

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

(RECORD) S86°14'22"W 40.46'

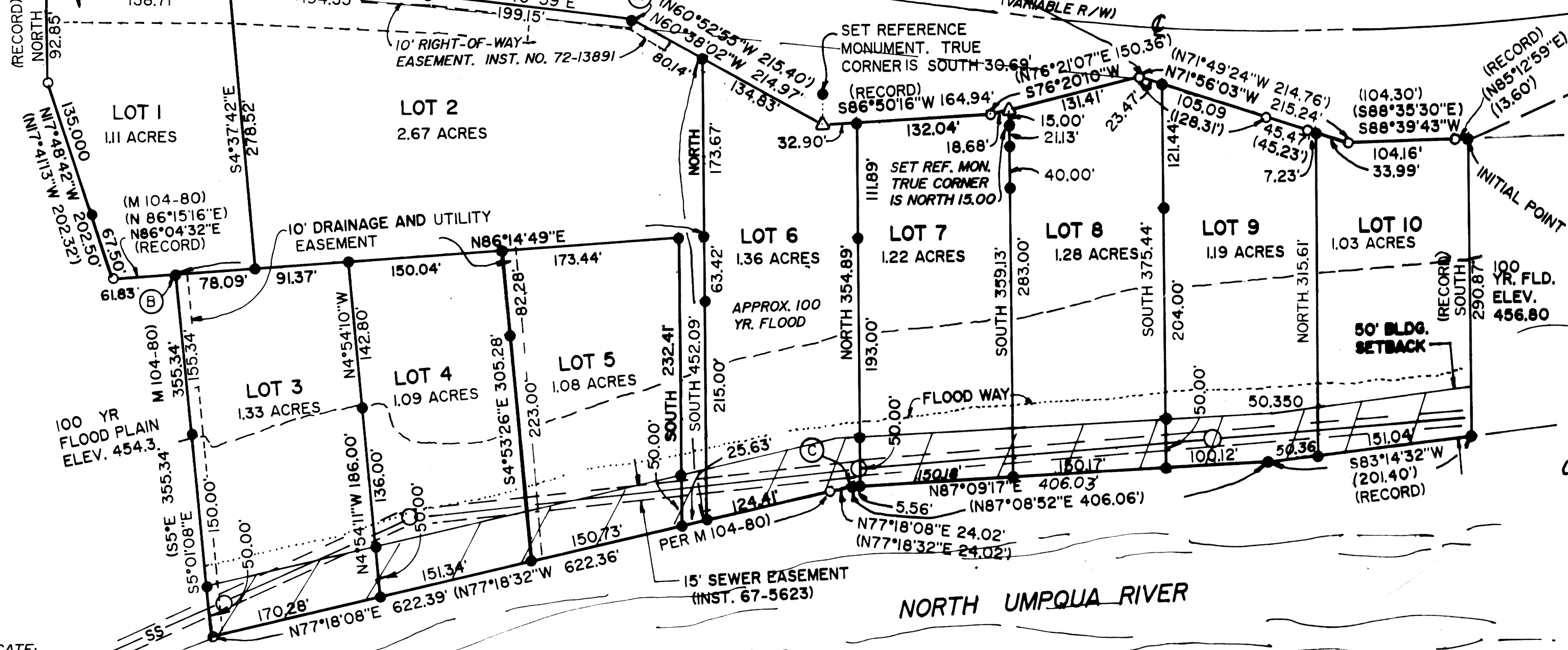
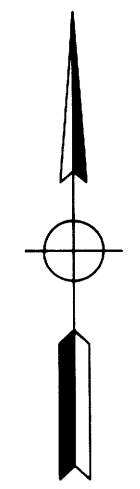
35" WATER SYSTEM EASEMENT (INST. NO. 66-12939) (RECORD) N89°26'49"W 138.71'

N 83° 47' 41" W 894.73' (895.10') BASE BEARING PER M 100-59

COUNTY ROAD NO. 284

BM HOBI - FOUND BRASS CAP IN CONC. 5' NORTH OF R/W FENCE AT CRRW STATION 37.25 ELEVATION 530.10'

N74°14'37"E 801.66'

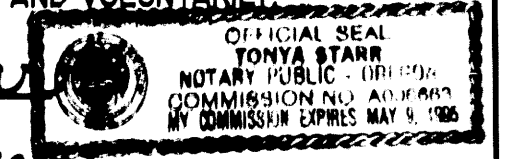


DEDICATION: KNOW ALL PEOPLE BY THESE PRESENTS THAT JUAN YRAGUEN, DEBRA YRAGUEN, NICOLAS YRAGUEN, AND JAIME YRAGUEN ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED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

Juan Yraguen 12/18/92  
DEBRA YRAGUEN 12/18/92  
NICOLAS YRAGUEN 12/18/92  
JAIME YRAGUEN 12/18/92

ACKNOWLEDGEMENT: STATE OF OREGON COUNTY OF DOUGLAS

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 18th 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 PERLIS 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 S86°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 N86°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  
LEGEND:  
● SET 5/8"X30" IRON ROD W/ CAP MARKED "i.e. ENGINEERING"  
○ FD. 5/8" IRON ROD UNLESS NOTED OTHERWISE  
( ) RECORD PER M 100-59 UNLESS NOTED OTHERWISE  
△ COMPUTED POINT  
SUBJECT TO PROTECTIVE COVENANTS AND ROAD MAINTENANCE AGREEMENT AS FILED HERewith, DOUGLAS CO. CLERK'S RECRDING NUMBERS 93-06301 AND 93-06300 RESPECTIVELY.

APPROVALS:  
James Morgan 3-24-93  
CHAIRMAN DATE  
Doris L. Wadsworth 3-24-93  
COMMISSIONER DATE  
Keith L. Cubic 12/22/92  
PLANNING DIRECTOR DATE  
Amy E. Mann DEPUTY 3-18-93  
COUNTY SURVEYOR DATE  
Marie J. Reddehoff 3-23-93  
COUNTY ASSESSOR DATE

SUBJECT TO EASEMENTS AS SHOWN.  
DONALD A. BENTZ LS 839

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

WATERBACK ESTATES SUBDIVISION 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