

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

CERTIFICATE OF SURVEYOR

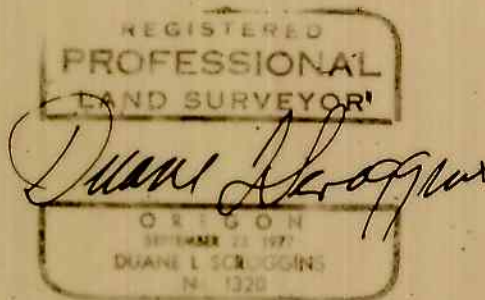
I, DUANE L. SCROGGINS, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

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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