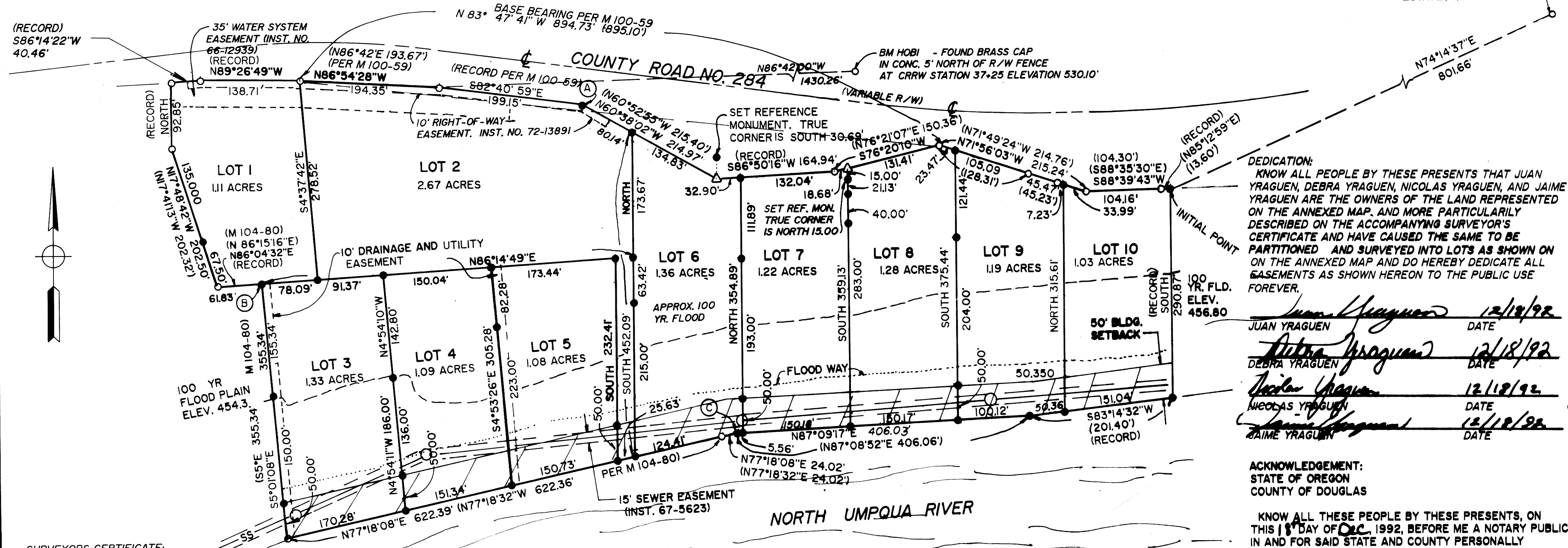


FD. 2" I. PIPE AT INITIAL POINT OF "OAK KNOLLS ESTATES 2nd ADDITION"

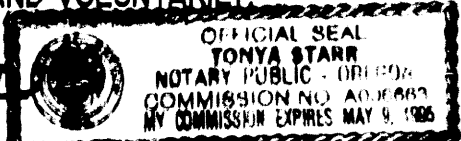


**DEDICATION:**  
 KNOW ALL PEOPLE BY THESE PRESENTS THAT JUAN YRAGUEN, DEBRA YRAGUEN, NICOLAS YRAGUEN, AND JAIME YRAGUEN ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO LOTS AS SHOWN ON ON THE ANNEXED MAP AND DO HEREBY DEDICATE ALL EASEMENTS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

<i>Juan Yraguen</i>	12/18/92
JUAN YRAGUEN	DATE
<i>Debra Yraguen</i>	12/18/92
DEBRA YRAGUEN	DATE
<i>Nicolas Yraguen</i>	12/18/92
NICOLAS YRAGUEN	DATE
<i>Jaime Yraguen</i>	12/18/92
JAIME YRAGUEN	DATE

**ACKNOWLEDGEMENT:**  
 STATE OF OREGON  
 COUNTY OF DOUGLAS

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 18<sup>th</sup> DAY OF Dec, 1992, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED JUAN YRAGUEN, DEBRA YRAGUEN, NICOLAS YRAGUEN, AND JAIME YRAGUEN WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.



FILED THIS 25 DAY OF March 1992.  
 GAY PERLINS, County Clerk by *Paul English, Deputy*  
 COUNTY CLERK

ZONING: RI 93-06299  
 COMP. PLAN: RES. LOW DENSITY  
 (NO FURTHER REDIVISIONS OF THE LOTS WITHIN "WATERBACK ESTATES SUBDIVISION" ARE ALLOWED OR WILL BE APPROVED BY THE PLANNING DEPARTMENT.)  
 WATER: UMPQUA BASIN  
 SEWER: R.U.S.A.  
 FILE: 90-055 (89-185)

**SURVEYORS 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 SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 284 (UMPQUA COLLEGE ROAD) SAID POINT BEARS S 74° 14' 37" W 801.66 FEET FROM A 2" IRON PIPE AT THE INITIAL POINT OF OAK KNOLLS ESTATES SECOND ADDITION IN TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING; S 85° 12' 59" W 13.60 FEET TO A 5/8" IRON ROD, S 88° 39' 43" W 104.16 FEET TO A 5/8" IRON ROD, N 71° 56' 03" W 215.24 FEET TO A 5/8" IRON ROD, S 76° 20' 10" W 150.09 FEET TO A 5/8" IRON ROD, S 86° 50' 16" W 164.94 FEET TO A 5/8" IRON ROD, N 60° 38' 02" W 214.97 FEET TO A 5/8" IRON ROD, N 82° 40' 59" W 199.15 FEET TO A 5/8" IRON ROD, N 86° 54' 28" W 194.36 FEET TO A 5/8" IRON ROD, N 89° 26' 49" W 138.71 FEET TO A 5/8" IRON ROD AND S 86° 14' 22" W 40.46 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 92.85' TO A 5/8" IRON ROD; THENCE S 17° 48' 42" E 202.50' TO A 5/8" IRON ROD; THENCE N 86° 04' 32" E 61.83 FEET TO A 5/8" IRON ROD; THENCE S 5° 01' 08" E 355.34 FEET TO A 5/8" IRON ROD ON THE NORTH BANK OF THE NORTH UMPQUA RIVER; THENCE UPSTREAM ALONG SAID NORTH BANK THE FOLLOWING: N 77° 18' 08" E 646.41 FEET TO A 5/8" IRON ROD, N 87° 09' 17" E 406.03 FEET TO A 5/8" IRON ROD, AND N 83° 14' 32" E 201.40 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTH BANK NORTH 290.87 FEET TO THE POINT OF BEGINNING.

**NARRATIVE:**  
 CONTROLLED NORTH LINE (SOUTHERLY LINE OF UMPQUA COLLEGE RD. NO. 284) USING FOUND MONUMENTS. SET MONUMENT (A) USING RECORD BEARING AND DISTANCE PER M 100-59 FROM FOUND MONUMENTS. SET MONUMENT (B) ON WEST LINE USING RECORD DISTANCE - DISTANCE INTERSECTION FROM FOUND MONUMENTS. ESTABLISHED EAST LINE USING RECORD BEARING AND DISTANCES FROM FOUND MONUMENTS. SET MONUMENT (C) AT RECORD DISTANCE ON LINE WITH FOUND MONUMENTS.  
 FIELD CREW: M. HOLT, R. McCALLISTER  
 EQUIPMENT: LIETZ SET 4 TOTAL STATION  
 COMPUTATION: D. BENTZ  
 DRAFTING: K. VANGORDON  
 MAPS OF REFERENCE: M 100-59, 8 M 104-80

THERE ARE APPURTENANT WATER RIGHTS TO THIS PROPERTY.  
 WATER CERTIFICATE # 22326

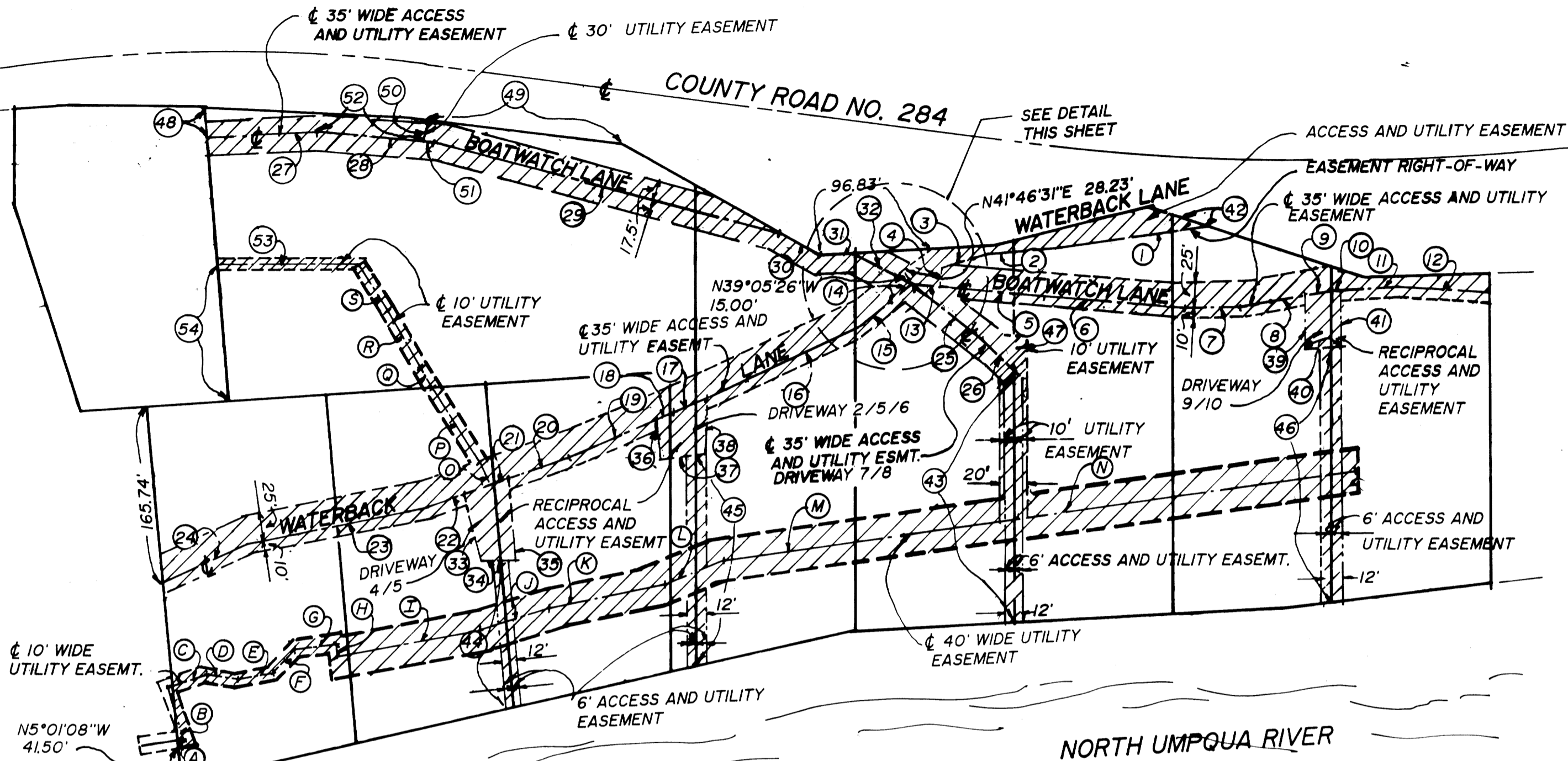
SUBJECT TO THE FOLLOWING NONDESCRIPT EASEMENTS:  
 VOL. 118 PAGE 321  
 VOL. 439 PAGE 537  
 VOL. 581 PAGE 9  
 VOL. 695 PAGE 287  
 SUBJECT TO PROTECTIVE COVENANTS AND ROAD MAINTENANCE AGREEMENT AS FILED HERewith, DOUGLAS CO. CLERK'S RECORDING NUMBERS 93-06301 AND 93-06300 RESPECTIVELY.

**APPROVALS:**  
*Juan Morgan* 3-24-93  
 CHAIRMAN DATE  
*Debra L. Wadsworth* 3-24-93  
 COMMISSIONER DATE  
*Keith L. Cubic* 12/22/92  
 PLANNING DIRECTOR DATE  
*Larry E. Mann* 3-18-93  
 COUNTY SURVEYOR DATE  
*Marie J. Reddeberg* 3-23-93  
 COUNTY ASSESSOR DATE

REGISTERED OREGON LAND SURVEYOR  
*Donald A. Bentz*  
 DONALD A. BENTZ  
 839  
 EXPIRES: 6-30-94

<b>WATERBACK ESTATES SUBDIVISION</b> LYING IN THE SE 1/4 SEC. 24, T26S, R6W, AND THE SW 1/4 SEC. 19, T26S, R5W, W.M., DOUGLAS COUNTY, OREGON.			
SURVEYED FOR: JUAN AND DEBRA YRAGUEN, AND NICOLAS AND JAIME YRAGUEN P.O. BOX 131 WINCHESTER, OREGON 97495		SURVEYED BY i.e. ENGINEERING 1205 SE COURT ROSEBURG, OR. 97470 (503) 673-0166	
SCALE: 1"=100'	DATE: SEP. 1992	208-01	PAGE 1 OF 2

*Donald A. Bentz*  
 DONALD A. BENTZ LS 839



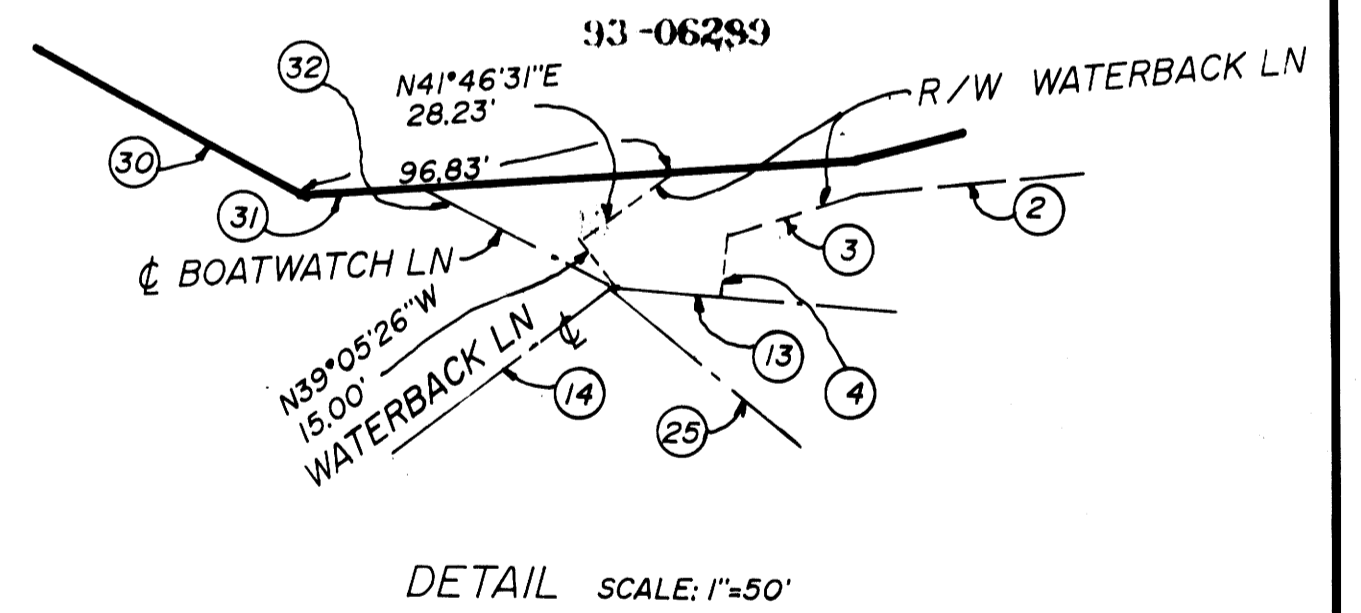
BOATWATCH LANE AND WATERBACK LANE AS SHOWN HEREON ARE PLATTED AS PRIVATE ACCESS AND UTILITY EASEMENTS TO BENEFIT THE LOTS WITHIN THE SUBDIVISION.

DRIVEWAY EASEMENTS AS DESIGNATED (EXAMPLE 4/5) ARE TO BENEFIT ONLY THOSE LOTS DESIGNATED (LOT 4 AND LOT 5)

UTILITY EASEMENTS THAT ARE NOT DESIGNATED TO ONE INDIVIDUAL LOT ARE TO BENEFIT THE LOTS SERVED.

STATE OF OREGON |  
 COUNTY OF DOUGLAS | SS.  
 I, GAY FIELDS, COUNTY CLERK AND RECORDER  
 OF CONVEYANCES, DO HEREBY CERTIFY THAT  
 THIS INSTRUMENT WAS RECORDED  
 93 MAR 25 AM 11:27  
 GAY FIELDS  
 DOUGLAS COUNTY CLERK  
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
 BY Carolee  
 DEPUTY  
 FEB 30

(A) S 81° 41' 20" W 3.61'	(P) N 32° 27' 58" W 83.58'	(1) S 81° 55' 36" W 140.82'	(16) S 65° 15' 59" W 158.86'	(30) S 60° 38' 02" E 42.03'	(44) N 4° 53' 26" W 138.81'
(B) S 13° 44' 48" E 23.72'	(Q) N 30° 33' 27" W 23.24'	(2) S 85° 12' 48" W 75.49'	(17) S 65° 15' 59" W 37.00'	(31) N 86° 50' 16" E 31.60'	(45) NORTH 198.25'
(C) S 72° 14' 28" W 33.83'	(R) N 29° 51' 15" W 60.94'	(3) S 72° 16' 16" W 36.63'	(18) S 66° 47' 31" W 17.25'	(32) S 62° 27' 03" E 62.91'	(46) NORTH 239.01'
(D) N 82° 55' 31" W 30.86'	(S) N 32° 25' 56" W 49.97'	(4) S 5° 10' 21" W 18.81'	(19) S 66° 47' 31" W 93.32'	(33) S 14° 56' 14" E 64.64'	(47) NORTH 31.54'
(E) S 78° 57' 20" W 30.20'		(5) S 84° 49' 39" E 97.34'	(20) S 71° 12' 50" W 57.30'	(34) EAST 32.61'	(48) S 4° 37' 42" E 28.10'
(F) S 44° 18' 37" W 30.86'		(6) S 84° 49' 39" E 134.43'	(21) S 71° 12' 50" W 45.09'	(35) N 4° 53' 26" W 77.25'	(49) N 82° 40' 59" W 182.70'
(G) S 82° 36' 41" W 40.12'		(7) N 89° 21' 44" E 48.06'	(22) S 71° 12' 50" W 42.71'	(36) S 5° 03' 31" E 37.57'	(50) S 11° 18' 45" W 21.06'
(H) N 5° 58' 02" W 11.40'		(8) N 80° 48' 03" E 65.31'	(23) S 78° 34' 06" W 166.36'	(37) N 83° 07' 32" E 41.74'	(51) S 84° 40' 00" E 9.88'
(I) S 79° 55' 06" W 137.38'		(9) N 80° 48' 03" E 29.70'	(24) S 65° 56' 50" W 87.99'	(38) N 4° 54' 53" E 54.91'	(52) N 84° 40' 00" W 102.31'
(J) S 72° 22' 50" W 68.06'		(10) N 87° 08' 15" E 4.98'	(25) S 51° 09' 47" E 83.00'	(39) SOUTH 49.58'	(53) S 86° 14' 49" W 131.94'
(K) S 78° 47' 58" W 111.49'		(11) N 87° 08' 15" E 53.76'	(26) S 46° 10' 28" E 42.79'	(40) N 87° 02' 46" E 34.34'	(54) N 4° 37' 42" W 119.63'
(L) S 68° 00' 12" W 59.32'		(12) S 86° 32' 24" E 85.48'	(27) N 87° 36' 01" E 102.22'	(41) NORTH 52.80'	
(M) S 82° 01' 02" W 281.49'		(13) N 84° 49' 39" W 28.97'	(28) S 84° 40' 00" E 112.19'	(42) S 71° 56' 03" E 36.36'	
(N) S 82° 22' 56" W 320.96'		(14) S 50° 54' 34" W 26.24'	(29) S 75° 08' 56" E 337.49'	(43) NORTH 236.58'	
(O) N 23° 26' 41" W 23.46'		(15) S 50° 54' 34" W 34.24'			



COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE

REGISTERED OREGON LAND SURVEYOR  DONALD A. BENTZ 939	<b>WATERBACK ESTATES SUBDIVISION</b> LYING IN THE SE 1/4 SEC. 24, T26S, R6W, AND THE SW 1/4 SEC. 19, T26S, R5W, W.M., DOUGLAS COUNTY, OREGON		
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EXPIRES: 6-30-94			