

PINE VIEW ESTATES

LYING IN S 1/2 OF SECTION 13 AND N 1/2 OF SECTION 24, T26S, R4W, W.M.
AND IN THE REASON D. FOSTER D.L.C. NO. 43

CERTIFICATE OF SURVEYOR

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 SITUATED IN THE SOUTH ONE-HALF OF SECTION 13 AND THE NORTH ONE-HALF OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 2" x 3/4" GALVANIZED IRON PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF UPPER CAMP LOOP FROM WHICH THE BRASS CAP INTERIOR "L" CORNER OF THE REASON D. FOSTER DONATION LAND CLAIM NO. 43 BEARS N1°02'56"W 169.18 FEET, S84°39'49"W 2377.24 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE

S63°02'57"W 389.93 FEET TO A 5/8" IRON ROD; THENCE S54°46'07"E 1503.84 FEET TO A 5/8" IRON ROD; THENCE N35°06'24"E 470.65 FEET TO A 5/8" IRON ROD AT THE MOST NORTHERLY CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN INSTRUMENT NO. 70-441 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N58°59'17"W 151.30 FEET TO A 5/8" IRON ROD; THENCE N33°08'43"E 67.16 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY RD. NO. 4 (NORTH UMPIQUA HIGHWAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N54°54'15"W 163.04 FEET TO A 5/8" IRON ROD SET IN THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 161419 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID EASTERLY LINE S32°19'41"W 78.37 FEET TO A 2" IRON PIPE AT THE MOST SOUTHERLY CORNER OF THAT SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 161419; THENCE ALONG THE SOUTHERLY LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 161419 N56°54'20"W 376.40 FEET TO A 1" IRON PIPE; THENCE ALONG THE WESTERLY LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 161419 N34°16'40"E 91.43 FEET TO A 5/8" IRON ROD ON THE ABOVE SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE N54°54'15"W 322.52 FEET TO A 5/8" IRON ROD AND ALONG THE ARC OF A SPIRAL CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N56°13'28"W 395.72 FEET) 395.80 FEET TO A 5/8" IRON ROD; THENCE S56°13'21"W 35.66 FEET TO A 5/8" IRON ROD IN THE ABOVE SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER CAMP LOOP; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S1°02'56"E 169.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.93 ACRES OF LAND, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR

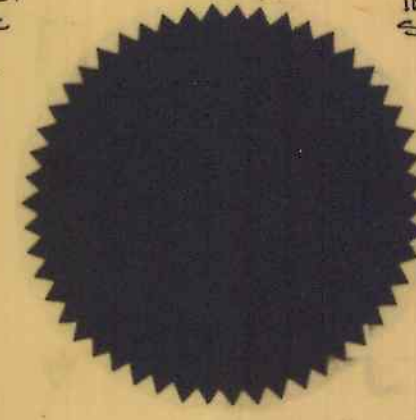
Romanso E. Ware

OREGON NOV 16, 1973 ROMANSO E. WARE 1005

Romanso E. Ware
ROMANSO E. WARE
REGISTERED LAND SURVEYOR
1005

SUBSCRIBED AND SWORN BEFORE ME THIS 13th DAY OF February, 1981.
MY COMMISSION EXPIRES ON THE 2 DAY OF MARCH, 1982.

Dallas
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 "PINE VIEW ESTATES" and that the foregoing tracing is an exact copy of the map thereof.
Romanso E. Ware
Romanso E. Ware, L.S. # 1005

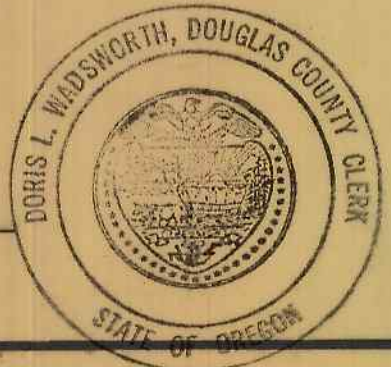
Subscribed and sworn to before me this 2nd day of Sept, 1981.

Doris L. Wadsworth
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 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 2nd day of September, 1981.

Doris L. Wadsworth
County Clerk



FILED Sept. 2, 1981
Doris L. Wadsworth
COUNTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, A. J. UPDEGRAVE AND MAYMIE UPDEGRAVE, HUSBAND AND WIFE, THE OWNERS OF THE LANDS SHOWN ON THE ANNEXED PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "PINE VIEW ESTATES" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN THEREON.

A. J. Updegrave
A. J. UPDEGRAVE

Maymie Updegrave
MAYMIE UPDEGRAVE

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS) ss
ON THIS 13th DAY OF February, 1981, BEFORE ME APPEARED A. J. UPDEGRAVE AND MAYMIE UPDEGRAVE, HUSBAND AND WIFE, BOTH TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE LAWFUL OWNERS OF THE TRACT OF LAND SHOWN 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 ABOVE WRITTEN.

Dallas
NOTARY PUBLIC, STATE OF OREGON

MY COMMISSION EXPIRES ON THE 2 DAY OF MARCH, 1982.

APPROVALS

BY ORDER OF DOUGLAS COUNTY COMMISSIONERS:

CHAIRMAN <u>Gene Log</u>	DATE: <u>8/28/81</u>
COMMISSIONER <u>Bill Vign</u>	<u>8/28/81</u>
COMMISSIONER <u>Doug Roberts</u>	<u>8/31/81</u>
COUNTY SURVEYOR <u>Francis L. Ingram</u>	<u>4-13-81</u>
COUNTY ASSESSOR <u>George Marsh</u>	<u>8-27-81</u>
COUNTY HEALTH OFFICIAL <u>J. Peterson MD</u>	<u>8-28-81</u>

DOUGLAS COUNTY PLANNING DEPARTMENT:

PRESIDENT <u>Edward N. Wood, P.E.</u>	<u>MARCH 3, 1981</u>
SECRETARY <u>Kenneth L. Nelson</u>	<u>March 2, 1981</u>

BHW ENGINEERING & SURVEYING, INC.
1205 S.E. COURT-ROSEBURG, OREGON

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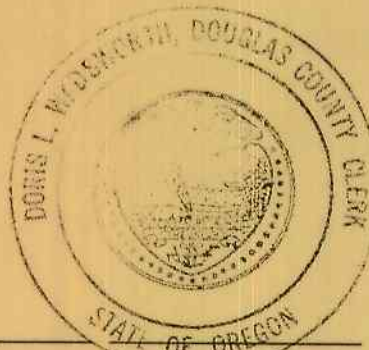
PINE VIEW ESTATES

LYING IN S 1/2 OF SECTION 13 AND N 1/2 OF SECTION 24, T26S, R4W, W.M.
AND IN THE REASON D. FOSTER D.L.C. NO. 43

SUBDIVIDER: A.J. UPDEGRAVE
ZONED: R5

SURVEYOR: BHW ENGINEERING, INC.
1205 S.E. COURT
ROSEBURG, OREGON

SCALE: 1"=100' JANUARY 1981



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 "PINE VIEW ESTATES" 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 2nd day of Sept, 1981.

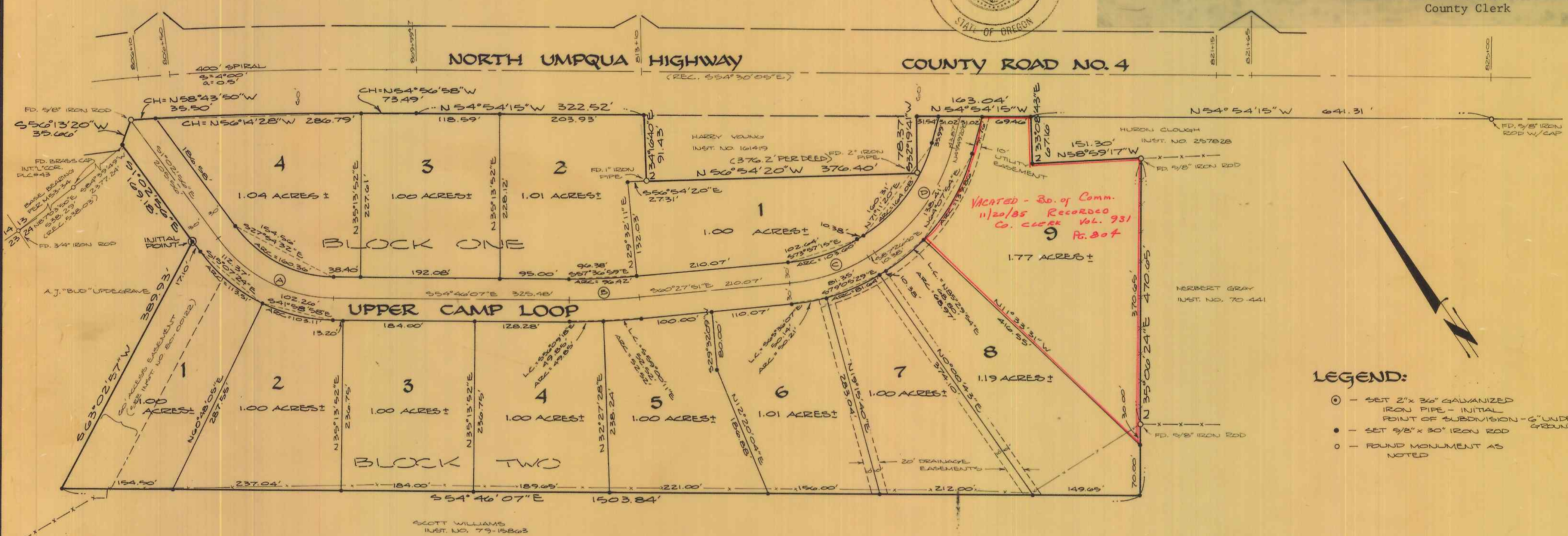
Doris L. Wadsworth
County Clerk by *Mary [illegible]* Deputy

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 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 2nd day of September, 1981.

Doris L. Wadsworth
County Clerk



VACATED - 30' of Comm.
11/20/85 Recorded
Co. Clerk Vol. 931
Pg. 804

- LEGEND:**
- ⊙ - SET 2" x 3/16" GALVANIZED IRON PIPE - INITIAL POINT OF SUBDIVISION - 6" UNDER GROUND
 - - SET 5/8" x 30" IRON ROD
 - - FOUND MONUMENT AS NOTED

CENTERLINE DATA

CHORD	RADIUS	DELTA	TAN.	ARC
A 527°54'32"E 181.67'	201.04'	53°13'11"	101.82'	188.49'
B 257°36'59"E 99.35'	100.00'	54°14'35"	49.74'	99.40'
C 573°57'15"E 116.64'	250.00'	26°58'49"	59.97'	117.72'
D N71°11'20"E 182.17'	250.00'	42°44'00"	97.81'	180.46'

NARRATIVE:

BEARINGS BASED ON M53-34.
EASEMENT ALONG WESTERLY 60 FEET OF LOT 1, BLOCK 2 IS FOR THE PURPOSE OF ACCESS TO ADJACENT PROPERTY SOUTH OF SUBDIVISION.
THE WEST LINE OF THE HURON CLOUGH PROPERTY AT THE NORTHEAST CORNER OF LOT 9, BLOCK 2 WAS ESTABLISHED FROM SURVEY BY VC MELIND RECORDED IN INSTRUMENT NO. 74-66600 IN THE MINOR LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON (M52-29).
OTHER REFERENCE SURVEYS INCLUDE M53-34, M21-37, M37-79, AND NORTH UMPQUA HIGHWAY NO. 4 ROAD PLANS PREPARED BY THE DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT.
FIELD CREW CONSISTED OF GREG LANG AND LYLE JACOB. EQUIPMENT USED: WILD T-1 THEODOLITE MOUNTED WITH LEITZ RED-1 E.D.M. DRAFTING BY DEBRA HOPKINS. OFFICE COMPUTATIONS BY MIKE RIGGAN AND ROMEO WARE.

REGISTERED PROFESSIONAL LAND SURVEYOR
Romanso E. Ware
OREGON NOV. 18, 1973 ROMANSO E. WARE 1005

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