S. S.
County of Douglas)
I, G. D. Myllesbeck, County clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been by me compared with the original thereof and 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 20 day of February, 1973.
B. D. Myllesbeck
County clerk