

# SADDLE BUTTE ESTATES, THIRD ADDITION

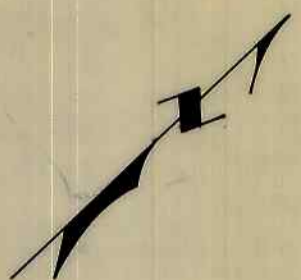
In the John Akin Donation Land Claim No. 51  
& in the SW 1/4 NW 1/4 and the NW 1/4 SW 1/4 of Section 30,  
T 26 S, R 5 W, W. M., Douglas County, Oregon

May 22, 1990

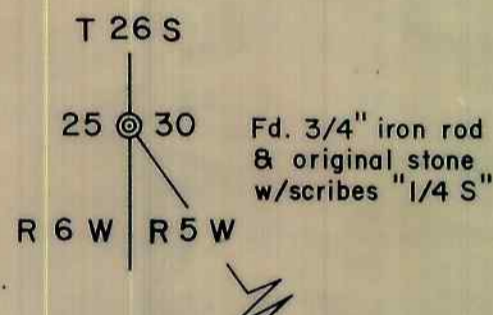
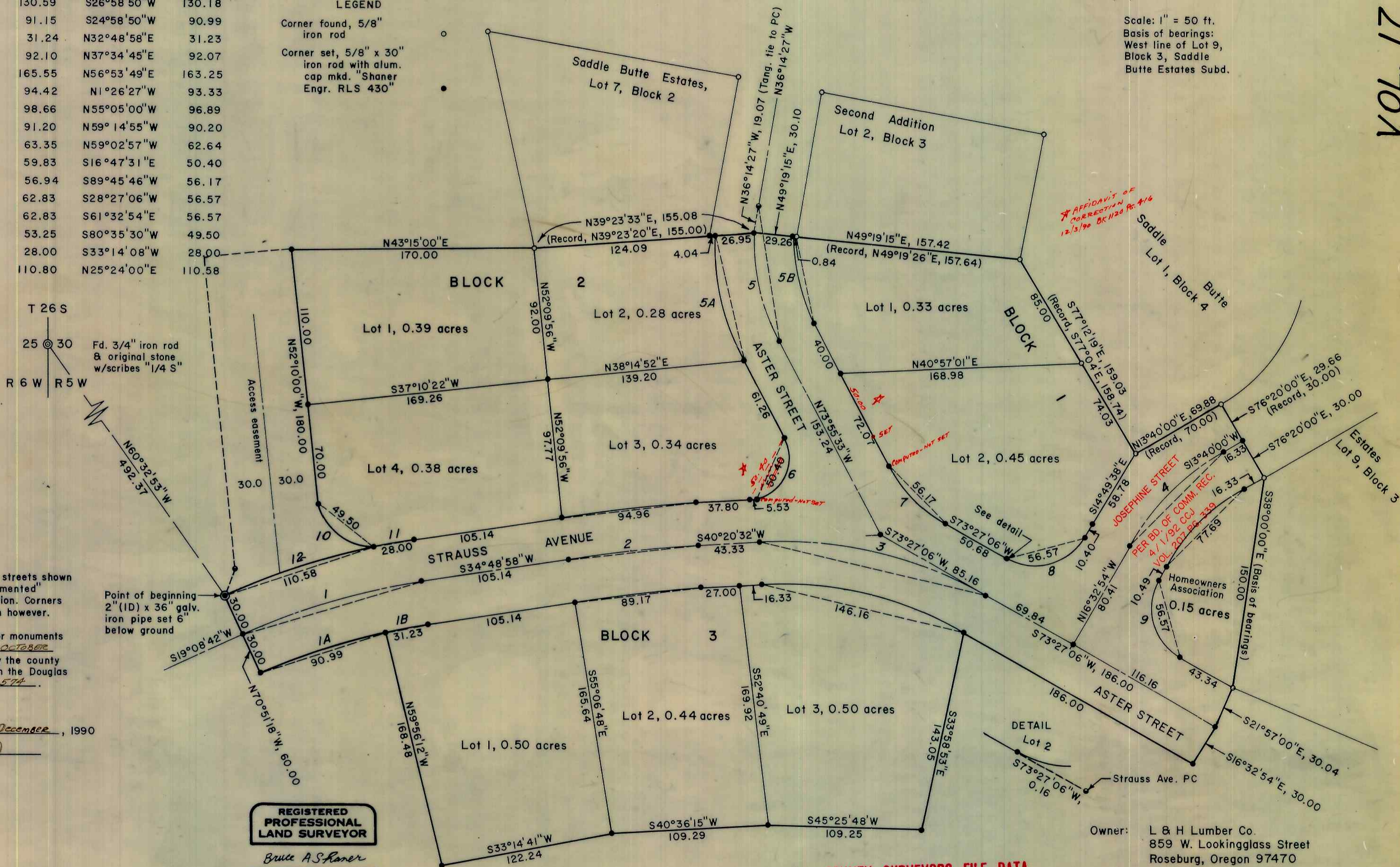
CENTERLINE CURVE DATA				LONG CHORD	
No.	Δ	Radius	Length	Bearing	Distance
1	15°40'16"	477.46	130.59	S26°58'50"W	130.18
1A	11°40'16"	447.46	91.15	S24°58'50"W	90.99
1B	4°00'00"	447.46	31.24	N32°48'58"E	31.23
2	5°31'34"	954.93	92.10	N37°34'45"E	92.07
3	33°06'34"	286.48	165.55	N56°53'49"E	163.25
4	30°12'54"	179.05	94.42	N1°26'27"W	93.33
5	37°41'06"	150.00	98.66	N55°05'00"W	96.89
5A	29°21'17"	178.00	91.20	N59°14'55"W	90.20
5B	29°45'11"	122.00	63.35	N59°02'57"W	62.64
6	114°16'05"	30.00	59.83	S16°47'31"E	50.40
7	32°37'21"	100.00	56.94	S89°45'46"W	56.17
8	90°00'00"	40.00	62.83	S28°27'06"W	56.57
9	90°00'00"	40.00	62.83	S61°32'54"E	56.57
10	76°27'00"	40.00	53.25	S80°35'30"W	49.50
11	3°09'41"	507.46	28.00	S33°14'08"W	28.00
12	12°30'35"	507.46	110.80	N25°24'00"E	110.58

### LEGEND

- Corner found, 5/8" iron rod
- Corner set, 5/8" x 30" iron rod with alum. cap mkd. "Shaner Engr. RLS 430"



Scale: 1" = 50 ft.  
Basis of bearings:  
West line of Lot 9,  
Block 3, Saddle  
Butte Estates Subd.



### Post Monumentation Note:

All monuments on subdivision streets shown as "corner set" will be "post monumented" immediately after street construction. Corners of Lot 1, Block 2 are set as shown however.

Post monumentation of interior monuments was completed the 25<sup>th</sup> day of OCTOBER 1990 as indicated and certified by the county surveyor on a plat copy filed with the Douglas County Clerk, Book 1120 page 574.

Filed this 4<sup>th</sup> day of December, 1990

(By HELEN PYLE, Deputy)  
Douglas County Clerk

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Bruce A. Shaner*

OREGON  
OCT. 4, 1957  
BRUCE A. SHANER  
430

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

Owner: L & H Lumber Co.  
859 W. Lookingglass Street  
Roseburg, Oregon 97470

Surveyor: Shaner Engineering, Inc.  
P. O. Box 1430  
Roseburg, Oregon 97470

CERTIFICATE OF SURVEYOR

SADDLE BUTTE ESTATES, THIRD ADDITION

State of Oregon )
)SS
County of Douglas)

In the John Akin Donation Land Claim No. 51
& in the SW 1/4 NW 1/4 and the NW 1/4 SW 1/4 of Section 30,
T 26 S, R 5 W, W. M., Douglas County, Oregon

I, Bruce A. Shaner, being first duly sworn, depose and say that I have correctly surveyed and marked with proper monuments the land shown hereon, the boundaries of which are described as follows;

Beginning at the Initial Point, a 2" ID X 36" galvanized iron pipe, from which the West Quarter Section Corner of Section 30, T26S, R5W, W.M., Douglas County, Oregon bears N60°32'53"W, a distance of 492.37 feet;

Thence from point of beginning, along a 507.46 foot radius curve to the right a distance of 110.80 feet to the end of said curve (the long chord of which bears N25°24'00"E a distance of 110.58 feet);

thence leaving said 507.46 foot radius curve and going along a 40.00 radius curve to the right a distance of 53.25 feet to the end of said curve (the long chord of which bears S80°35'30"W a distance of 49.50 feet);

thence N52°10'00"W a distance of 180.00 feet;

thence N43°15'00"E a distance of 170.00 feet to the most southerly corner of Lot 7, Block 2 of the Second Addition to Saddle Butte Estates, a subdivision in said Section 30, T26S, R5W, W.M.;

thence N39°23'33"E along the southeast line of said Lot 7 a distance of 124.09 feet to the southeast corner of said Lot 7 (the record was N39°23'20"E, a distance of 124.01 feet);

thence N39°23'33"E a distance of 30.99 feet to the centerline of Aster Street;

thence N49°19'15"E a distance of 30.10 feet to the southwest corner of Lot 2, Block 3, said Second Addition to Saddle Butte Estates;

thence N49°19'15"E along the southerly boundary of said Lot 2 a distance of 157.42 feet to the southeast corner of said Lot 2 (the record was N49°19'26"E a distance of 157.64 feet);

thence leaving the boundary of said Second Addition to Saddle Butte Estates and bearing S77°12'19"E along the westerly line of Lot 1, Block 4, Saddle Butte Estates, a subdivision in Section 30, T26S, R5W, W.M., Douglas County, Oregon, a distance of 159.03 feet to the most southerly corner of said Lot 1 (the record was S77°04'E, a distance of 158.74 feet);

thence N13°40'00"E along the southerly line of said Lot 1 a distance of 69.88 feet to an angle point in said Saddle Butte Estates subdivision (the record was 70.00 feet);

thence S76°20'00"E along the end of a street in said Saddle Butte Estates subdivision a distance of 59.66 feet to an angle point on the westerly line of Lot 9, Block 3, said Saddle Butte Estates (the record was 60.00 feet);

thence S38°00'00"E along the westerly line of Saddle Butte Estates a distance of 150.00 feet to the southwest corner of said Lot 9;

thence leaving the boundary of said Saddle Butte Estates and bearing S21°57'00"E a distance of 30.04 feet to the centerline of Strauss Avenue;

thence S16°32'54"E a distance of 30.00 feet;

thence S73°27'06"W a distance of 186.00 feet;

thence S33°58'53"E a distance of 143.05 feet;

thence S45°25'48"W a distance of 109.25 feet;

thence S40°36'15"W a distance of 109.29 feet;

thence S33°14'41"W a distance of 122.24 feet;

thence N59°56'12"W a distance of 168.48 feet to a point on a 447.46 foot radius curve to the left;

thence along the 447.46 foot radius curve to the left a distance of 91.15 feet to the end of said curve (the long chord of which curve bears S24°58'50"W a distance of 90.99 feet);

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thence N70°51'18"W a distance of 60.00 feet to the point of beginning, containing 5.28 acres, more or less, and situated in the SW 1/4 NW 1/4 and the NW 1/4 SW 1/4 of Section 30, T26S, R5W, W.M., Douglas County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR

Bruce A. Shaner

OREGON OCT. 4, 1987 BRUCE A. SHANER 430

Bruce A. Shaner
Bruce A. Shaner, Reg. Land Surveyor No. 430

Subscribed and sworn to before me on this 29th day of May, 1990.

Clement W. Berlier
CLEMENT W. BERLIER
NOTARY PUBLIC - OREGON
My Commission Expires 9/29/92

Filed this 30th day of July, 1990
Gay Fields
Douglas County Clerk

COVENANTS

The Declaration of Conditions & Restrictions on use of lots and the Architectural Review Committee are filed in the Deed Records of Douglas County, Instrument No 90-08165.

NARRATIVE

The survey of the subdivision was done in the Spring of 1990 using a Jena 01" Theodolite and a Mac II electronic distance meter. The northerly boundaries of the survey were along the boundaries of other subdivisions by the L&H Lumber Co. and the southerly boundaries are surrounded by L&H Lumber Co. ownership.

WATER RIGHTS STATEMENT

The land within the boundaries of this subdivision has no legally filed water rights.

DEDICATION

Know all men by these presents that L&H Lumber Company by and through Peter S. Leiken, Secretary thereof, owner of the land shown on the annexed plat have caused the same to be surveyed and platted by the name of "Saddle Butte Estates, Third Addition" and we dedicate to the public use forever the streets shown thereon.

Peter S. Leiken
L&H Lumber Co., Peter S. Leiken, Secretary Date MAY 29, 1990

ACKNOWLEDGEMENT

State of Oregon )
) SS
County of Douglas)

On the 29th day of MAY 1990, before me appeared Peter S. Leiken, representing L&H Lumber Co., to me personally known, and being duly sworn, did say the L&H Lumber Co. is the lawful owner of the tract of land shown on the plat hereon and that he does hereby acknowledge that he signed the accompanying dedication as his free and voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal this day and year written above.

Clement W. Berlier
CLEMENT W. BERLIER
NOTARY PUBLIC - OREGON
My Commission Expires 9/29/92

APPROVALS

Joyce Morgan 7-25-90
Chairman, Board of Commissioners Date
Doris L. Wadsworth 7-26-90
Commissioner Date
Doris L. Wadsworth 7-25-90
Commissioner Date
Doris L. Wadsworth 7-24-90
County Assessor Date
Francis L. Ingram 7-17-90
County Surveyor Date
Keith D. Cubie 7/11/90
County Planning Director Date

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