

# Oak Knolls Estates

lying in the S $\frac{1}{2}$ , Section 19, T26S, R5W, W.M.

Second  
Addition

## CERTIFICATE OF SURVEYOR

## DEDICATION

I, ROMANSO E. WARE, 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:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 73-4711 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" x 36" GALVANIZED IRON PIPE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 284 FROM WHICH POINT THE NORTH CORNER OF LOT 1, BLOCK 1, "OAK KNOLLS ESTATES FIRST ADDITION" AS RECORDED IN VOLUME 14, PAGE 28 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON BEARS N 87° 25' 03" E 1824.31 FEET; THENCE S 18° E 100.73 FEET TO A 5/8" IRON ROD; THENCE S 20° 50' 16" E 162.33 FEET TO A 5/8" IRON ROD; THENCE S 6° 50' 06" E 174.09 FEET TO A 5/8" IRON ROD; THENCE CONTINUING S 6° 50' 06" E 120.00 FEET TO A POINT ON THE APPROXIMATE HIGH BANK OF NORTH UMRQUA RIVER; THENCE DOWNSTREAM ALONG SAID APPROXIMATE HIGH BANK N 84° 03' 50" W 172.30 FEET AND N 81° 25' 25" W 261.78 FEET TO THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 74-15500 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID EASTERLY LINE N 0° 15' W 390.31 FEET TO A 5/8" IRON ROD IN THE ABOVE SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 284; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A 2596.497 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N 73° 14' 06" E 320.09 FEET) 320.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.14 ACRES OF LAND, MORE OR LESS.

JACKSON RANCH, INC.:

David A. Jackson  
DAVID A. JACKSON, PRESIDENT

James G. Richmond  
JAMES G. RICHMOND, SECRETARY

SEEK, INC.:

William C. Stiles  
WILLIAM C. STILES, PRESIDENT

David A. Jackson  
DAVID A. JACKSON, SECRETARY

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS.

ON THE 13<sup>th</sup> DAY OF October, 1980, BEFORE ME APPEARED DAVID A. JACKSON AND JAMES G. RICHMOND, PRESIDENT AND SECRETARY, RESPECTIVELY, OF JACKSON RANCH, INC. AND WILLIAM C. STILES AND DAVID A. JACKSON, PRESIDENT AND SECRETARY, RESPECTIVELY, OF SEEK, INC., ALL TO ME PERSONALLY KNOWN, AND BEING DULY SWORN, DID SAY THAT THEY HOLD THE AFORESAID OFFICES IN THE CORPORATIONS, HERETO MENTIONED AND THAT THE INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATIONS, BY THE AUTHORITY OF THE BOARDS OF DIRECTORS AND FURTHER ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATIONS.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13<sup>th</sup> DAY OF October, 1980.

Doris L. Wadsworth, Douglas County Clerk  
NOTARY PUBLIC, STATE OF OREGON

MY COMMISSION EXPIRES ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

## APPROVALS

BY ORDER OF DOUGLAS COUNTY BOARD OF COMMISSIONERS:

CHAIRMAN <u>Duane Long</u>	DATE: <u>7-10-81</u>
COMMISSIONER <u>Bill Vian</u>	<u>7-10-81</u>
COMMISSIONER _____	
COUNTY HEALTH OFFICER <u>Thomas Peterson MD</u>	<u>7-10-81</u>
COUNTY SURVEYOR <u>Francis S. Ingram</u>	<u>6-17-81</u>
COUNTY ASSESSOR <u>George M. ...</u>	<u>7-6-81</u>
COUNTY PLANNING COMMISSION:	
PRESIDENT <u>Edward N. Wood</u>	<u>5-7-81</u>
SECRETARY <u>Kenneth L. Nebard</u>	<u>5-7-81</u>

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Romanso E. Ware

OREGON  
NOV 16, 1975  
ROMANSO E. WARE  
1005

Romanso E. Ware

ROMANSO E. WARE  
REGISTERED LAND SURVEYOR  
1005

SUBSCRIBED AND SWORN BEFORE ME THIS 13<sup>th</sup> DAY OF OCTOBER, 1980.

MY COMMISSION EXPIRES ON THE 12<sup>th</sup> DAY OF July, 1981.

Virginia A. ...  
NOTARY PUBLIC, STATE OF OREGON



STATE OF OREGON }  
COUNTY OF DOUGLAS } SS.

I, Romanso E. Ware, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "OAK KNOLLS ESTATES, SECOND ADDITION" and that the foregoing tracing is an exact copy of the map thereof.

Romanso E. Ware  
Romanso E. Ware, L. S. #1005

Subscribed and sworn to before me this 14<sup>th</sup> day of July, 1981.

Gay Fields CHIEF DEPUTY  
COUNTY CLERK

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS.

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

Witness my hand and seal this 14<sup>th</sup> day of July, 1981.

Doris L. Wadsworth  
by Gay Fields, Chief Deputy  
County Clerk



FILED 14 July, 1981  
DORIS L. WADSWORTH  
by Gay Fields, Deputy  
COUNTY CLERK

BHW Engineering & Surveying  
1205 S.E. Court  
Roseburg, Oregon 97470  
673-0165

# Oak Knolls Estates

Second Addition

lying in the S $\frac{1}{2}$ , Section 19, T26S, R5W, W.M.

Douglas County, Oregon Scale: 1"=100' October 1980

Surveyor: BHW Engineering & Surveying  
1205 S.E. Court Roseburg, Ore.

Zoned R-2

Subdivider: Seek, Inc.

### NARRATIVE:

PURPOSE OF SURVEY TO SUBDIVIDE A PORTION OF PROPERTY DESCRIBED IN INSTRUMENT NO. 73-4711. ROAD CONTROL ESTABLISHED FROM FOUND COUNTY R/W MONUMENTS. BASIS OF BEARINGS ESTABLISHED PER "OAK KNOLLS ESTATES FIRST ADDITION" (VOL. 14, PAGE 28 - PLAT RECORDS). OTHER REFERENCE SURVEYS INCLUDED C.S. 55/101. REFERENCE DEEDS: INSTRUMENT NOS. 73-4711, 74-155000 AND 72-3237.

FIELD CREW: G. LANG, M. LUEDECKE AND R. ORTON.  
COMPUTATIONS: D. BENTZ, R. QUIMBY, D. SKROGGINS AND R. WARE. DRAFTING: D. HOPKINS.  
EQUIPMENT: WILD T-1 THEODOLITE AND RED-1 E.D.M.

BENCHMARK: DOUGLAS CO SURVEYOR'S OFFICE, NUB, 1972, ELEV. 533.008, 1.2 MI. FROM ENTRANCE TO UMPQUA COLLEGE, BRONZE DISC SET IN PARKING LOT AT EASTERLY END NEAR RIVER.

### CURVE DATA

	CHORD	ARC	RADIUS	DELTA
A	N75°21'03"E 128.45	128.44	2590.479	2°50'03"
B	N73°16'17"E 60.00	60.00	2590.479	1°19'27"
C	N71°09'26"E 131.84	131.86	2590.479	2°54'35"
D	N69°12'22"E 44.25	44.25	2590.479	0°58'35"
E	N81°01'21"E 591.48	590.14	1375.555	24°49'51"
F	S84°13'40"E 360.8	360.10	308.10	6°42'48"
G	S6°55'00"W 11.77	12.09	15'	46°10'59"
H	S10°40'40"E 65.20	71.02	50'	81°22'39"
I	S78°46'14"E 46.03	47.83	50'	54°48'28"
J	N44°40'53"E 48.72	50.89	50'	58°18'48"
K	N23°25'32"W 62.85	67.96	50'	77°52'18"
L	N39°16'14"W 11.76	12.09	15'	46°10'29"

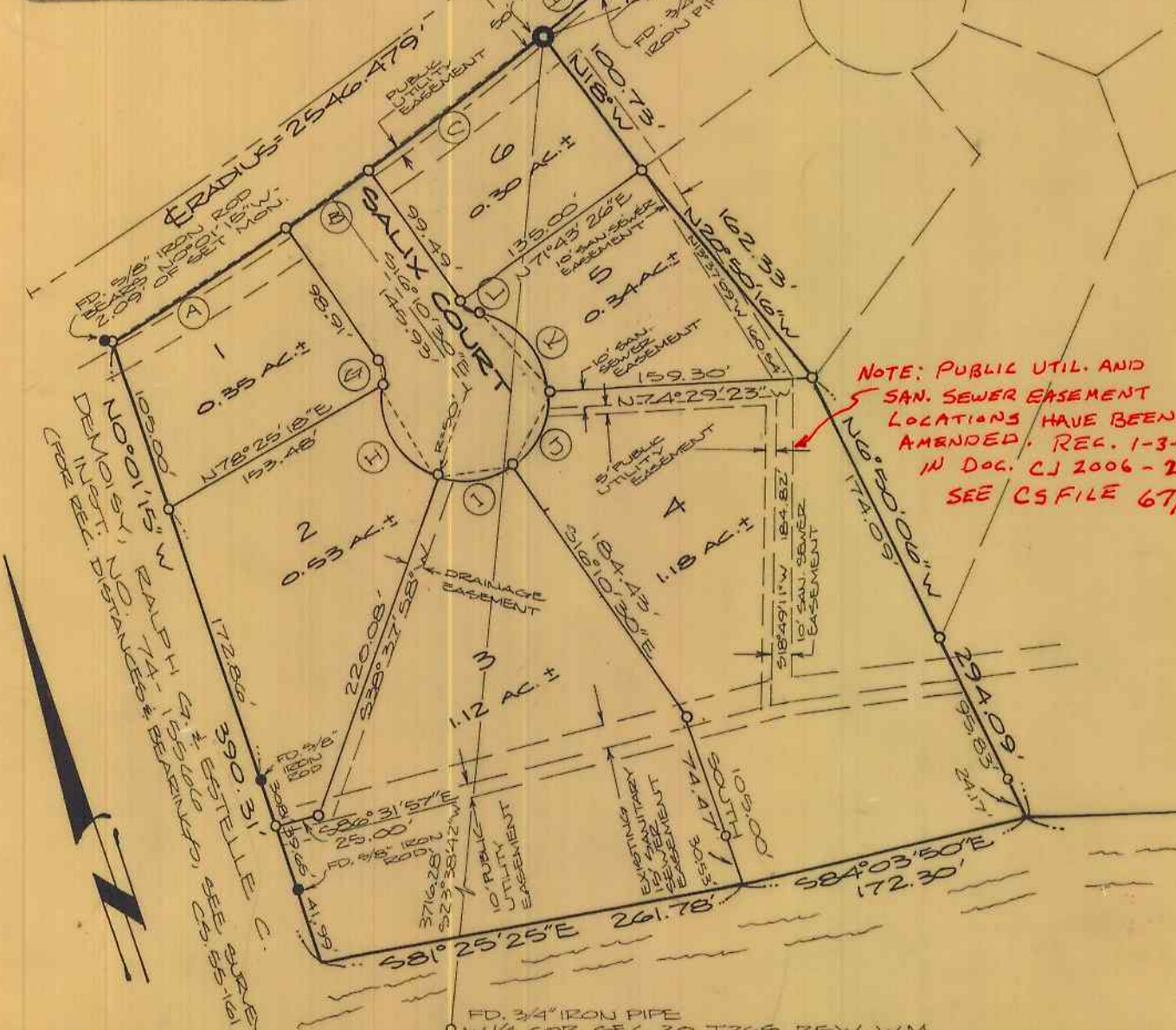
### LEGEND:

- - SET 2" x 36" GALVANIZED IRON PIPE - 6" BELOW GROUND - INITIAL POINT OF SUBDIVISION
- - SET 5/8" x 30" IRON ROD
- - FOUND MONUMENT AS NOTED

REGISTERED PROFESSIONAL LAND SURVEYOR

Romanso E. Ware

OREGON NOV 16, 1973 ROMANSO E. WARE 1005



STATE OF OREGON } ss  
COUNTY OF DOUGLAS }  
I, Romanso E. Ware, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "OAK KNOLLS ESTATES, SECOND ADDITION" and that the foregoing tracing is an exact copy of the map thereof.

Romanso E. Ware  
Romanso E. Ware, L.S. #1005  
Subscribed and sworn to before me this 14<sup>th</sup> day of July, 1981.  
Doris L. Wadsworth  
by Day Fields, Chief Deputy  
County Clerk

STATE OF OREGON } ss  
COUNTY OF DOUGLAS }  
I, Doris Wadsworth, 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 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 seal this 14<sup>th</sup> day of July, 1981.

Doris L. Wadsworth  
County Clerk  
by Day Fields, Chief Deputy



VOL. 16 PAGE 62 B

VOL. 16 PAGE 62 B