

LEGEND:

- FD. 5/8" I.R. UNLESS OTHERWISE NOTED.
- SET 5/8" x 30" I.R. W/ CAP MARKED "i.e. ENGINEERING."
- △ COMPUTED POINT
- [] M 90-8
- () M 90-7
- { } LOOKINGGLASS ROAD PLANS
- TEST HOLE

WATER: UMPQUA BASIN WATER DISTRICT
 SEWER: SEPTIC
 ZONED: R-5
 COMP. PLAN: RC-5
 PLANNING FILE NO.: 91-138

CENTERLINE OF A 10' WIDE UTILITY EASEMENT (5 FEET ON EITHER SIDE OF CENTERLINE) AS DESCRIBED IN INSTRUMENT NUMBER 72-13597 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

NOTE:
 TIED 5/8" IRON ROD WITH STATE PLANE CONTROL ROSEBURG, CBL 1440, USING GPS. COORDINATES AND ELEVATION FOR #1440 ARE Y=588,428.14, X=1,239,725.38 AND ELEVATION 535.73. COORDINATES COMPUTED FOR THE 5/8" IRON ROD ARE: Y=571,153.77, X=1,221,156.95 AND ELEVATION 777.29 USED GPS POINTS FOR BASIS OF BEARING USING A CONVERGENCE CORRECTION OF -1'59'48".

NARRATIVE:

1 SET OUT 60.00' AT 90° FROM EXISTING MONUMENT ACROSS THE STREET.

JADE STREET PINS WERE HARD TO FIT, BUT WE FIRST DETERMINED THE NORTH LINE, THEN ESTABLISHED THE SOUTH LINE 60.00 FEET AT RIGHT ANGLES WHERE APPROPRIATE. LOOKINGGLASS R.O.W. PER COUNTY ROAD PLANS.

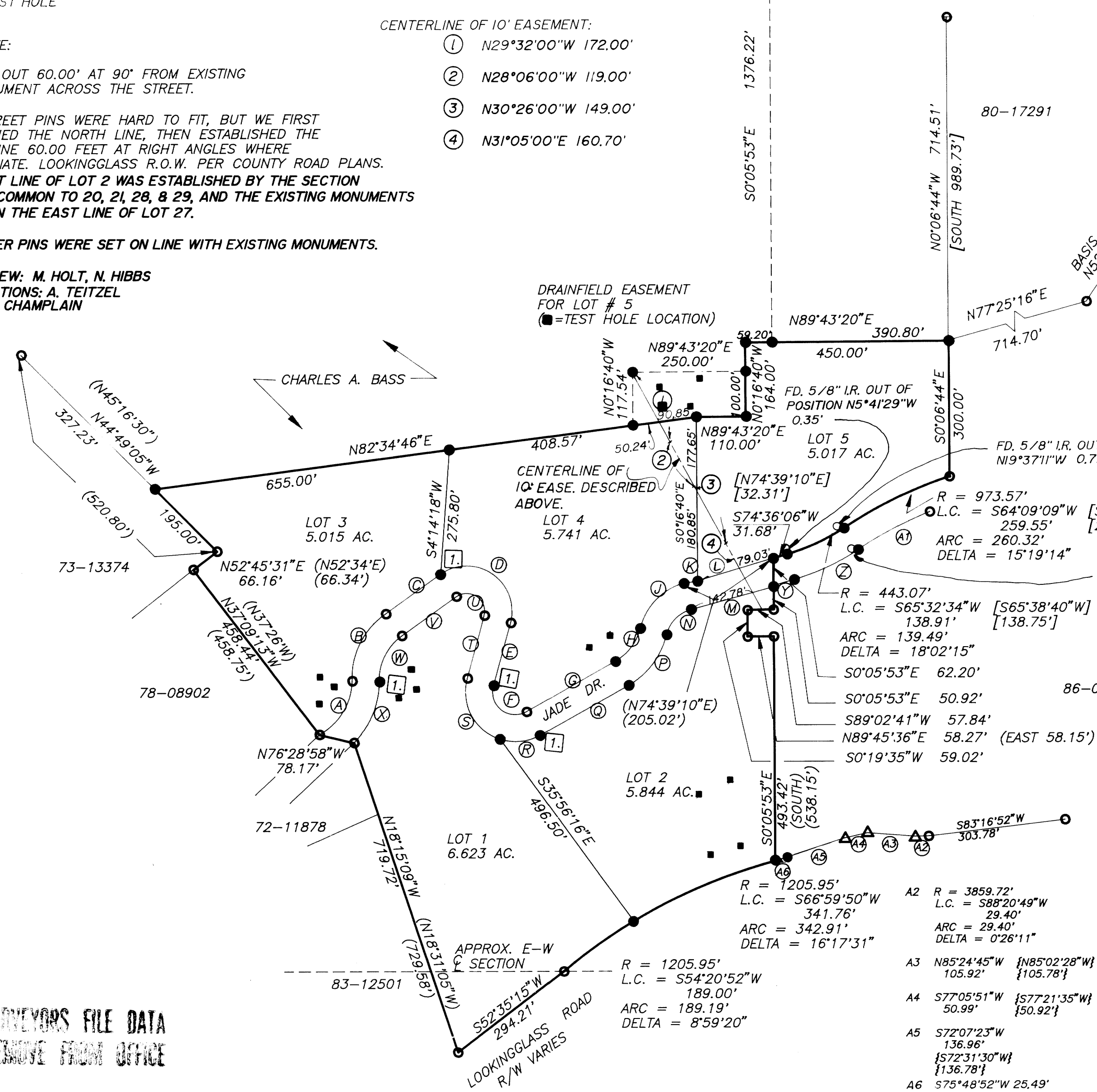
THE EAST LINE OF LOT 2 WAS ESTABLISHED BY THE SECTION CORNER COMMON TO 20, 21, 28, & 29, AND THE EXISTING MONUMENTS FOUND ON THE EAST LINE OF LOT 27.

PERIMETER PINS WERE SET ON LINE WITH EXISTING MONUMENTS.

FIELD CREW: M. HOLT, N. HIBBS
 COMPUTATIONS: A. TEITZEL
 CADD: M. CHAMPLAIN

CENTERLINE OF 10' EASEMENT:

- 1 N29°32'00"W 172.00'
- 2 N28°06'00"W 119.00'
- 3 N30°26'00"W 149.00'
- 4 N31°05'00"E 160.70'



A	R = 139.62' L.C. = S31°23'55"W (S31°15'50W) 138.77' (139.62') ARC = 145.23' DELTA = 59°35'51"	M	S74°36'06"W (N74°39'10"E) 188.54' (188.28')
B	R = 171.00' L.C. = S26°45'16"W (N26°50'15"E) 165.79' (156.53') ARC = 173.09' DELTA = 57°59'51"	N	R = 77.45' L.C. = S44°15'46"W (N44°18'57"E) 78.11' (78.24') ARC = 81.87' DELTA = 60°34'08"
C	S54°14'33"W (N54°04'30"E) 148.54' (148.92')	P	R = 175.73' L.C. = S37°15'41"W (N37°19'05"E) 139.01' (139.24') ARC = 142.91' DELTA = 46°35'46"
D	R = 100.00' L.C. = N55°17'01"W (S55°07'40"E) 188.65' (188.87') ARC = 246.46' DELTA = 141°12'35"	Q	S60°35'42"W (N60°39'25"E) 225.32' (225.40')
E	N15°36'54"E (S15°40'10"W) 142.89' (144.44')	R	R = 110.00' L.C. = S84°34'47"W 88.60' ARC = 91.19' DELTA = 47°29'51"
F	R = 50.00' L.C. = N51°02'18"W (S51°49'00"E) 92.81' (92.39') ARC = 118.93' DELTA = 136°16'43"	S	R = 110.00' L.C. = N27°44'37"W (S51°49'00"E) 152.63' (203.26') ARC = 168.67' DELTA = 87°51'21"
G	S60°35'42"W (N60°39'25"E) 225.04' (225.40')	T	N15°25'53"E (S15°40'10"W) 143.24' (144.44')
H	R = 115.73' L.C. = S37°15'27"W (N37°19'05") 91.56' (91.70') ARC = 94.13' DELTA = 46°36'14"	U	R = 40.00' L.C. = N55°35'24"W (S55°07'40"E) 74.91' (75.55') ARC = 96.97' DELTA = 138°54'06"
J	R = 137.45' L.C. = S44°15'46"W (N44°18'57"E) 138.63' (138.85') ARC = 145.30' DELTA = 60°34'08"	V	S54°13'05"W (S54°04'30") 148.45' (148.92')
K	S74°36'06"W 31.30'	W	R = 121.26' L.C. = S26°15'32"W (S26°50'15"W) 112.67' (121.26') ARC = 117.18' DELTA = 55°22'00"
L	S74°36'06"W 173.72'	X	R = 192.99' L.C. = S22°37'10"W (S22°17'36"W) 146.30' (148.91') ARC = 150.05' DELTA = 44°32'51"
A1	R = 913.57' L.C. = S64°04'03"W [61°57'22"E] 169.51' [169.41'] ARC = 169.75' DELTA = 10°48'37"	Y	S74°36'06"W [N74°39'10"E] 48.13' [48.78']
		Z	R = 503.07' L.C. = S65°32'34"W [N65°38'40"E] 157.72' [157.54'] ARC = 158.37' DELTA = 18°02'15"

THERE ARE NO APPURTENANT WATER RIGHTS TO THIS PROPERTY.

DIAMOND HEIGHTS SUBDIVISION 2nd ADDITION
 SE 1/4 & NE 1/4 OF SECTION 29 & NW 1/4 OF SECTION 28
 TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON

SURVEYED FOR :
 CHARLES A. BASS
 4233 HWY. 99 SOUTH
 ROSEBURG, OREGON

SURVEYED BY :
 i.e. ENGINEERING
 1205 S.E. COURT STREET
 ROSEBURG, OREGON 97470
 (503)673-0166

DATE: APR. 1993

SCALE: 1" = 200'

C.N. 105
 J.N. 01

PAGE 1 of 2

EXPIRES 12-31-93

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

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 the initial point, a 5/8" iron rod on the West Line of that property described in Instrument No. 80-17291, as recorded in the Deed Records of Douglas County, Oregon, said point bears S 0° 05' 53" E 1376.22 feet and N 89° 43' 20" E 390.80 feet from the Section Corner common to Sections 20, 21, 28 and 29, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence S 0° 06' 44" E 300.00 feet along said West Line to a 5/8" iron rod on the North right-of-way Line of Jade Drive; thence along said North right-of-way Line the following: along the arc of a 973.57 foot radius curve to the left (the long chord of which bears S 64° 09' 09" W 259.55 feet) 260.32 feet to a 5/8" iron rod, along the arc of a 443.07 foot radius curve to the right (the long chord of which bears S 65° 32' 34" W 138.91 feet) 139.49 feet to a 5/8" iron rod and S 74° 36' 06" W 31.68 feet to a 5/8" iron rod on the Section Line between Sections 28 and 29; thence leaving said North right-of-way Line and along said Section Line the following: S 0° 05' 53" E 62.20 feet to a 5/8" iron rod on the South right-of-way Line of Jade Drive, and S 0° 05' 53" E 50.92 feet to a 5/8" iron rod; thence S 89° 02' 41" W 57.84 feet to a 5/8" iron rod; thence S 0° 19' 35" W 59.02 feet to a 5/8" iron rod; thence N 89° 45' 36" E 58.27 feet to a 5/8" iron rod on said Section Line; thence along said Section Line S 0° 05' 53" E 493.42 feet to a 5/8" iron rod on the North right-of-way Line of Lookingglass Road; thence along said North right-of-way line the following: along the arc of a 1205.95 foot radius curve to the left (the long chord of which bears S 62° 29' 58" W 527.80 feet) 532.10 feet to a 5/8" iron rod, and S 52° 35' 15" W 294.21 feet to a 5/8" iron rod at the Southeast Corner of that property described in Instrument No. 83-12501, as recorded in the Deed Records of Douglas County, Oregon; thence leaving said right-of-way N 18° 15' 09" W 719.72 feet along the East Line of that property described in Instrument Nos. 83-12501 and 72-11878, as recorded in the Deed Records of Douglas County, Oregon, to a 5/8" iron rod on the South right-of-way Line of Jade Drive; thence N 76° 28' 58" W 78.17 feet to a 5/8" iron rod on the North right-of-way Line of Jade Drive and the Southeast Corner of that property described in Instrument No. 78-08902; thence N 37° 09' 13" W 458.44 feet along the East Line of said parcel a 5/8" iron rod at the Northeast Corner of said parcel property; thence N 52° 45' 31" E 66.16 feet to a 5/8" iron rod at the Southeast Corner of that property described in Instrument No. 73-13374; thence N 44° 49' 05" W 195.00 feet along the East Line of said property to a 5/8" iron rod; thence leaving said East Line N 82° 34' 46" E 1204.66 feet to a 5/8" iron rod; thence N 89° 43' 20" E 110.00 feet to a 5/8" iron rod; thence N 0° 16' 40" W 164.00 feet to a 5/8" iron rod; thence N 89° 43' 20" E 450.00 feet to the point of beginning. All lying in the NE 1/4 of Section 29 and the NW 1/4 of Section 28, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and containing 28.24 acres of land, more or less.

Exception: (Roadway)

That property described in Instrument No. 74-10103, as recorded in the Deed Records of Douglas County, Oregon.

Donald A. Bentz signature and name, L.S. 839

STATE OF OREGON: COUNTY OF DOUGLAS:

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF NOV., 1993 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONALD A. BENTZ, BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Donna Star signature

SUBJECT TO PROTECTIVE COVENANTS AND EASEMENT PROVISIONS AS FILED HEREWITH, DOUGLAS CO. CLERK'S RECORDING NUMBER 93-21931 & 93-21932

SUBJECT TO ROAD MAINTENANCE AGREEMENT AS FILED HEREWITH, DOUGLAS CO. CLERK'S RECORDING NUMBER 93-21933

STATE OF OREGON COUNTY OF DOUGLAS

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 16 DAY OF April 1992, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHARLES A. BASS WHO BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Donna Star signature

DEDICATION :

KNOW ALL PEOPLE BY THESE PRESENTS THAT CHARLES A. BASS IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "DIAMOND HEIGHTS SUBDIVISION 2nd ADDITION".

Charles A. Bass signature and name

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 OCT 28 AM 8:37

GAY FIELDS COUNTY CLERK IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Signature of Gay Fields, Deputy, Fee 30-

FILED THIS 28 DAY OF October 1993 by Gay Fields, by Carol Engler, Deputy, COUNTY CLERK

APPROVALS:

Approvals of Douglas County Commissioner, Assessor, Surveyor, and Planning Director with dates.

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

Table with 2 columns: Surveyed For (Charles A. Bass) and Surveyed By (i.e. Engineering). Includes registration stamp and date information.