

SADDLE BUTTE ESTATES NO. 2

A SUBDIVISION IN THE SW 1/4 NE 1/4 & E 1/2 NW 1/4 SEC. 30, T. 26 S., R. 5 W., W. M.

SHANER ENGINEERING, INC.

FEBRUARY, 1978

State of Oregon
County of Douglas

I, Bruce A. Shaner, being duly sworn, depose and say upon oath, that I am the surveyor who made the survey and prepared the final map of "Saddle Butte Estates No. 2" and that the foregoing is an exact copy of the map of Saddle Butte Estates No. 2.

B A Shaner
Bruce A. Shaner
Professional Land Surveyor

Subscribed and sworn to before me this 17th day of July, 1978.

Clement D. Barlow
Notary Public, State of Oregon

My commission expires May 22, 1981.

Note:
Restrictions and Covenants pertaining to this Subdivision are to be found in Instrument No. 78-10970, Book of Records, Douglas County, Oregon.

RIGHT OF WAY CURVE DATA

Letter	Δ	Radius	Length
A	247°58'32.5"	50.00	216.39
B	67°58'32.5"	30.00	35.59
C	64°52'07.5"	48.89	55.35
D	59°10'18.1"	57.17	59.04
E	90°00'00.0"	30.00	47.12
F	90°00'00.0"	19.55	30.71
G	90°00'00.0"	30.00	47.12
H	90°00'00.0"	30.00	47.12
J	55°57'34.4"	68.78	67.17

LONG CHORD

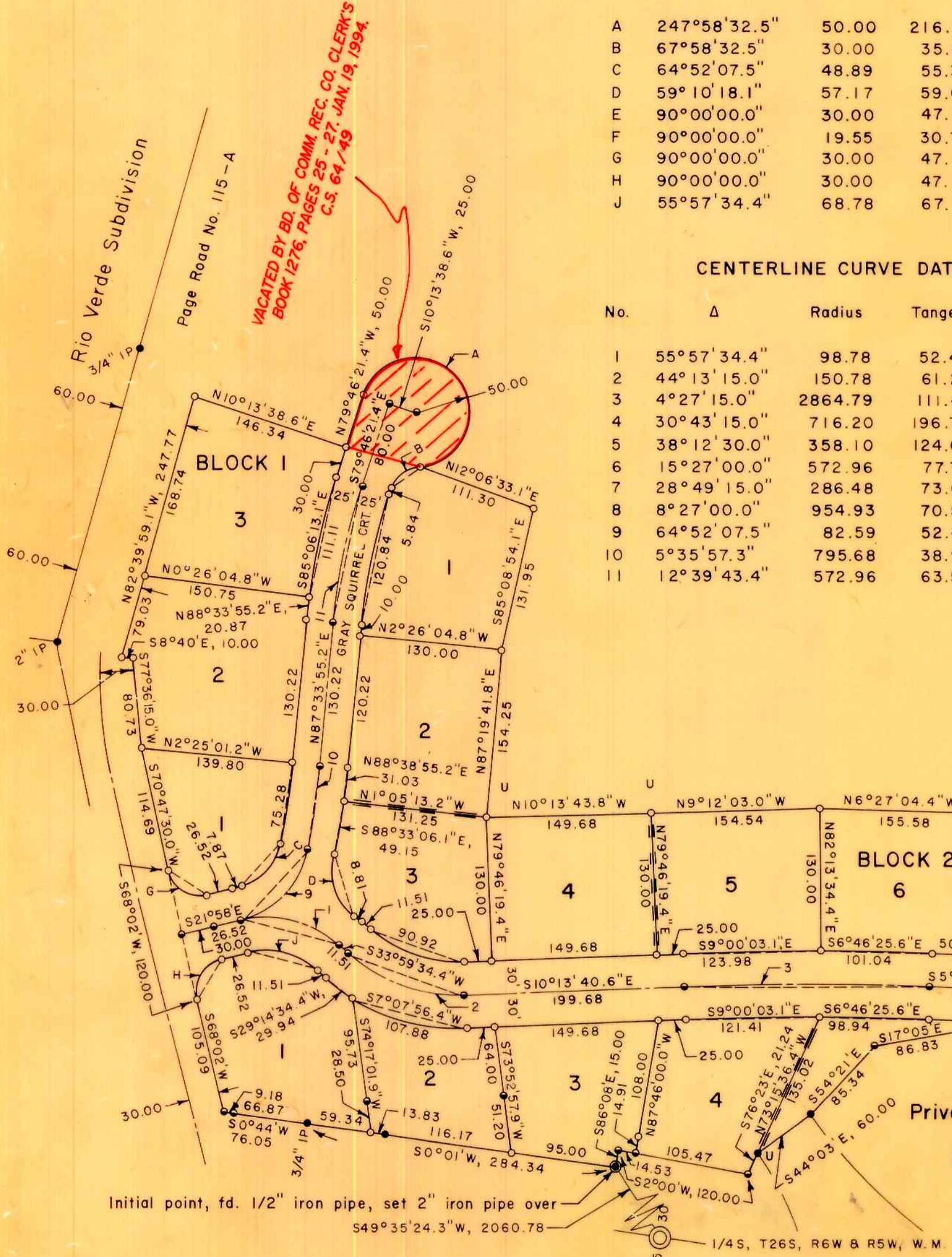
Bearing	Distance
N44°12'47.8"E	82.91
S45°47'05.2"E	33.54
S54°24'04.0"E	52.44
S63°34'43.5"W	56.45
N73°40'04.4"E	42.42
N16°19'55.6"W	27.64
N23°02'00.0"E	42.42
N66°58'00.0"W	42.42
S6°00'47.2"W	64.53

CENTERLINE CURVE DATA

No.	Δ	Radius	Tangent	Length
1	55°57'34.4"	98.78	52.48	96.48
2	44°13'15.0"	150.78	61.26	116.37
3	4°27'15.0"	2864.79	111.41	222.71
4	30°43'15.0"	716.20	196.74	384.01
5	38°12'30.0"	358.10	124.03	238.80
6	15°27'00.0"	572.96	77.72	154.50
7	28°49'15.0"	286.48	73.61	144.10
8	8°27'00.0"	954.93	70.54	140.83
9	64°52'07.5"	82.59	52.48	93.50
10	5°35'57.3"	795.68	38.91	77.76
11	12°39'43.4"	572.96	63.57	126.62

LONG CHORD

Bearing	Distance
S6°00'47.2"W	92.68
S11°52'56.9"W	113.50
S8°00'03.1"E	222.65
S21°28'03.1"E	379.42
S55°35'55.6"E	234.40
S82°25'40.6"E	154.03
S75°44'33.1"E	142.59
S65°33'25.6"E	140.70
S54°24'03.8"E	88.59
S89°38'06.1"E	77.72
S86°06'13.1"E	126.36



REGISTERED PROFESSIONAL LAND SURVEYOR
B A Shaner
OREGON
OCT 4, 1957
BRUCE A SHANER
430

Scale: 1" = 100'
Basis of bearings
Saddle Butte Estates Subd.

- LEGEND
- Corner found (5/8" iron rod with aluminum cap unless noted)
 - Corner set (5/8" iron rod with aluminum cap)
 - ⊙ Corner computed, not set
 - D === Drainage easement, 15 ft. wide
 - U === Utility easement, 10 ft. wide

State of Oregon
County of Douglas

I, Doris L. Wadsworth, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of the plat has been compared by me with the original thereof as the same appears on file in my office and custody.

Witness my hand and official seal this 2nd day of Aug., 1978. *Doris L. Wadsworth*
County Clerk



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CERTIFICATE OF SURVEYOR

State of Oregon SS
County of Douglas

I, Bruce A. Shaner, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the lands delineated on the annexed plat of which the following is a true and correct description: Beginning at the Initial Point, a 2" iron pipe on the North line of Lot 10, Block 1 of Saddle Butte Estates Subdivision, from which Initial Point the NE Corner of said Lot 10, Block 1 bears S86°08'E, 15.00 feet, and also from which Initial Point the 1/4 S Corner common to Section 30, T. 26 S., R. 5 W. and Section 25, T. 26 S., R. 6 W., W. M., bears S49°35'24.3"W, 2060.78 feet.

Thence from said Initial Point along the existing Saddle Butte Estates boundary the following bearings and distances:

S86°08'E, 15.00 feet; thence S2°00'W, 120.00 feet; thence S76°23'E, 21.24 feet; thence S44°03'E, 60.00 feet; thence S54°21'E, 85.34 feet; thence S17°05'E, 86.83 feet; thence S11°28'W, 110.10 feet; thence S9°38'W, 150.45 feet; thence S14°44'E, 87.53 feet.

Thence leaving said Saddle Butte Estates boundary and following the centerline of a stream the following bearings and distances:

S20°34'17.2"E, 87.03 feet; thence S42°55'40.0"E, 119.08 feet; thence S26°43'32.9"E, 157.65 feet; thence S68°40'50.3"E, 238.81 feet; thence S61°23'38.3"E, 261.45 feet; thence N88°52'29.8"E, 200.39 feet; thence S79°45'01.8"E, 95.17 feet; thence S29°39'45.2"E, 53.15 feet; thence S58°10'18.0"E, 67.91 feet; thence S34°13'14.6"E, 92.51 feet; thence S75°40'08.7"E, 174.82 feet; thence S73°16'33.9"E, 155.97 feet.

Thence leaving said stream centerline and continuing the following bearings and distances:

N20°13'04.4"E, 357.37 feet; thence N73°05'19.5"W, 131.77 feet; thence N28°40'04.4"E, 150.00 feet; thence N61°19'55.6"W, 310.00 feet; thence S28°40'04.4"W, 150.00 feet; thence N62°51'03.7"W, 162.81 feet; thence N80°54'27.3"W, 181.04 feet; thence N82°45'04.2"W, 136.55 feet; thence N81°18'16.3"W, 128.85 feet; thence N64°22'52.3"W, 108.86 feet; thence N44°40'01.0"W, 114.36 feet; thence N28°42'12.9"W, 116.37 feet; thence N23°02'54.3"W, 117.75 feet; thence N8°08'50.9"W, 130.61 feet; thence N6°27'04.4"W, 155.58 feet; thence N9°12'03.0"W, 154.54 feet; thence N10°13'43.8"W, 149.68 feet; thence N87°19'41.8"E, 154.25 feet; thence S85°08'54.1"E, 131.95 feet; thence N12°06'33.1"E, 111.30 feet to the beginning of a 50.00 foot radius curve to the left; thence along said 50.00 foot radius curve to the left a distance of 216.40 feet to the end of said curve; thence N79°46'21.4"W 50.00 feet; thence N10°13'38.6"E, 146.34 feet to the southerly right of way boundary of Page Road No. 115-A.

Thence along the southerly right of way boundary of said Page Road the following bearings and distances:

N82°39'59.1"W, 247.77 feet; thence S8°40'E, 10.00 feet; thence S77°36'15.0"W, 80.73 feet; thence S70°47'30.0"W, 114.69 feet; thence S68°02'W, 225.09 feet; thence S0°44'W, 9.18 feet to the NE Corner of that property deeded to Harold K. Stacy, et ux, in Book 498, Rec. No. 72-10372, Book of Records, Douglas County, Oregon.

Thence leaving the southerly right of way boundary of said Page Road No. 115-A and continuing the following bearings and distances along said Stacy Property and the Vernon L. Whittenburg, et ux, Property, in Book 410, Rec. No. 468-6273, Book of Records, Douglas County, Oregon:

S0°44'W, 66.87 feet; thence S0°01'W, 284.34 feet to the Initial Point, containing 22.06 acres, more or less, and all being situated in the SW 1/4 of the NE 1/4 and the E 1/2 of the NW 1/4 of Section 30, T. 26 S., R. 5 W., W. M., Douglas County, Oregon.

B A Shaner

Bruce A. Shaner

Registered Professional Land Surveyor

Subscribed and sworn to before me this 13th day of FEBRUARY, 1978

REGISTERED PROFESSIONAL LAND SURVEYOR

B A Shaner

OREGON OCT 4 1957 BRUCE A SHANER 430

Clement W. Berlier

CLEMENT W. BERLIER

NOTARY PUBLIC-OREGON
My Commission Expires 5/22/81



DEDICATION

Know all men by these presents, that L & H Lumber Co., an Oregon Corporation, owner of the lands represented and described on the annexed plat, has caused the same to be surveyed and platted by the name of SADDLE BUTTE ESTATES NO. 2 and hereby dedicates to the use of the public forever, the streets and park shown thereon.

Sidney Leiken
Sidney Leiken, Pres.

Peter S. Leiken
Peter S. Leiken, Sec.



ACKNOWLEDGEMENT

State of Oregon SS
County of Douglas

On this 7th of July, 1978, before me appeared Sidney Leiken and Peter S. Leiken, to me personally known, who being duly sworn, did say that they are the lawful owners of the tract of land delineated on the annexed plat, and that they signed the accompanying dedication as their free and voluntary act and deed.

In testimony thereof, I have hereunto set my hand and affixed my official seal.

Tracie A. Forrest
Notary Public, State of Oregon

My Commission expires 6-23, 1981.

State of Oregon
County of Douglas

I, Bruce A. Shaner, being duly sworn, depose and say upon oath, that I am the surveyor who made the survey and prepared the final map of "Saddle Butte Estates No. 2" and that the foregoing is an exact copy of the map of Saddle Butte Estates No. 2.

B A Shaner
Bruce A. Shaner
Professional Land Surveyor

Subscribed and sworn to before me this 17th day of July, 1978.

Clement W. Berlier
Notary Public, State of Oregon

My commission expires May 22, 1981.

State of Oregon
County of Douglas

I, Doris L. Wadsworth, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of the plat has been compared by me with the original thereof as the same appears on file in my office and custody.

Witness my hand and official seal this 2nd day of Aug, 1978.
Maryl B. Beal
County Clerk



APPROVALS OF THE BOARD OF COUNTY COMMISSIONERS

Paul Mahan this 2 day of Aug, 1978 Chairman
Bill Vain this 2 day of Aug., 1978 Commissioner
Francis L. Ingram this 17th day of JULY, 1978 County Surveyor
Al Brown this 2nd day of August, 1978 County Assessor
James G. Smith this 26 day of June, 1978 County Health Officer

APPROVED BY THE DOUGLAS COUNTY PLANNING COMMISSION

Ronald A. Grant this 28th day of JUNE, 1978
Roster Wade this 27 day of June, 1978

Filed Aug 2, 1978, Doris L. Wadsworth
County Clerk Maryl B. Beal, Deputy

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