

DIAMOND HEIGHTS - PHASE I

A SUBDIVISION IN NE 1/4 AND NW 1/4 OF SEC 28, T27S, R6W, W.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENT: THAT WE DOUBLE G ENTERPRISES, INC., AN OREGON CORPORATION (ERNEST P VEENSTRA, PRESIDENT AND C. DEE VEENSTRA, SECRETARY), TOWN & COUNTRY LAND INVESTORS, INC., AN OREGON CORPORATION (EDWARD M. SORENSON, PRESIDENT), DIAMOND LAND COMPANY, A PARTNERSHIP (MELVIN GREGORY AS ATTORNEY-IN-FACT FOR DIAMOND LAND COMPANY) AND DIAMOND HEIGHTS DEVELOPMENT SERVICE COMPANY, A LIMITED PARTNERSHIP (GENERAL PARTNER - UMPQUA LAND IMPROVEMENT CORPORATION BY HAROLD F. JOHNSON, PRESIDENT), OWNERS OF THE LAND SHOWN ON THE ANNEXED PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "DIAMOND HEIGHTS - PHASE I" AND WE DEDICATE TO THE PUBLIC USE FOREVER THE PUBLIC UTILITY EASEMENTS SHOWN THEREON.

DOUBLE G ENTERPRISES, INC.

By: Ernest P. Veenstra
ERNEST P. VEENSTRA,
PRESIDENT

By: C. Dee Veenstra
C. DEE VEENSTRA,
SECRETARY

TOWN & COUNTRY LAND INVESTORS, INC.

By: Edward M. Sorenson
EDWARD M. SORENSON
PRESIDENT

DIAMOND LAND COMPANY

By: Melvin Gregory
MELVIN GREGORY
ATTORNEY-IN-FACT

DIAMOND HEIGHTS DEVELOPMENT SERVICE COMPANY

UMPQUA LAND IMPROVEMENT CORP.,
GENERAL PARTNER

By: Harold F. Johnson
HAROLD F. JOHNSON,
PRESIDENT

CHARLES BASS ET. AL.

By: Charles A. Bass
CHARLES BASS

STATE OF OREGON }
COUNTY OF DOUGLAS }
ON THE 16th DAY OF SEPTEMBER, 1982, BEFORE ME APPEARED

HAROLD F. JOHNSON, WHO BEING DULY SWORN, DID SAY THAT HE IS PRESIDENT OF UMPQUA LAND IMPROVEMENT CORPORATION, THE GENERAL PARTNER OF DIAMOND HEIGHTS DEVELOPMENT SERVICE COMPANY, AND THAT HE IS THE LAWFUL OWNER OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE ACCOMPANYING DEDICATION WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND EACH OF THEM ACKNOWLEDGED SAID DEDICATION TO BE ITS VOLUNTARY ACT AND DEED.

Virginia A. Raugon
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 7-12-85

STATE OF OREGON)
COUNTY OF DOUGLAS)SS I, DONALD A. BENTZ, hereby certify this is a true and correct copy of the plat of Diamond Heights, Phase I in the Northeast 1/4 and Northwest 1/4 of Section 28, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

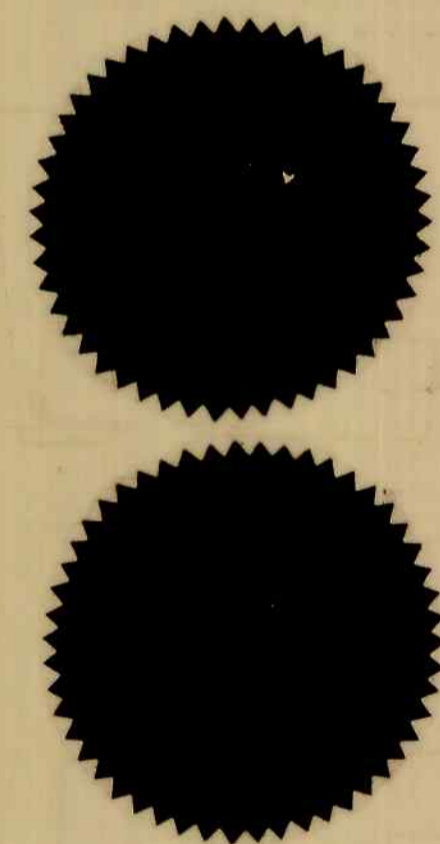
Subscribed and sworn to before me, this 15th day of June, 1988. Gay Fields L.S. 4839
Gay Fields, County Clerk

STATE OF OREGON)
COUNTY OF DOUGLAS)SS I, GAY FIELDS, County Clerk, hereby certify that the within copy of plat has been compared by me 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 official seal this 15th day of June 1988. Gay Fields
Gay Fields, County Clerk



NOTE:

SUBJECT TO THOSE CONDITIONS AND RESTRICTIONS RECORDED IN INSTR. # DOUGLAS COUNTY DEED RECORDS



Nancy A. Winchell
NANCY A. WINCHELL
NOTARY PUBLIC - OREGON
My Commission Expires 10-20-89

ACKNOWLEDGEMENTS

STATE OF CALIFORNIA }
COUNTY OF ORANGE }
ON THE 17th DAY OF August, 1982, BEFORE ME APPEARED ERNEST P VEENSTRA AND C. DEE VEENSTRA, WHO, BEING DULY SWORN, EACH FOR HIMSELF AND NOT ONE FOR THE OTHER, DID SAY THAT THE FORMER IS THE PRESIDENT AND THE LATTER IS THE SECRETARY OF DOUBLE G ENTERPRISES, INC., A CORPORATION, AND THAT THEY ARE THE LAWFUL OWNERS OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT THE ACCOMPANYING DEDICATION WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND EACH OF THEM ACKNOWLEDGED SAID DEDICATION TO BE ITS VOLUNTARY ACT AND DEED.

Rose Marie Mackie
NOTARY PUBLIC FOR CALIFORNIA
MY COMMISSION EXPIRES: 6-10-84

STATE OF OREGON }
COUNTY OF DOUGLAS }
ON THE 10th DAY OF Sept., 1982, BEFORE ME APPEARED EDWARD M. SORENSON WHO BEING DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF TOWN & COUNTRY LAND INVESTORS, INC., A CORPORATION, AND THAT HE IS THE LAWFUL OWNER OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE ACCOMPANYING DEDICATION WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE ACKNOWLEDGED SAID DEDICATION TO BE HIS VOLUNTARY ACT AND DEED.

Harold F. Johnson
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 4-15-85

STATE OF OREGON }
COUNTY OF DOUGLAS }
ON THE 16th DAY OF Sept., 1982, BEFORE ME APPEARED MELVIN GREGORY AS ATTORNEY-IN-FACT FOR DIAMOND LAND COMPANY, TO ME PERSONALLY KNOWN, AND BEING DULY SWORN, DID SAY THAT HE IS THE LAWFUL OWNER OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT, AND THAT HE DOES HEREBY ACKNOWLEDGE THAT HE SIGNED THE ACCOMPANYING DEDICATION AS HIS FREE AND VOLUNTARY ACT AND DEED.

Harold F. Johnson
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 4-15-85

STATE OF OREGON }
COUNTY OF DOUGLAS }
ON THE 29th DAY OF May, 1987, BEFORE ME APPEARED CHARLES BASS, TO ME PERSONALLY KNOWN, AND BEING DULY SWORN, DID SAY THAT HE IS THE LAWFUL OWNER OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT, AND THAT HE DOES HEREBY ACKNOWLEDGE THAT HE SIGNED THE ACCOMPANYING DEDICATION AS HIS FREE AND VOLUNTARY ACT AND DEED.

Nancy A. Winchell
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 10-20-89

APPROVALS:

BY ORDER OF DOUGLAS COUNTY COMMISSIONERS:

CHAIRMAN	DATE:
<u>Gay L. Wadsworth</u>	6-10-88
COMMISSIONER <u>Doug Robinson</u>	6-10-88
COMMISSIONER <u>Bill Vian</u>	6-10-88
COUNTY SURVEYOR <u>Francis L. Ingram</u>	5-13-88
COUNTY ASSESSOR <u>Mario J. Reddekopp</u>	6-10-88

DOUGLAS COUNTY PLANNING DIRECTOR: Keith L. Cubic 4/8/88

FILED 15 JUNE 88
Gay Fields
COUNTY CLERK

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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DIAMOND HEIGHTS - PHASE I
 A SUBDIVISION IN NE 1/4 & NW 1/4 OF SEC. 28, T27S, R6W, W.M.

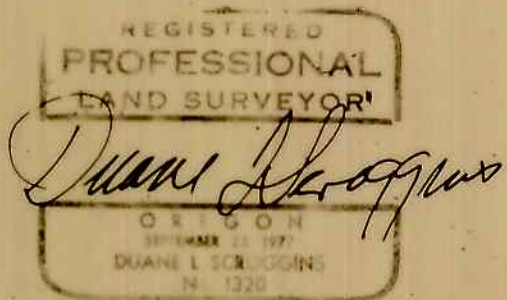
CERTIFICATE OF SURVEYOR

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 28, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING A PORTION OF THOSE PROPERTIES DESCRIBED IN INSTRUMENT NOS. 80-17289 AND 76-19356 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE IN THE NORTH LINE OF THE ABOVE SAID SECTION 28 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 28 BEARS N 89° 45' 43" W 793.16 FEET; THENCE ALONG THE NORTH LINE OF SAID SECTION 28 S 89° 45' 43" E 1848.50 FEET TO A 3/4" IRON ROD AT THE NORTH 1/4 CORNER OF SAID SECTION 28; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 28; S 89° 49' 49" E 1693.14 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 80-5636 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE WESTERLY AND SOUTHWESTERLY LINES, RESPECTIVELY, OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 80-5636 S 0° 35' 00" W 513.71 FEET TO A 5/8" IRON ROD AND S 62° 30' 13" E 205.19 FEET TO A 5/8" IRON ROD IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 5 (LOOKINGGLASS ROAD); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S 12° 12' 25" W 144.50 FEET TO A 3/4" IRON ROD, S 28° 57' 02" W 622.39 FEET TO A 3/4" IRON ROD, S 72° 17' 08" W 92.31 FEET TO A 5/8" IRON ROD AND ALONG THE ARC OF A 442.96 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 44° 45' 32" W 113.57 FEET) 113.88 FEET TO A 5/8" IRON ROD AT THE MOST EASTERLY SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME 2, PAGE 173 OF THE MINOR LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON; SAID MINOR LAND PARTITION CONTAINING THOSE PROPERTIES DESCRIBED IN INSTRUMENT NOS. 75-16459, 73-15111 AND 79-7193 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE BOUNDARIES OF SAID MINOR LAND PARTITION RECORDED IN VOLUME 2, PAGE 173 THE FOLLOWING COURSES: N 0° 17' 55" W 89.13 FEET TO A 5/8" IRON ROD, S 89° 11' 29" W 341.18 FEET TO A 5/8" IRON ROD, S 85° 10' 50" W 59.66 FEET TO A 5/8" IRON ROD, S 89° 47' 06" W 780.19 FEET TO A 5/8" IRON ROD, S 0° 21' 33" E 1105.45 FEET TO A 5/8" IRON ROD, S 0° 18' 31" E 99.71 FEET TO A 5/8" IRON ROD AND S 0° 04' 17" E 200.75 FEET TO A 5/8" IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABOVE SAID COUNTY ROAD NO. 5; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S 64° 28' 41" W 75.98 FEET TO A 3/4" IRON ROD, S 15° 31' 42" W 140.50 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 1085.92 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 75° 06' 57" W 213.36 FEET) 213.70 FEET TO A 3/4" IRON ROD, S 80° 39' 34" W 224.30 FEET TO A 5/8" IRON ROD, N 51° 36' 52" W 148.66 FEET TO A 5/8" IRON ROD, S 80° 37' 21" W 199.55 FEET TO A 3/4" IRON ROD AND S 30° 25' 49" W 156.10 FEET TO A 3/4" IRON ROD AT THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 77-564 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY AND NORTHERLY LINES, RESPECTIVELY, OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 77-564 N 0° 05' 24" W 568.06 FEET TO A 5/8" IRON ROD AND N 89° 56' 41" W 332.34 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 80-18027 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EASTERLY LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 80-18027 N 0° 13' 48" E 632.43 FEET TO A 5/8" IRON ROD; THENCE ALONG THE NORTHERLY LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 80-18027 THE FOLLOWING COURSES: ALONG THE ARC OF A 594.10 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 74° 56' 07" W 149.22 FEET) 150.86 FEET TO A 5/8" IRON ROD, CONTINUING ALONG THE ARC OF A 594.10 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 85° 42' 39" W 74.24 FEET) 74.29 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S 79° 11' 50" W 56.09 FEET) 56.38 FEET TO A 5/8" IRON ROD IN A 50 FOOT CUL-DE-SAC RIGHT-OF-WAY OF JADE DRIVE; THENCE ALONG SAID CUL-DE-SAC RIGHT-OF-WAY THE FOLLOWING COURSES: ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N 19° 43' 55" W 60.00 FEET) 64.36 FEET TO A 5/8" IRON ROD AND CONTINUING ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S 57° 26' 36" W 91.32 FEET) 115.11 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JADE DRIVE ALONG THE ARC OF A 544.19 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 52° 23' 51" W 143.94 FEET) 144.36 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 78-4806 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EASTERLY AND NORTHERLY LINES, RESPECTIVELY, OF SAID PROPERTY

DESCRIBED IN INSTRUMENT NO. 78-4806 N 0° 06' 02" W 560.00 FEET TO A 5/8" IRON ROD AND S 89° 48' 43" W 295.85 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 79-13465 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EASTERLY LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 79-13465 N 0° 14' 38" W 653.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 99.72 ACRES OF LAND, MORE OR LESS, TOGETHER WITH A STRIP OF LAND 60 FEET IN WIDTH AS DESCRIBED IN THE ABOVE SAID VOLUME 2, PAGE 173 IN THE MINOR LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON. SUBJECT TO A 60 FOOT WIDE GAS LINE EASEMENT, RECORDER'S NO. 326707 AS RECORDED IN THE COUNTY CLERK'S OFFICE, DOUGLAS COUNTY, OREGON.



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

SUBSCRIBED AND SWORN BEFORE ME THIS 7th DAY OF SEPT, 1988.

Harold Johnson
 HAROLD JOHNSON
 NOTARY PUBLIC, STATE OF OREGON
 MY COMMISSION EXPIRES: 4-15-85

NARRATIVE

DIAMOND HEIGHTS PHASE I, IS SURVEYED, PLATTED AND MONUMENTED IN ACCORDANCE WITH CONDITIONS SET FORTH IN DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 81-246. THE HISTORY OF DIAMOND HEIGHTS SUBDIVISION IS LONG AND INVOLVED, BEGINNING WITH A MASTER PLAN AND AN INITIAL FILING OF 50 LOTS WITH THE STATE OF OREGON IN 1968. AT THAT TIME, IT WAS NOT NECESSARY TO FILE PLATS, AS PRESENTED HEREON, FOR SUBDIVISIONS CONTAINING LOTS LARGER THAN 5 ACRES. THAT MASTER PLAN IS AN UNRECORDED MAP AND LOTS SOLD ARE SHOWN ON SURVEYS FILED IN DOUGLAS COUNTY SURVEYOR'S OFFICE AS M90-8, M90-7 AND 66 58/261N.

BASIS OF BEARINGS IS COUNTY ROAD NO. 5 RIGHT-OF-WAY-FOUND MONUMENTS PER M90-8, WHEREIN COURSES DESCRIBED AS S 28° 57' 02" W 522.42 FEET AND S 28° 56' 45" W 100 FEET ARE TAKEN AS A STRAIGHT LINE UNDER COUNTY ROAD DOCKET #938, OFFICIAL RECORDS, DOUGLAS COUNTY CLERK AND VERIFIED WITH COUNTY ROAD MAPS AND STAFF. THE BEARINGS, IF STRAIGHT, WOULD BE S 28° 56' 02" W BETWEEN FOUND MONUMENTS, WHICH WE MEASURE AT 622.39 FEET.

BHW ENGINEERING BEGAN WORK IN 1981 WITH OFFICIAL APPLICATIONS BY THE NEW OWNER UNDER AFORESAID FILE NO. 81-246. THE WORK INVOLVED MOST BHW PERSONNEL UNDER THE DIRECTION OF DUANE SCROGGINS, P.E./L.S. AND/OR RON QUIMBY, L.S. IN THE FIELD. EQUIPMENT WAS A WILD T1 6-SECOND THEODOLITE AND A LEITZ RED-1 E.D.M. WITH BHW COMPUTERS USED IN CALCULATIONS.

REFERENCE SURVEYS, IN ADDITION TO PRIMARY SURVEYS RECORDED AS M90-7 AND M90-8, INCLUDE M86-17, M59-48A AND UNRECORDED SURVEYS BY OTHERS, WHERE FOUND MONUMENTS ARE NOTED HEREON. REFERENCE DEEDS, IN ADDITION TO COUNTY ROAD DOCKET #938, INCLUDE INSTRUMENTS NOS. 76-19356, 80-17289, 72-8509, 326707, 70-1067, 70-1191, 71-11942, 71-13399, 71-17740, 72-1444, 80-18027, 72-775A, 72-8509, 72-10629, 74-10103, 72-11878, 73-73, 73-6527, 73-6528, 73-15111, 75-15213, 75-16459, 76-11378, 77-564, 77-10936, 77-18491, 78-1268, 78-4806, 79-7193, 79-13465, 79-14312, 79-14642, 79-15340, 79-15629, 79-17399, 79-15340, 79-18120, 80-5636, 80-17291, 80-18027, OFFICIAL RECORDS, DOUGLAS COUNTY, OREGON.

STATE OF OREGON)
 COUNTY OF DOUGLAS) SS I, DONALD A. BENTZ, hereby certify this is an true and correct copy of the Diamond Heights, Phase I in the Northeast 1/4 and Northwest 1/4 of Section 28, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.
 Donald A. Bentz, L.S. #839
 Subscribed and sworn to before me, this

15 day of June, 1988.
Gay Fields
 Gay Fields, County Clerk

STATE OF OREGON)
 COUNTY OF DOUGLAS) SS I, GAY FIELDS, County Clerk, hereby certify that the within copy of plat has been compared by me 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 official seal this 15 day of JUNE, 1988.
Gay Fields
 Gay Fields, County Clerk



**COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE**

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DIAMOND HEIGHTS - PHASE I

A SUBDIVISION IN NE 1/4 AND NW 1/4 OF SEC. 28, T27S, R6W, W.M.

OWNERS:

DOUBLE G ENTERPRISES, INC.
12122 HASTER STREET
GARDEN GROVE, CA. 92640

TOWN & COUNTRY LAND INVESTORS, INC.
P.O. BOX 622
LEBANON, OR. 97355

DIAMOND LAND COMPANY
2285 STEWART PARKWAY
ROSEBURG, OR. 97470

DIAMOND HEIGHTS DEVELOPMENT
SERVICE COMPANY
2285 STEWART PARKWAY
ROSEBURG, OR. 97470

CHARLES BASS
4373 OLD HIGHWAY 99S
ROSEBURG, OREGON 97470

DEVELOPER:

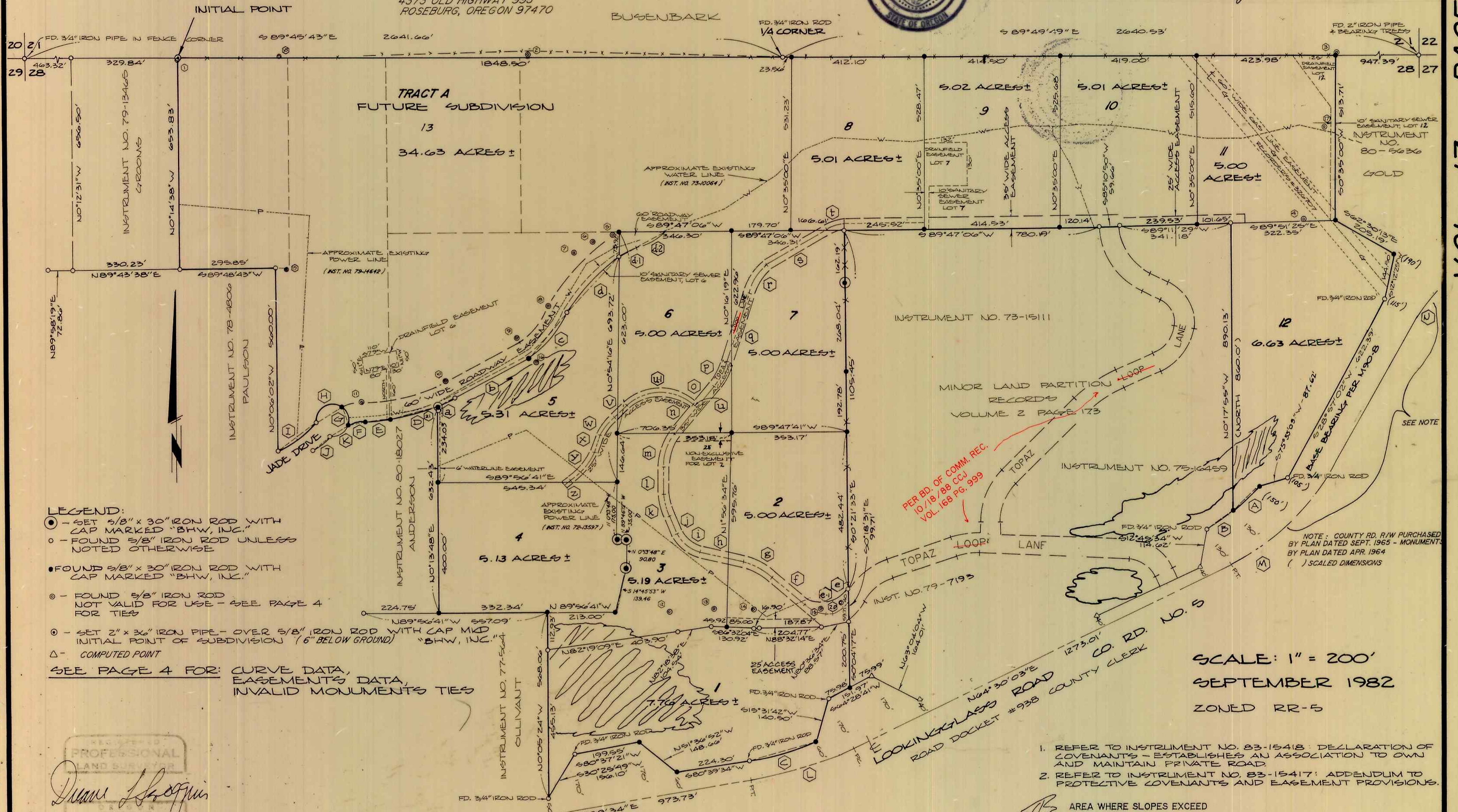
DIAMOND HEIGHTS
DEVELOPMENT SERVICE CO.
2285 STEWART PARKWAY
ROSEBURG, OR. 97470

SURVEYOR:

BHW ENGINEERING, INC.
1205 SE. COURT
ROSEBURG, OR. 97470

STATE OF OREGON)
COUNTY OF DOUGLAS) I, DONALD A. BENTZ, hereby certify this is a true and correct
copy of the Diamond Heights, Phase I in the Northeast 1/4 and Northwest 1/4
of Section 28, Township 27 South, Range 6 West, Willamette Meridian, Douglas County
Oregon. _____
Donald A. Bentz, S.S.#839
day of June 1988. _____
Gay Fields, County Clerk

STATE OF OREGON)
COUNTY OF DOUGLAS) I, GAY FIELDS, County Clerk, hereby certify that the within copy of plat has been com-
pared by me 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 official
seal this 15 day of JUNE, 1988. _____
Gay Fields
County Clerk



- LEGEND:**
- - SET 5/8" x 30" IRON ROD WITH CAP MARKED "BHW, INC."
 - - FOUND 5/8" IRON ROD UNLESS NOTED OTHERWISE
 - - FOUND 5/8" x 30" IRON ROD WITH CAP MARKED "BHW, INC."
 - - FOUND 5/8" IRON ROD NOT VALID FOR USE - SEE PAGE 4 FOR TIES
 - - SET 2" x 36" IRON PIPE - OVER 5/8" IRON ROD WITH CAP MID INITIAL POINT OF SUBDIVISION (6" BELOW GROUND) "BHW, INC."
 - △ - COMPUTED POINT
- SEE PAGE 4 FOR: CURVE DATA, EASEMENTS DATA, INVALID MONUMENTS TIES

PROFESSIONAL LAND SURVEYOR
DUANE L. BERGOGGINS
No. 1572

PER BD. OF COMM. REC.
10/18/88 CCJ
VOL. 169 PG. 999

SCALE: 1" = 200'
SEPTEMBER 1982
ZONED RR-5

1. REFER TO INSTRUMENT NO. 83-15418: DECLARATION OF COVENANTS - ESTABLISHES AN ASSOCIATION TO OWN AND MAINTAIN PRIVATE ROAD
2. REFER TO INSTRUMENT NO. 83-15417: ADDENDUM TO PROTECTIVE COVENANTS AND EASEMENT PROVISIONS.

AREA WHERE SLOPES EXCEED 25% OR SLIDE PRONE.

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COUNTY SURVEYORS FILE DATA
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DIAMOND HEIGHTS - PHASE I

A SUBDIVISION IN NE 1/4 AND NW 1/4 OF SEC. 28, T27S, R6W, W.M.

INVALID MONUMENTS

BEARINGS & DISTANCES FROM N 1/4 CORNER OF SEC. 28

MONUMENT	BEARING	DISTANCE	±	BEARING	DISTANCE
①	NORTH	7.34'	±	WEST	1848.48'
②	NORTH	3.18'	±	WEST	779.97'
③	NORTH	6.12'	±	EAST	1693.26'
④	SOUTH	515.32'	±	EAST	1585.83'
⑤	SOUTH	547.71'	±	WEST	525.36'
⑥	SOUTH	567.05'	±	WEST	584.57'
⑦	SOUTH	598.99'	±	WEST	642.61'
⑧	SOUTH	761.91'	±	WEST	727.64'
⑨	SOUTH	863.68'	±	WEST	820.43'
⑩	SOUTH	990.92'	±	WEST	1037.60'
⑪	SOUTH	1054.19'	±	WEST	1283.26'
⑫	SOUTH	1706.77'	±	WEST	358.48'
⑬	SOUTH	1688.34'	±	WEST	221.82'
⑭	SOUTH	1695.50'	±	WEST	101.32'
⑮	SOUTH	1690.35'	±	EAST	103.36'
⑯	SOUTH	936.21'	±	WEST	760.47'
⑰	SOUTH	210.29'	±	EAST	1652.52'
⑱	NORTH	6.70'	±	WEST	1542.27'
⑲	SOUTH	645.19'	±	WEST	1539.22'
⑳	SOUTH	1641.07'	±	EAST	186.30'
㉑	SOUTH	1069.76'	±	WEST	1087.96'

CURVE DATA - SUBDIVISION PERIMETER

CURVE	CHORD	ARC	RADIUS	DELTA
A	S 44° 23' 49" W - 118.51'	118.87'	442.96'	15° 22' 30"
B	S 56° 59' 52" W - 95.54'	95.73'	442.96'	12° 22' 54"
C	S 75° 06' 57" W - 213.36'	213.70'	1085.92'	11° 16' 32"
D	S 74° 55' 01" W - 180.65'	181.06'	594.10'	14° 34' 05"
E	S 88° 46' 29" W - 74.23'	74.28'	594.10'	7° 09' 49"
F	S 79° 11' 50" W - 56.09'	56.38'	160.00'	20° 11' 29"
G	N 19° 43' 55" W - 60.00'	64.36'	50.00'	73° 45' 04"
H	S 57° 26' 36" W - 91.32'	115.11'	50.00'	131° 54' 10"
I	S 52° 23' 51" W - 143.94'	144.36'	544.19'	15° 11' 58"
(REL. N 52° 40' 50" E - 144.0')				

CURVE DATA - OUTSIDE SUBDIVISION BOUNDARY

CURVE	CHORD	ARC	RADIUS	DELTA
JADE DRIVE				
J	N 47° 36' 08" W - 65.46'	65.49'	604.19'	6° 12' 38"
(REL. N 49° 47' 10" E - 99.26')				
K	N 57° 35' 24" E - 64.87'	70.59'	50.00'	80° 53' 14"
COUNTY ROAD NO. 5				
L	N 72° 39' 03" E - 321.76'	322.83'	1145.92'	16° 08' 28"
M	N 46° 46' 00" E	350.94	356.67	572.96
(APR 1964)				
	N 45° 47' 08" E	430.22	436.97	716.20
(SEPT. 1965)				
N	N 74° 51' 30" E	823.26	918.50	572.96
(APR 1964)				
	N 44° 59' 08" E	451.62	457.49	818.51
(SEPT. 1965)				

ROADWAY EASEMENTS DATA

60' WIDE EASEMENT (SOUTHEASTERLY LINE):

- a) $\Delta = 5^{\circ} 37' 05''$
R = 594.10'
CH = N 64° 49' 06" E - 58.23'
ARC = 58.25'
- b) N 62° 00' 39" E - 250.47'
- c) $\Delta = 42^{\circ} 52' 32''$
R = 253.93'
CH = N 40° 34' 23" E - 185.62'
ARC = 190.03'
- d) $\Delta = 45^{\circ} 37' 34''$
R = 304.79'
CH = N 41° 56' 54" E - 236.35'
ARC = 242.71'
- e) $\Delta = 9^{\circ} 24' 35''$
R = 304.79'
CH = N 60° 03' 25" E - 50.00'
ARC = 50.06'
- f) $\Delta = 32^{\circ} 17' 37''$
R = 200.00'
CH = N 58° 01' 31" E - 111.24'
ARC = 112.73'

35' WIDE EASEMENT (CENTERLINE):

- g) $\Delta = 32^{\circ} 42' 58''$
R = 116.00'
CH = N 66° 48' 50" E - 65.34'
ARC = 66.24'
- h) $\Delta = 48^{\circ} 46' 50''$
R = 100'
CH = N 72° 26' 07" W - 82.59'
ARC = 85.14'
- i) N 48° 02' 50" W - 123.15'
- j) $\Delta = 29^{\circ} 27' 19''$
R = 200'
CH = N 62° 46' 13" W - 101.69'
ARC = 102.82'
- k) N 77° 30' 09" W - 135.31'
- l) $\Delta = 53^{\circ} 39' 15''$
R = 100'
CH = N 50° 40' 21" W - 90.26'
ARC = 93.64'
- m) N 23° 50' 54" W - 53.88'
- n) $\Delta = 21^{\circ} 16' 21.7''$
R = 200'
CH = N 13° 12' 38" W - 73.83'
ARC = 74.26'
- o) N 2° 34' 32.0" W - 79.41'
- p) $\Delta = 43^{\circ} 33' 46''$
R = 150'
CH = N 19° 12' 28" E - 111.32'
ARC = 114.05'
- q) N 40° 59' 14" E - 99.73'
- r) N 40° 59' 14" E - 85.59'
- s) $\Delta = 24^{\circ} 46' 52''$
R = 200'
CH = N 28° 35' 57" E - 85.82'
ARC = 86.50'
- t) N 16° 12' 22" E - 227.78'
- u) $\Delta = 42^{\circ} 01' 42.5''$
R = 150'
CH = N 37° 13' 21" E - 107.58'
ARC = 110.03'
- v) N 58° 14' 04.6" E - 202.71'
- w) $\Delta = 31^{\circ} 33' 01.4''$
R = 110'
CH = N 74° 00' 38" E - 59.81'
ARC = 60.57'

STATE OF OREGON)
COUNTY OF DOUGLAS) SS I, DONALD A. BENTZ, hereby
certify this is a true and correct copy of the
of Diamond Heights, Phase I in the Northeast 1/4 and
Northwest 1/4 of Section 28, Township 27 South, Range
6 West, Willamette Meridian, Douglas County, Oregon

Donald A. Bentz L.S. #839
Subscribed and sworn to before me, this 15 day
of JUNE, 1988. *Gay Fields*
Gay Fields, County Clerk



STATE OF OREGON)
COUNTY OF DOUGLAS) SS I, GAY FIELDS, County Clerk,
hereby certify that the within copy of plat has been
compared by me 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 official seal this 15 day of JUNE, 1988.
Gay Fields
Gay Fields, County Clerk

25' WIDE EASEMENT (CENTERLINE):

- u) N 49° 00' 37" W - 17.28'
- v) $\Delta = 82^{\circ} 52' 46''$
R = 150'
CH = S 89° 33' 00" W - 195.42'
ARC = 212.83'
- w) S 48° 06' 37" W - 47.66'
- x) $\Delta = 23^{\circ} 59' 49''$
R = 200'
CH = S 36° 06' 42" W - 83.15'
ARC = 83.76'
- y) S 24° 06' 48" W - 48.81'
- z) $\Delta = 27^{\circ} 41' 54''$
R = 200'
CH = S 37° 57' 45" W - 95.74'
ARC = 96.08'
- aa) S 51° 48' 42" W - 34.73'



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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