

REPLAT OF LOTS 1 - 8 OF WILLINDA RIDGE SUBD.
VOLUME 17, PAGE 57, DOUGLAS COUNTY PLAT RECORDS
IN THE NE 1/4 and SE 1/4 OF SECTION 2,
TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M.
27 MAY 1994

SURVEYOR'S CERTIFICATE

I, Herman A. Pieske, being duly sworn, depose and say that I have correctly surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Beginning at a 1" iron pipe at the northwest corner of Lot 8, Edenbower Orchard Tracts, said point being the northeast corner of Lot 1, Willinda Ridge Subdivision, as recorded in Volume 17, Page 57, of the Plat Records of Douglas County, all lying in the east 1/2 of Section 2, Township 27 South, Range 6 West, Willamette Meridian; thence along the east line of said Willinda Ridge Subdivision the following: S1'17'01"W 188.99 feet to a 5/8" iron rod, S1'44'17"W 171.89 feet to a 5/8" iron rod and S1'38'22"W 331.22 feet to a 5/8" iron rod; thence leaving said east line N74'29'28"W 205.41 feet to a 5/8" iron rod; thence N38'09'29"W 440.88 feet to a 5/8" iron rod; thence S83'39'34"W 97.26 feet to a 5/8" iron rod; thence S9'38'42"W 390.52 feet to a 5/8" iron rod; thence S34'41'11"W 248.82 feet to a 5/8" iron rod; thence S40'43'53"W 448.98 feet to a 5/8" iron rod on the north line of Lot 11 of said Willinda Ridge Subdivision; thence N38'21'28"W 256.00 feet along said north line of Lot 11 to a 5/8" iron rod at the northwest corner thereof; thence S51'40'56"W 553.71 feet along the west line of said Lot 11 to a 5/8" iron rod at the most southerly corner of Lot 7 of said Willinda Ridge Subdivision; thence along the west line of said Lot 7 the following: N9'50'30"E 187.70 feet to a 5/8" iron rod, N12'16'06"E 46.11 feet to a 5/8" iron rod, N18'31'34"E 143.13 feet to a 5/8" iron rod, N22'09'26"E 95.48 feet to a 5/8" iron rod, N8'27'54"E 53.44 feet to a 5/8" iron rod, N23'49'23"W 43.13 feet to a 5/8" iron rod, N40'59'07"W 27.15 feet to a 5/8" iron rod, N34'37'59"E 12.28 feet to a 5/8" iron rod and N66'04'23"W 14.98 feet to a 5/8" iron rod at the easterly easement line of Moorea Drive, a private road; thence leaving said west line of said Lot 7 and continuing along said easterly easement line the following: N23'52'36"E 210.80 feet to a 5/8" iron rod, N23'52'58"E 210.69 feet to a 5/8" iron rod, N23'48'22"E 346.39 feet to a 5/8" iron rod, N23'53'34"E 173.44 feet to a 5/8" iron rod, along the arc of a 984.93 foot radius curve to the left (the Long Chord of which bears N19'22'38"E 153.35 feet) 153.51 feet to a 5/8" iron rod, N14'59'38"E 55.56 feet to a 5/8" iron rod and N45'00'07"E 316.13 feet to a 5/8" iron rod (record calls a 12" Oak Tree) at the northwest corner of said Willinda Ridge Subdivision; thence leaving said easterly easement line of Moorea Drive and continuing along the north line of Willinda Ridge Subdivision the following: S76'45'23"E 19.75 feet to a 5/8" iron rod, S82'27'35"E 62.41 feet to a 5/8" iron rod, S63'19'57"E 122.05 feet to a 5/8" iron rod, S73'33'26"E 66.31 feet to a 5/8" iron rod, S73'30'42"E 102.18 feet to a 5/8" iron rod, S67'10'12"E 202.55 feet to a 5/8" iron rod, S52'58'27"E 49.78 feet to a 5/8" iron rod, S52'57'47"E 313.89 feet to a 5/8" iron rod, S65'41'04"E 176.78 feet to a 5/8" iron rod and S39'11'51"E 114.38 feet to the Point of Beginning and containing 37.00 acres more or less.

TOGETHER WITH a 60.00 foot road easement as described in instrument numbers 83-13640 and 83-16114 and a road easement, variable in width, the centerline being described in instrument number 83-13640 and 83-16114.

ALSO TOGETHER WITH a road easement and utility easement as described in instrument number 83-14091.

Herman A. Pieske
Herman A. Pieske

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that William E. Haynes, LaReece J. Haynes and Dr. William I. Calhoun, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plat of said property and that they have caused this subdivision plat to be prepared and the property to be subdivided into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. There are no water rights appurtenant to subject property.

William E. Haynes
LaReece J. Haynes
Dr. William I. Calhoun

ACKNOWLEDGEMENT:

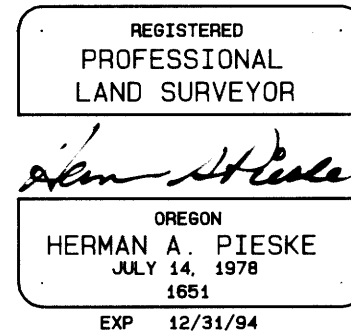
State of Oregon )
County of Douglas ) ss

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 27th day of May, 1994, before me a Notary Public in and for said State and County, did personally appear William E. & LaReece J. Haynes and Dr. William I. Calhoun, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Lori Whitaker
Notary Public, State of Oregon



PROTECTIVE COVENANTS RECORDED
IN BOOK 1304 PAGE 389



OWNER/SUBDIVIDER: William E. and LaReece J. Haynes
358 NE Winchester Street
Roseburg, OR 97470
SEWER: Septic
WATER: Umpqua Basin Water Association
ZONING: R-5
COMP. PLAN: RR 5
PLANNING FILE NO. 94 - 098
NO WATER RIGHTS OF RECORD
SURVEYOR: AA Surveying Service, Inc.
2566 N. Stephens St.
Roseburg, OR 97470
(503) 672-2096

NARRATIVE:

The purpose of this Plat is to show the replat of Lots 1 through 8, of Willinda Ridge Subdivision, as recorded in Volume 17, Page 57, of the Plat Records of Douglas County, in conformance with the tentative plan shown in Douglas County Planning Department file number 94-098.

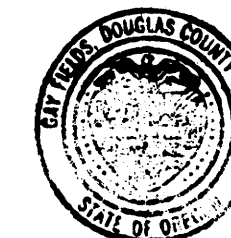
The boundary was determined by using the monuments found as shown and the lots were established as per the tentative plan.

APPROVALS

Approved: 6-22-94
1994
By: Doug Robinson
Douglas County Commissioner Chairperson
Approved: June 21, 1994
By: Joyce Morgan
Douglas County Commissioner
Approved: JUNE 7th
1994
By: Keith L. Cubic
Douglas County Planning Director
Approved: JUNE 16, 1994
1994
By: Larry E. Morrison
Douglas County Surveyor DEPUTY
Approved: June 21, 1994
1994
By: Maria J. Roddekopp
Douglas County Assessor
I hereby certify that all taxes and special assessments or other charges required by law, have been paid.
Approved: June 21, 1994
1994
By: Anne E. Schroeder
Douglas County Tax Collector

Filed this 23rd day of JUNE, 1994

By: Gay Fields, County Clerk
Douglas County Clerk
By: Gloria L. Burnett
DEPUTY



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

JUN 20 11 08 AM '94

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
By: Gloria L. Burnett
DEPUTY

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94-14380