

EASEMENT DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RDJ INC., AN OREGON CORPORATION, THE OWNER OF THE LAND SHOWN ON THE ANNEXED PLAT, HEREBY DEDICATES AS A UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, GAS, TELEPHONE AND CABLE TV THE FOLLOWING DESCRIBED PARCEL WITHIN THIS DEVELOPMENT:

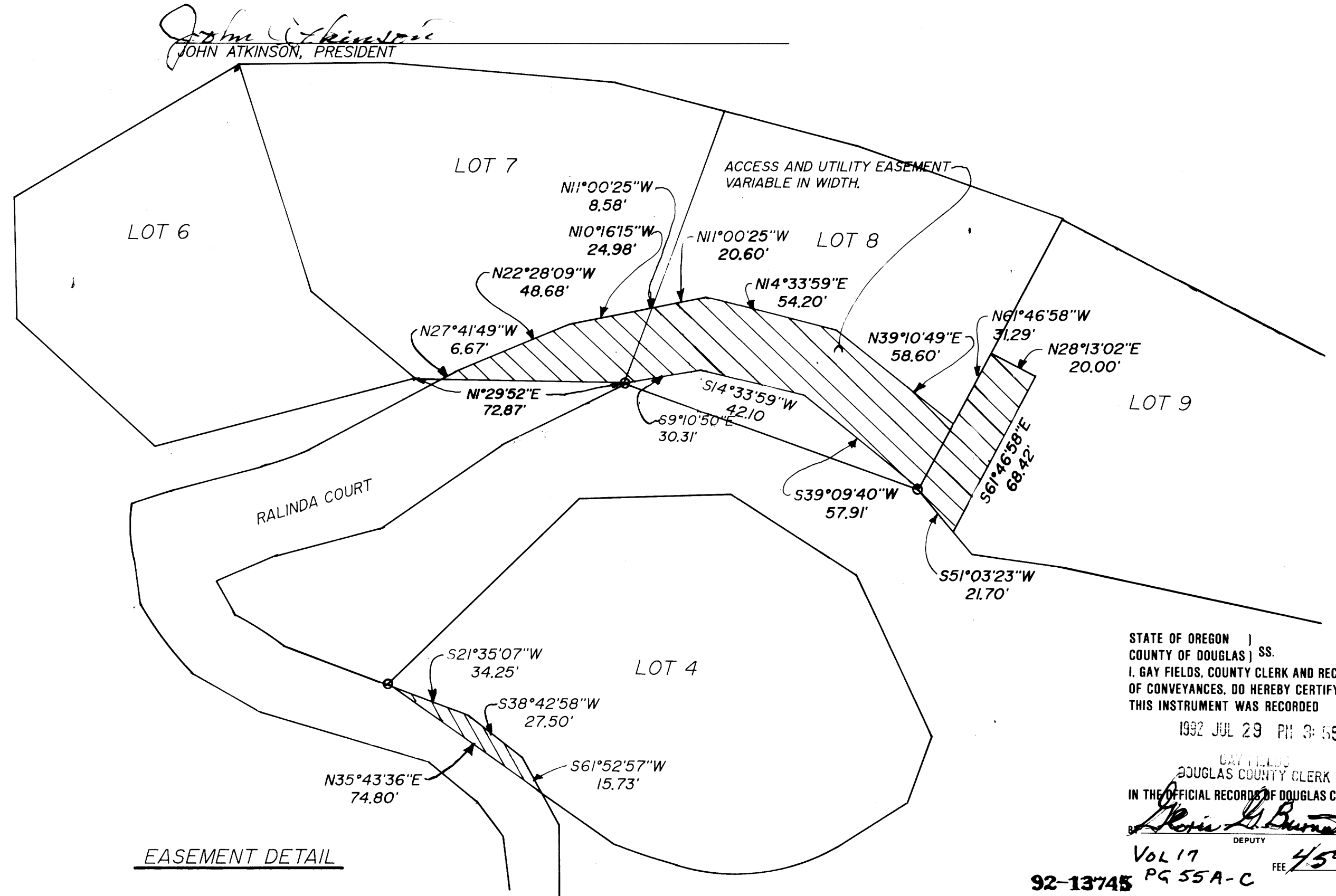
BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY LINE OF AN EASEMENT FOR MOOREA DRIVE, A PRIVATE ROAD, AT THE WESTERLY END OF KLINE STREET, A PUBLIC STREET, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF LOT 17, WAREWOOD VALLEY SUBDIVISION 1st ADD. LYING IN THE NW 1/4, SECTION 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AS RECORDED WITH THE DOUGLAS COUNTY CLERK'S OFFICE (VOLUME 17, PAGE 12), SAID POINT BEARS S 76° 19' 27" E 45.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 17; THENCE S 13° 44' 47" W 70.00 FEET ALONG THE WESTERLY END OF SAID KLINE STREET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KLINE STREET, SAID POINT ALSO ON THE NORTH LINE OF LOT 16 OF SAID WAREWOOD VALLEY SUBDIVISION; THENCE ALONG THE NORTHERLY AND WESTERLY PERIMETER OF SAID SUBDIVISION THE FOLLOWING:

N 76° 15' 13" W 78.14 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF LOT 16, ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S 80° 46' 49" W 54.63 FEET) 56.12 FEET TO A 5/8" IRON ROD AT THE MOST NORTHERLY CORNER OF LOT 11, ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S 43° 08' 21" W 35.45 FEET) 35.84 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY LINE OF LOT 11, S 25° 53' 15" W 66.87 FEET TO A 5/8" IRON ROD AT THE CORNER OF LOT 10, S 25° 40' 15" W 84.97 FEET TO A 5/8" IRON ROD AT THE CORNER OF LOT 10, S 25° 08' 30" W 48.37 FEET TO A 5/8" IRON ROD ON THE WESTERLY LINE OF SAID LOT 9, ALONG THE ARC OF A 232.84 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S 16° 20' 39" W 100.17 FEET) 100.96 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 8, S 3° 42' 36" W 61.26 FEET TO A 5/8" IRON ROD ON THE WESTERLY LINE OF LOT 8, ALONG THE ARC OF A 207.29 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 5° 06' 14" W 11.98 FEET) 11.98 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 7, AND ALONG THE ARC OF A 207.29 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 20° 53' 55" W 99.57 FEET) 100.55 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE LEAVING SAID SUBDIVISION AND ALONG THE SOUTHERLY EASEMENT LINE OF MOOREA DRIVE ALONG AN ARC OF A 207.29 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 64° 27' 45" W 205.37 FEET) 214.86 FEET TO A 5/8" IRON ROD; THENCE N 85° 50' 16" W 46.14 FEET TO A 5/8" IRON ROD; THENCE N 7° 47' 50" E 150.78 FEET TO A 5/8" IRON ROD AT THE INTERSECTION OF THE NORTH LINE OF KLINE LANE, AN EASEMENT; THENCE N 7° 47' 50" E 94.87 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF MOOREA DRIVE; THENCE LEAVING SAID MOOREA DRIVE N 70° 11' 19" W 81.06 FEET TO A 5/8" IRON ROD; THENCE S 81° 54' 54" W 52.02 FEET TO A 5/8" IRON ROD; THENCE N 34° 12' 09" W 33.19 FEET TO A 5/8" IRON ROD; THENCE N 14° 08' 58" W 106.47 FEET TO A 5/8" IRON ROD; THENCE N 88° 30' 08" W 20.00 FEET; THENCE N 1° 29' 52" E 90.15 FEET; THENCE N 20° 06' 44" E 125.98 FEET; THENCE S 61° 46' 58" E 21.35 FEET TO A 5/8" IRON ROD; THENCE S 53° 53' 27" E 41.96 FEET TO A 5/8" IRON ROD; THENCE S 33° 17' 59" W 58.89 FEET TO A 5/8" IRON ROD; THENCE S 1° 17' 22" E 60.33 FEET TO A 5/8" IRON ROD; THENCE S 43° 51' 11" E 105.00 FEET TO A 5/8" IRON ROD; THENCE N 35° 43' 36" E 110.00 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF SAID MOOREA DRIVE; THENCE ALONG SAID WEST LINE OF MOOREA DRIVE THE FOLLOWING: N 19° 12' 14" E 25.48 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 75.75 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N 6° 26' 30" W 64.35 FEET) 66.46 FEET TO A 5/8" IRON ROD, N 31° 32' 04" W 32.04 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 149.13 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N 4° 47' 02" W 134.25 FEET) 139.26 FEET TO A 5/8" IRON ROD, N 24° 31' 36" E 224.06 FEET TO A 5/8" IRON ROD AND ALONG THE ARC OF A 155.92 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N 46° 12' 32" E 128.04 FEET) 131.91 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WEST LINE OF SAID MOOREA DRIVE S 19° 32' 59" E 60.00 FEET TO A 5/8" IRON ROD ON THE EASTERLY LINE OF MOOREA DRIVE; THENCE ALONG SAID EASTERLY LINE OF MOOREA DRIVE THE FOLLOWING: S 42° 48' 28" W 76.85 FEET TO A 5/8" IRON ROD, S 18° 08' 04" W 137.45 FEET TO A 5/8" IRON ROD, S 18° 08' 04" W 86.89 FEET TO A 5/8" IRON ROD, S 4° 00' 35" W 58.42 FEET TO A 5/8" IRON ROD, S 31° 32' 12" E 32.04 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 155.75 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 26° 01' 41" E 30.00 FEET) 30.05 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 155.75 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 0° 47' 49" E 105.03 FEET) 107.13 FEET TO A 5/8" IRON ROD, S 19° 06' 35" W 25.52 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 189.18 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S 10° 32' 16" W 56.39 FEET) 56.60 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 189.18 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 3° 02' 15" E 33.00 FEET) 33.04 FEET TO A 5/8" IRON ROD, S 4° 27' 01" W 69.24 FEET TO A 5/8" IRON ROD, S 4° 27' 02" W 55.00 FEET TO A 5/8" IRON ROD, S 7° 47' 50" W 162.83 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 132.29 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N 42° 35' 23" E 166.23 FEET) 179.74 FEET TO A 5/8" IRON ROD,

N 3° 47' 25" E 61.29 FEET TO A 5/8" IRON ROD, N 9° 54' 08" E 40.00 FEET TO A 5/8" IRON ROD, N 9° 54' 08" E 81.53 FEET TO A 5/8" IRON ROD, N 9° 54' 08" E 15.00 FEET TO A 5/8" IRON ROD, N 34° 16' 35" E 160.96 FEET TO A 5/8" IRON ROD, N 34° 16' 36" E 40.00 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N 53° 53' 56" E 111.25 FEET) 114.96 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 88° 27' 52" E 55.40 FEET) 55.83 FEET TO A 5/8" IRON ROD, N 13° 50' 19" E 10.00 FEET TO A 5/8" IRON ROD, S 76° 19' 27" E 33.08 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 17 AND S 76° 19' 27" E 45.00 FEET TO THE POINT OF BEGINNING.

RDJ INC.

John Atkinson
JOHN ATKINSON, PRESIDENT



EASEMENT DETAIL

LOTS 4, 7, 8, 9

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1992 JUL 29 PM 3:55

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
Robin L. Burnett
DEPUTY

Vol 17
92-13745 PG 55A-C FEE 45.00

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1978
DONALD A. BENTZ
839

WAREWOOD ESTATES PLANNED UNIT DEVELOPMENT IN THE NW 1/4 OF SEC. 11, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON			
SURVEYED FOR: RDJ INC. 2631 NW KLINE STREET ROSEBURG, OREGON 97470		SURVEYED BY: i.e. ENGINEERING 1205 S.E. COURT STREET ROSEBURG, OREGON 97470 (503)673-0166	
DATE: JAN., 1992	SCALE: 1" = 40'	C.N. J.N. 104-04	PAGE 3 of 3