

SADDLE BUTTE ESTATES, FOURTH ADDITION

In the John Akin Donation Land Claim No. 51

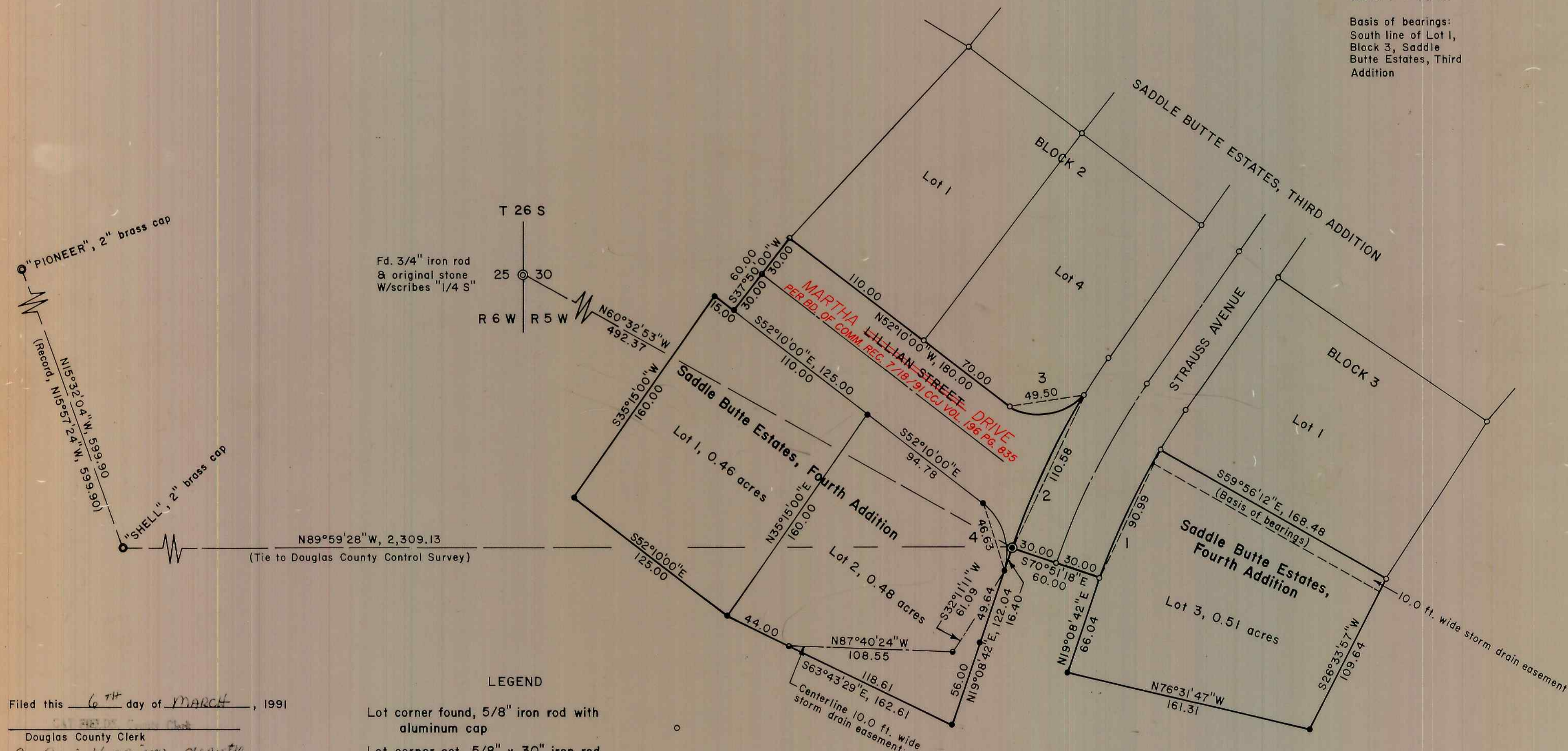
& in the NW 1/4 SW 1/4 of Section 30,

T 26 S, R 5 W, W. M., Douglas County, Oregon

December 10, 1990

CURVE DATA				LONG CHORD	
No.	Δ	Radius	Length	Bearing	Distance
1	11°40'16"	447.46	91.15	N24°58'50"E	90.99
2	12°30'35"	507.46	110.80	N25°24'00"E	110.58
3	76°27'00"	40.00	53.25	S80°35'30"W	49.50
4	71°18'42"	40.00	49.78	N16°30'39"W	46.63

Scale: 1" = 50 ft.
 Basis of bearings:
 South line of Lot 1,
 Block 3, Saddle
 Butte Estates, Third
 Addition



"PIONEER", 2" brass cap
 (Record, N15°32'04"W, 599.90)
 N15°32'04"W, 599.90
 N15°57'24"W, 106.69
 "SHELL", 2" brass cap

Fd. 3/4" iron rod
 & original stone
 W/scribes "1/4 S"

T 26 S
 25 30
 R 6 W R 5 W

N89°59'28"W, 2,309.13
 (Tie to Douglas County Control Survey)

LEGEND

- Lot corner found, 5/8" iron rod with aluminum cap
- Lot corner set, 5/8" x 30" iron rod with aluminum cap mkd. "Shaner Engr. RLS 430"
- Point of beginning, 2" (ID) x 36" galv. iron pipe set 6" below ground
- Point computed, not set

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

REGISTERED PROFESSIONAL LAND SURVEYOR
 Bruce A. Shaner
 OREGON OCT. 4, 1957
 BRUCE A. SHANER
 430

Owner: L & H Lumber Co.
 859 W. Lookingglass Street
 Roseburg, Oregon 97470
 Surveyor: Shaner Engineering, Inc.
 P. O. Box 1430
 Roseburg, Oregon 97470

Filed this 6th day of MARCH, 1991
 Douglas County Clerk
 By Robin Harrison, deputy

SADDLE BUTTE ESTATES, FOURTH ADDITION

In the John Akin Donation Land Claim No. 51

& in the NW 1/4 SW 1/4 of Section 30,

T 26 S, R 5 W, W. M., Douglas County, Oregon

Owner: L & H Lumber Co.

859 W. Lookingglass Street

Roseburg, Oregon 97470

Surveyor: Shaner Engineering, Inc.

P. O. Box 1430

Roseburg, Oregon 97470

December 10, 1990

DEDICATION

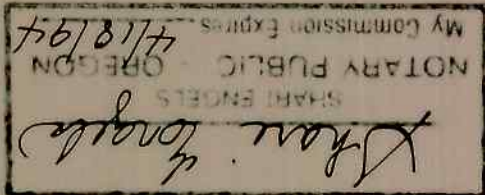
Know all men by these presents that L&H Lumber Company by and through Peter S. Leiken, Secretary thereof, owner of the land shown on the annexed plat have caused the same to be surveyed and platted by the name of "Saddle Butte Estates, Fourth Addition" and we dedicate to the public use forever the streets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

L&H Lumber Co., Peter S. Leiken, Secretary Date 12/10/90

ACKNOWLEDGEMENT

State of Oregon)
) SS
County of Douglas)

On the 10th day of November 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.



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 Fall 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 Saddle Butte Estates, Third Addition 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 filled water rights.

OTHER

Comp. plan: RMD
Zone: R-1
Prelim. Plan File No: 90-236

COUNTY SURVEYORS FILE DATA
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CERTIFICATE OF SURVEYOR
)
) State of Oregon
) County of Douglas

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 with a 3 inch Brass Cap, 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 the boundary of Saddle Butte Estates, Third Addition, a subdivision in the NW 1/4 of Section 30, T26S, R5W, W.M., Douglas County, Oregon, the following courses or bearings and distances:

Thence 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 leaving the boundary of said Saddle Butte Estates, Third Addition, and bearing S37°50'00"W a distance of 60.00 feet;

thence N52°10'00"W a distance of 15.00 feet;

thence S35°15'00"W a distance of 160.00 feet;

thence S52°10'00"E a distance of 125.00 feet;

thence S63°43'29"E a distance of 162.61 feet;

thence N19°08'42"E a distance of 122.04 feet to the point of beginning;

thence along the boundary of said Saddle Butte Estates, Third Addition, the following courses or bearings and distances:

thence S70°51'18"E a distance of 60.00 feet to the beginning of a 447.46 foot radius curve to the right;

thence along said 447.46 foot radius curve to the right a distance of 91.15 feet (the long chord of which bears N24°58'50"E a distance of 90.99 feet);

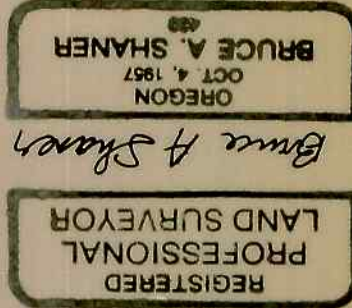
thence leaving said 447.46 foot radius curve and bearing S59°56'12"E a distance of 168.48 feet;

thence leaving the boundary of said Saddle Butte Estates, Third Addition, and bearing S26°33'57"W a distance of 109.64 feet;

thence N76°31'47"W a distance of 161.31 feet;

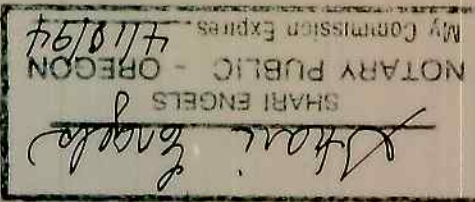
thence N19°08'42"E a distance of 66.04 feet;

thence N70°51'18"W along the boundary of said Saddle Butte Estates, Third Addition, a distance of 60.00 feet to the point of beginning, containing 1.78 acres, more or less, and situated in the NW 1/4 of Section 30, T26S, R5W, W.M., Douglas County, Oregon.



Bruce A. Shaner
Reg. Land Surveyor No. 430

Subscribed and sworn to before me on this 10th day of November, 1990.



APPROVALS

Table with columns for Date and Name/Title of officials including Chairman, Board of Commissioners, Commissioners, County Assessor, County Surveyor, and County Planning Director.

Filed this 6th day of March, 1991
By Robin Morrison, deputy
Douglas County Clerk
GAY FIELDS, County Clerk