

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PETER LEKEN SECRETARY OF L&H LUMBER CO. OWNER OF THE LAND SHOWN ON THE ANNEXED PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "SADDLE BUTTE RANCH PHASE ONE" AND WE DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN THEREON.

L&H LUMBER

Peter Leken
PETER LEKEN
SECRETARY

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

ON THE 31st OF October, 1992 BEFORE ME APPEARED PETER LEKEN, REPRESENTING L&H LUMBER COMPANY TO ME PERSONALLY KNOWN, AND BEING DULY SWORN, DID SAY THAT THEY ARE THE LAWFUL OWNERS OF THE TRACT OF LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY DO HEREBY ACKNOWLEDGE THAT THEY SIGNED THE ACCOMPANYING DEDICATION AS THEIR FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR ABOVE WRITTEN.

Donya Starvo



FILED THIS 7th DAY OF December 1992

GAY FIELDS, County Clerk
COUNTY CLERK

BY: *Jack L Shief*
DEPUTY

APPROVALS:

BY ORDER OF DOUGLAS COUNTY COMMISSIONERS:

Lowell Dickson 12-7-92
CHAIRMAN DATE
Jack L Shief 12-7-92
COMMISSIONER DATE
Sam T. Moore DEPUTY 11-6-92
COUNTY SURVEYOR DATE
Keith L. Cubic 10/26/92
COUNTY PLANNING DIRECTOR DATE
Mavis J. Reddekopp 12/4/92
COUNTY ASSESSOR DATE

COVENANTS
THE DECLARATION OF CONDITIONS AND RESTRICTIONS ON USE OF LOTS, AND THE ARCHITECTURAL REVIEW COMMITTEE ARE FILED IN THE DEED OF RECORDS OF DOUGLAS COUNTY, INSTRUMENT NO. 92-18607.

DOUGLAS COUNTY PLANNING DEPARTMENT
FILE NO. 91-135

WATER: CITY OF ROSEBURG

SEWER: R.U.S.A.

ZONING: RI

COMPREHENSIVE PLAN: LOW DENSITY RESIDENTIAL

SURVEYOR'S CERTIFICATE:

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

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY LINE OF THAT 30.00 FOOT STRIP DESCRIBED IN DOUGLAS COUNTY DEED RECORDS, INSTRUMENT #77-2416, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT "C", SADDLE BUTTE ESTATES FIFTH ADDITION IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N 72° 11' 50" E 475.85 FEET AND S 86° 48' 10" E 125.00 FEET ALONG THE SOUTH LINE OF SAID LOT "C" TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTH LINE S 1° 22' 50" W 288.39 FEET TO A 5/8" IRON ROD ON A 160.00 FOOT RADIUS CURVE; THENCE ALONG THE ARC OF SAID 160.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N 90° 57' 28" W 68.45 FEET) TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 678.52 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S 80° 14' 28" E 191.45 FEET) 192.09 FEET TO A 5/8" IRON ROD; THENCE S 17° 52' 09" E 60.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 618.52 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N 80° 14' 28" E 174.52 FEET) 175.11 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 1100.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 84° 04' 46" E 299.79 FEET) 290.63 FEET TO A 5/8" IRON ROD; THENCE S 14° 08' 27" W 331.10 FEET TO A 5/8" IRON ROD; THENCE N 79° 49' 23" W 275.66 FEET TO A 5/8" IRON ROD; THENCE N 74° 06' 23" W 306.82 FEET TO A 5/8" IRON ROD; THENCE N 2° 17' 41" W 102.89 FEET TO A 5/8" IRON ROD ON A 530.00 FOOT RADIUS CURVE; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 76° 24' 46" W 29.81 FEET) 130.14 FEET TO A 5/8" IRON ROD ON THE EASTERLY LINE OF SAID AFOREMENTIONED 30.00 FOOT STRIP; THENCE N 2° 23' 22" W 355.94 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. ALL BEING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND CONTAINING 8.052 ACRES.

DONALD A. BENTZ LS 839

NARRATIVE:

SUBDIVISION LIES WITHIN A LARGE TRACT OF LAND OWNED BY DEVELOPER. SUBDIVISION IS CONTROLLED BY LOT "C", SADDLE BUTTE ESTATES FIFTH ADDITION ON THE NORTH, A 30.00 FOOT STRIP OWNED BY THE CITY OF ROSEBURG ON THE WEST AND A RANDOM PROPERTY LINE ON THE SOUTH AND EAST.

FIELD CREW: M. HOLT & R. MCCALLISTER
COMPUTATIONS: S. LOVEMARK
DRAFTING: F. BARKER

WATER RIGHTS:

THERE ARE NO APPURTENANT WATER RIGHTS SUBJECT TO THIS PROPERTY

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 DEC -7 PH 2: 05

JAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY: *Jack L Shief*
DEPUTY

Vol 17 FEE 30 pd
Pg 61 A-B

92-21669

	SUBDIVISION SADDLE BUTTE RANCH PHASE 1 SOUTHEAST 1/4 OF SECTION 25, T26S, R6W, WILLAMETTE MERIDIAN DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: L&H LUMBER COMPANY 859 W LOOKINGGLASS RD. ROSEBURG, OREGON 97470	SURVEYED BY: 1205 S.E. Court Street Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: NONE	DATE: OCT. 1992	PAGE: 2 OF 2

DO NOT REMOVE FROM OFFICE