

SADDLE BUTTE ESTATES, FIRST ADDITION

LYING IN THE NW 1/4 OF SECTION 30, T26S, R5W, W.M. AND IN THE NE 1/4 OF SECTION 25, T26S, R6W, W.M.

CERTIFICATE OF SURVEYOR

I, DUANE L. SCROGGINS, 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 25, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN AND IN SECTION 30, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 72-13642 AND A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 333569 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" x 36" GALVANIZED IRON PIPE IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 335, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 3, BLOCK 4 OF "SADDLE BUTTE ESTATES" AS RECORDED IN VOLUME 14, PAGE 25 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, SAID POINT ALSO BEING N38°50'18"E 943.67 FEET FROM THE WEST 1/4 CORNER OF THE ABOVE SAID SECTION 30; THENCE ALONG THE NORTHWESTERLY LINE OF THE ABOVE SAID LOT 3, BLOCK 4 S53°53'52"W 180.00 FEET TO A 5/8" IRON ROD IN THE NORTHEASTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 80-9887 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE BOUNDARY OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 80-9887 THE FOLLOWING COURSES: N36°09'12"W 287.74 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 439.26 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S48°00'23"W 87.49 FEET) 87.49 FEET TO A 5/8" IRON ROD, S53°43'18"W 137.66 FEET TO A 5/8" IRON ROD, S54°45'46"E 95.00 FEET TO A 5/8" IRON ROD, S59°58'56"E 90.00 FEET TO A 5/8" IRON ROD, S84°48'30"E 90.76 FEET TO A 5/8" IRON ROD, N75°46'17"E 110.52 FEET TO A 5/8" IRON ROD WITH ALUMINUM CAP AT THE MOST WESTERLY CORNER OF THE ABOVE SAID LOT 3, BLOCK 4; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, BLOCK 4 S36°08'41"E 120.03 FEET TO A 5/8" IRON ROD WITH ALUMINUM CAP AT THE MOST WESTERLY CORNER OF LOT 2, BLOCK 4 OF THE ABOVE SAID "SADDLE BUTTE ESTATES"; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, BLOCK 4 S36°02'18"E 139.99 FEET TO A 5/8" IRON ROD WITH ALUMINUM CAP AT THE MOST SOUTHERLY CORNER OF SAID LOT 2, BLOCK 4; THENCE ALONG THE NORTHWESTERLY AND NORTHEASTERLY BOUNDARIES OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 333569 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON S53°55'18"W 397.48 FEET TO A 5/8" IRON ROD WITH ALUMINUM CAP AND N34°45'47"W 291.87 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 180.78 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N51°30'19"W 104.15 FEET) 105.65 FEET TO A 5/8" IRON ROD; THENCE N34°45'47"W 205.42 FEET TO A 5/8" IRON ROD; THENCE N53°43'18"E 30.01 FEET TO A 5/8" IRON ROD IN THE NORTHEASTERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 333569; THENCE ALONG SAID NORTHEASTERLY BOUNDARY N34°45'47"W 83.75 FEET TO A 5/8" IRON ROD WITH ALUMINUM CAP AND N28°54'59"W 66.80 FEET TO A 5/8" IRON ROD WITH ALUMINUM CAP IN THE SOUTHEASTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 73-11433 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE SOUTHEASTERLY LINES OF THOSE PROPERTIES DESCRIBED IN INSTRUMENT NOS. 73-11433, 66-7856, 293697, 336126, 255330 AND VOLUME 215 PAGE 254 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, THE FOLLOWING COURSES, RESPECTIVELY: N53°37'54"E 312.39 FEET TO A 3/4" IRON PIPE, N53°51'25"E 99.89 FEET TO A 3/4" IRON PIPE AND N53°45'05"E 96.51 FEET TO A 5/8" IRON ROD WITH ALUMINUM CAP IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 335; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S19°01'17"E 6.49 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 325.40 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S47°34'10"E 123.85 FEET) 124.61 FEET, S58°32'19"E 56.83 FEET TO A 5/8" IRON ROD WITH ALUMINUM CAP, ALONG THE ARC OF A 258.36 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S47°25'46"E 101.04 FEET) 101.70 FEET TO A 5/8" IRON ROD WITH ALUMINUM CAP AND S36°09'12"E 210.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.71 ACRES OF LAND, MORE OR LESS.

Duane L. Scroggins
DUANE L. SCROGGINS
REGISTERED LAND SURVEYOR
1320

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

Doris L. Wadsworth
NOTARY PUBLIC, STATE OF OREGON

STATE OF OREGON)
COUNTY OF DOUGLAS)SS

I, Duane L. Scroggins, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "SADDLE BUTTE ESTATES - FIRST ADDITION" and that the foregoing tracing is an exact copy of the map thereof.

Duane L. Scroggins
Duane L. Scroggins, #1320

Subscribed and sworn to before me this 29th day of January, 1982.

Doris L. Wadsworth
County Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, PETER S. LEIKEN AND GLENDA I. LEIKEN, HUSBAND AND WIFE, AND L. & H. LUMBER (PETER LEIKEN, SECRETARY), OWNERS OF THE LAND SHOWN ON THE ANNEXED PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "SADDLE BUTTE ESTATES, FIRST ADDITION" AND WE DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN THEREON.

Peter S. Leiken
PETER S. LEIKEN

Glenda I. Leiken
GLENDA I. LEIKEN

L. & H. LUMBER CO.
BY: Peter Leiken
PETER LEIKEN,
SECRETARY

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS)SS

ON THE 29 DAY OF JANUARY, 1981, BEFORE ME APPEARED PETER S. LEIKEN AND GLENDA I. LEIKEN, HUSBAND AND WIFE, AND PETER LEIKEN, REPRESENTING L. & H. LUMBER CO., TO ME PERSONALLY KNOWN, AND 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.

Doris L. Wadsworth
NOTARY PUBLIC, STATE OF OREGON

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

APPROVALS

BY ORDER OF DOUGLAS COUNTY COMMISSIONERS:

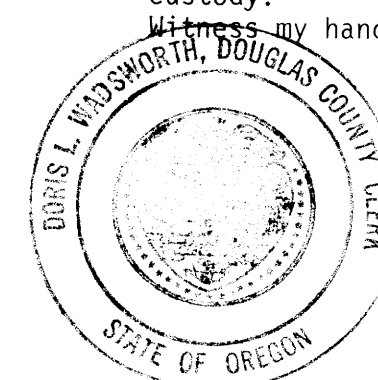
DATE:

CHAIRMAN	_____	_____
COMMISSIONER <u>Donna Long</u>	_____	<u>1-29-82</u>
COMMISSIONER <u>Bill Viani</u>	_____	<u>1-29-82</u>
COUNTY SURVEYOR <u>Francis L. Ingram</u>	_____	<u>6-24-81</u>
COUNTY ASSESSOR <u>George Mack</u>	_____	<u>1-28-82</u>
COUNTY HEALTH OFFICIAL <u>Sharon A. Thall, MD</u>	_____	<u>1-29-82</u>
DOUGLAS COUNTY PLANNING DEPARTMENT:		
PRESIDENT <u>Edmond G. Wood, P.E.</u>	_____	<u>5/29/81</u>
SECRETARY <u>Kenneth L. Nebard</u>	_____	<u>5/29/81</u>

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 29th day of January, 1982.



Doris L. Wadsworth
County Clerk

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

FILED: January 29, 1982
Doris L. Wadsworth
COUNTY CLERK

SADDLE BUTTE ESTATES, FIRST ADDITION

LYING IN THE NW 1/4 OF SECTION 30, T26S, R5W, W.M. AND IN THE NE 1/4 OF SECTION 25, T26S, R6W, W.M.

SUBDIVIDER: PETER & GLENDA LEIKEN

SURVEYED BY: BHW ENGINEERING & SURVEYING, INC.
1205 S.E. COURT - ROSEBURG, ORE.

SCALE: 1" = 50'
NOVEMBER 1980

ZONING CLASSIFICATION: R-1

€ CURVE DATA:

- | | | | |
|---|---|---|---|
| ① | D = 14°
Δ = 18°01'38"
R = 409.20'
T = 64.92'
L.C. = S44°42'30"W
128.24'
L = 128.77' | ② | D = 38°
Δ = 55°14'30"
R = 150.78'
T = 78.90'
L.C. = S62°23'02"E
139.80'
L = 145.37' |
| ③ | D = 38°
Δ = 55°54'21"
R = 150.78'
T = 76.67'
L.C. = S63°03'06"E
136.68'
L = 141.86' | | |

LEGEND:

- - FD 5/8" IRON W/CAP UNLESS NOTED OTHERWISE
- - SET 5/8" x 30" IRON ROD
- - INITIAL POINT OF SUBDIVISION - SET 2" x 36" GALVANIZED IRON PIPE 6" BELOW GROUND

NARRATIVE:

SUBDIVISION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 72-13642 AND ALSO A PORTION OF INSTRUMENT NO. 333569 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. PROPERTY LINES ESTABLISHED PER FOUND MONUMENTS. FIELD CREW CONSISTED OF L. JACOBS, G. LANG AND D. BEITZ. COMPUTATIONS BY D. SCROGGINS. DRAFTING BY D. HOPKINS. EQUIPMENT USED: WILD T-1 (SIX SECOND) THEODOLITE AND LEITZ RED-1 E.D.M. BASIS OF BEARING FROM MOST EASTERLY CORNER OF LOT ONE TO MOST NORTHERLY CORNER OF LOT FOUR PER SURVEY RM 2-49. REFERENCE SURVEYS ALSO INCLUDED PLAT OF "SADDLE BUTTE ESTATES" (VOLUME 14, PAGE 25). FOR RECORD DISTANCES AND BEARINGS, REFER TO ABOVE REFERENCE SURVEYS RM 2-49 AND VOLUME 14, PAGE 25.

SUBJECT TO THOSE CONDITIONS AND RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 78-10970 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

Duane L. Scroggins

Duane L. Scroggins
Duane L. Scroggins, #1320

PAGE 2 OF 2

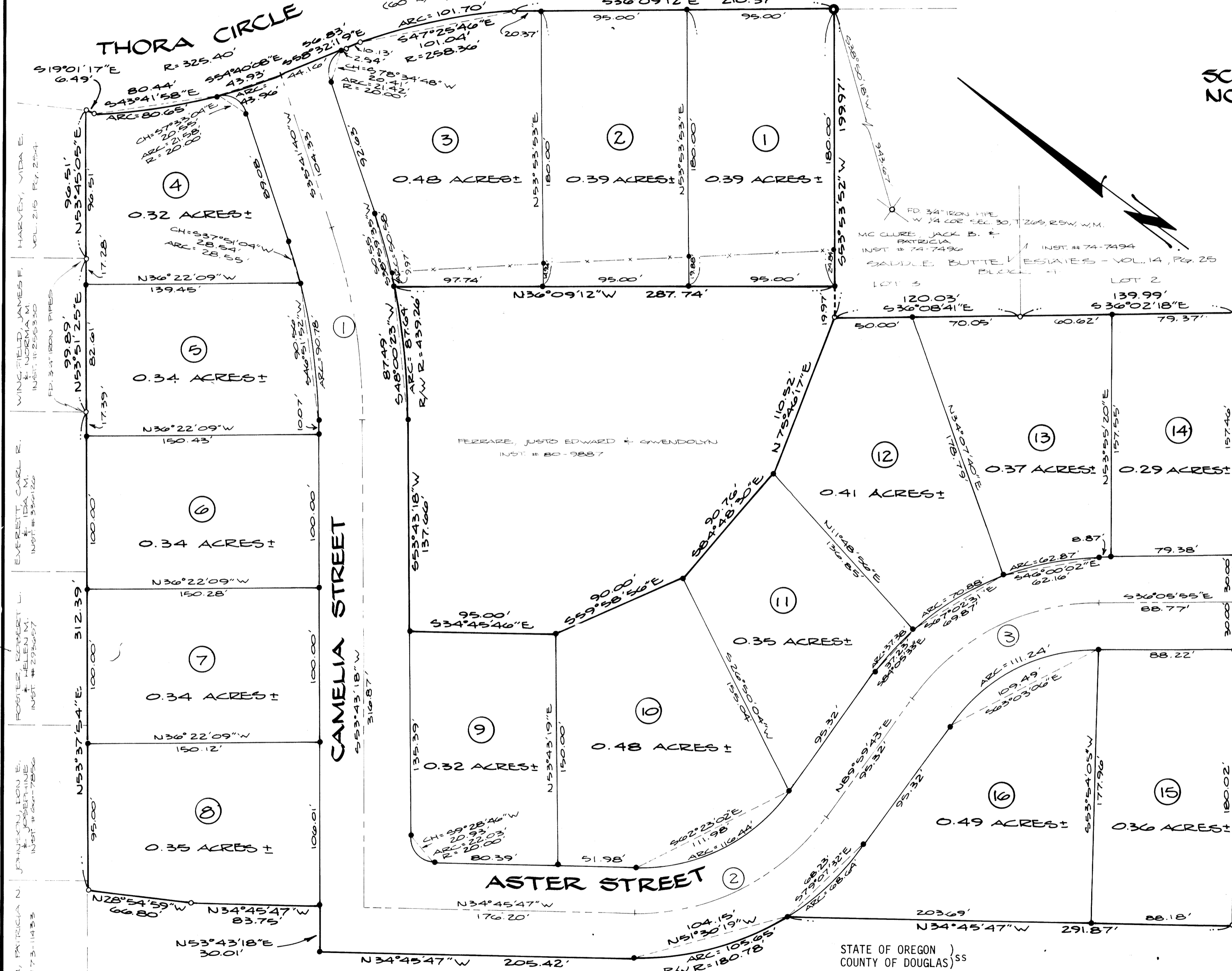
STATE OF OREGON }
COUNTY OF DOUGLAS }^{SS}

I, Duane L. Scroggins, being duly sworn, depose and say that I am the surveyor who made the survey and prepared the final map of "SADDLE BUTTE ESTATES - FIRST ADDITION" and that the foregoing tracing is an exact copy of the map thereof.

Subscribed and sworn to before me this 29th day of January, 1982.

Doris L. Wadsworth
Doris L. Wadsworth
County Clerk

CO. RD. NO. 335
(60' R/W)



L. & H. LUMBER CO.
INST. # 333569

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 29th day of January, 1982.

Doris L. Wadsworth
Doris L. Wadsworth
County Clerk