

SURVEYORS CERTIFICATE:

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

BEGINNING AT THE INITIAL POINT, A 3/8" IRON ROD AT THE MOST EASTERLY CORNER OF LOT 14, DIAMOND HEIGHTS SUBDIVISION - 3rd ADDITION AS RECORDED IN VOLUME 18, PAGE 4 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 14, N54°19'30"W 663.80 FEET AND S89°50'19"W, 226.64 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N0°09'28"W 259.96 FEET; THENCE EAST 1312.11 FEET; THENCE S53°07'04"E 375.00 FEET; THENCE S58°57'22"E 60.00 FEET TO THE SOUTHEAST LINE OF GEM DRIVE; THENCE ALONG THE SAID SOUTHEASTERLY LINE AS FOLLOWS: ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S37°55'42"W 99.86 FEET) 100.09 FEET, ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S51°4'08"W 100.04 FEET) 100.27 FEET, S57°50'18"W 142.48 FEET, ALONG THE ARC OF A 375.03 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S75°12'07"W 221.31 FEET) 224.65 FEET ALONG THE ARC OF A 404.29 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S80°24'32"W 167.69 FEET) 168.92 FEET, AND ALONG THE ARC OF A 370.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S56°16'32"W 155.92 FEET) 157.10 FEET TO THE NORTHERLY LINE OF A ROADWAY AND UTILITY EASEMENT; THENCE ALONG JUST SAID NORTHERLY LINE AS FOLLOWS: S41°49'37"E 126.67 FEET, ALONG THE ARC OF A 281.75 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD WHICH BEARS S46°44'54"E 154.68 FEET) 156.69 FEET, S61°29'27"E 15.77 FEET, ALONG THE ARC OF A 150.78 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S88°51'42"E 134.34 FEET) 139.23 FEET, N64°32'E 193.53 FEET, ALONG THE ARC OF A 1597.55 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N66°22'15"E 147.51 FEET) 147.56 FEET, AND N69°14'07"E 212.49 FEET; THENCE LEAVING SAID NORTHERLY LINE S20°45'53"E 60.00 FEET; THENCE S33°32'30"E 312.57 FEET; THENCE N45°31'51"E 415.49 FEET; THENCE S34°08'38"E 278.24 FEET; THENCE S27°49'E 60.00 FEET TO THE EASTERLY LINE OF JEWEL DRIVE; THENCE ALONG SAID EASTERLY LINE AS FOLLOWS: ALONG THE ARC OF AN 83.37 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S34°18'26"W 77.96 FEET) 81.12 FEET, S5°53'29"W 43.08 FEET, ALONG THE ARC OF A 716.60 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S16°28'12"W 245.83 FEET) 247.05 FEET, AND ALONG THE ARC OF A 214.93 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S41°16'12"W 102.99 FEET) 104.00 FEET; THENCE LEAVING SAID EASTERLY LINE N34°52'W 60.00 FEET TO THE MOST EASTERLY CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 89-09182 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 89-09182 N45°55'16"W 441.92 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 89-09182 S44°41'24"W 272.44 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 75-15213 AS DESCRIBED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON S89°46'24"W 190.27 FEET AND S89°40'50"W 259.58 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 94-03730 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON S89°56'46"W 443.82 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 87-11997 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON N0°10'24"W 200.37 FEET AND N28°12'57"E 269.50 FEET TO THE SOUTHERLY LINE OF A ROADWAY AND UTILITY EASEMENT; THENCE ALONG THE SAID SOUTHERLY LINE ALONG THE ARC OF A 125.98 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N66°09'39"W 158.11 FEET) 170.92 FEET; THENCE LEAVING SAID SOUTHERLY LINE N15°01'46"W 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.30 ACRES OF LAND.

DONALD A. BENTZ P.L.S.#839

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CHARLES A. BASS IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, AND HEREBY DEDICATE THE EASEMENTS SHOWN TO THE USE OF THE PROPERTY OWNERS AND THE PUBLIC FOREVER

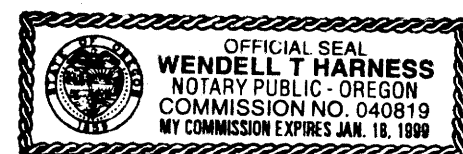
Charles A. Bass
CHARLES A. BASS

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT ON THIS 16th DAY OF MAY, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHARLES A. BASS WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell T. Harness



MY COMMISSION EXPIRES: 1/18/99

COMP. PLAN: RCS
ZONE: 5R
WATER: UMPQUA BASIN WATER ASSOC.
SEWER: ON-SITE SEPTIC DRAINFIELD
PLANNING DEPT. FILE NO: 92-016

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

APPROVALS:

David Roberts 10-9-95
DOUGLAS COUNTY COMMISSIONER DATE

Michael J. Ginters 10-9-95
DOUGLAS COUNTY COMMISSIONER DATE

Doris J. Reddekopp 10-9-95
DOUGLAS COUNTY ASSESSOR DATE

Larry E. Marmon AUGUST 4, 1995
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

Keith L. Cubic 6/14/95
DOUGLAS COUNTY PLANNING DIRECTOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 10/9/95
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 10th DAY OF October, 1995, 10:23 O'CLOCK AM vol. 18 pg 47.

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK
by Nancy A. Bowenport, Deputy

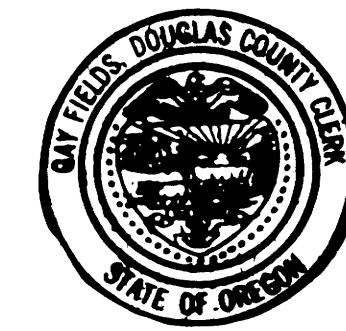
SUBJECT TO ROAD MAINTENANCE AGREEMENT AS RECORDED IN INST. NO. 93-21934 AND 93-21935, DOUGLAS COUNTY CLERKS OFFICE.

SUBJECT TO PROTECTIVE COVENANTS AND EASEMENT PROVISIONS AS RECORDED IN INST. NO. 93-21931 AND 93-21932 DOUGLAS COUNTY CLERKS OFFICE.

NARRATIVE:

SURVEY TO SUBDIVIDE 4 LOTS OF A PORTION OF THAT PROPERTY DESCRIBED AS TAX LOT 200 (29A-27-6) AND 500 (29-27-6). THE OWNER OWNS THE PROPERTY LYING NORTH AND EAST OF THE SUBJECT PROPERTY AND IS CURRENTLY PLANNING FURTHER DEVELOPMENT THEREON. THE WEST LINE OF LOT 1 WAS ESTABLISHED BY EXTENDING THE WEST LINE OF LOT 14, DIAMOND HEIGHTS SUBDIVISION 3rd ADDITION NORTHERLY TO THE NORTHWEST CORNER THEREOF. FOUND MONUMENTS ALONG GEM LOOP ROAD AND JEWEL DRIVE WERE PER SURVEY M90-7. IT SHOULD BE NOTED THAT SOME OF THESE MONUMENTS WERE FOUND NOT TO BE TANGENT TO THE CURVES SHOWN PER M90-7. HOWEVER, IN MOST CASES THESE MONUMENTS WERE USED AND THE GIVEN RADIUS'S WERE APPLIED TO ESTABLISH THE ARCS, EVEN THOUGH THEY MAY NOT COME TANGENT. OTHER SURVEYS OF RECORD ARE M86-76 AND M18-50. BASE OF BEARING WAS PER GPS OBSERVATION AND ROTATED TO TRUE (Ø ANGLE = 2°00'23")

FIELD CREW: NEIL HIBBS, DAVE WILLIAMS & ROD McALLISTER
EQUIPMENT: NIKON TOTAL STATION & TRIMBLE 4000 ST GPS RECEIVERS
COMPUTATIONS: ROMEY WARE
DRAFTING: TIM ADAMS



STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
95 OCT 10 AM 10:23

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Nancy A. Bowenport*
DEPUTY
FEE 70

vol. 18 pg 47
95-18978

		DIAMOND HEIGHTS SUBDIVISION 4th ADDITION IN THE NE1/4 & NW1/4 OF SEC. 29, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON	
		SURVEYED FOR: CHARLES A. BASS 4233 OLD HWY 99 ROSEBURG, OREGON 97470	SURVEYED BY: i.e. ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: 1" = 100'	DATE: JAN. 1995	105-05	PAGE: 3 OF 3