

**NARRATIVE:**

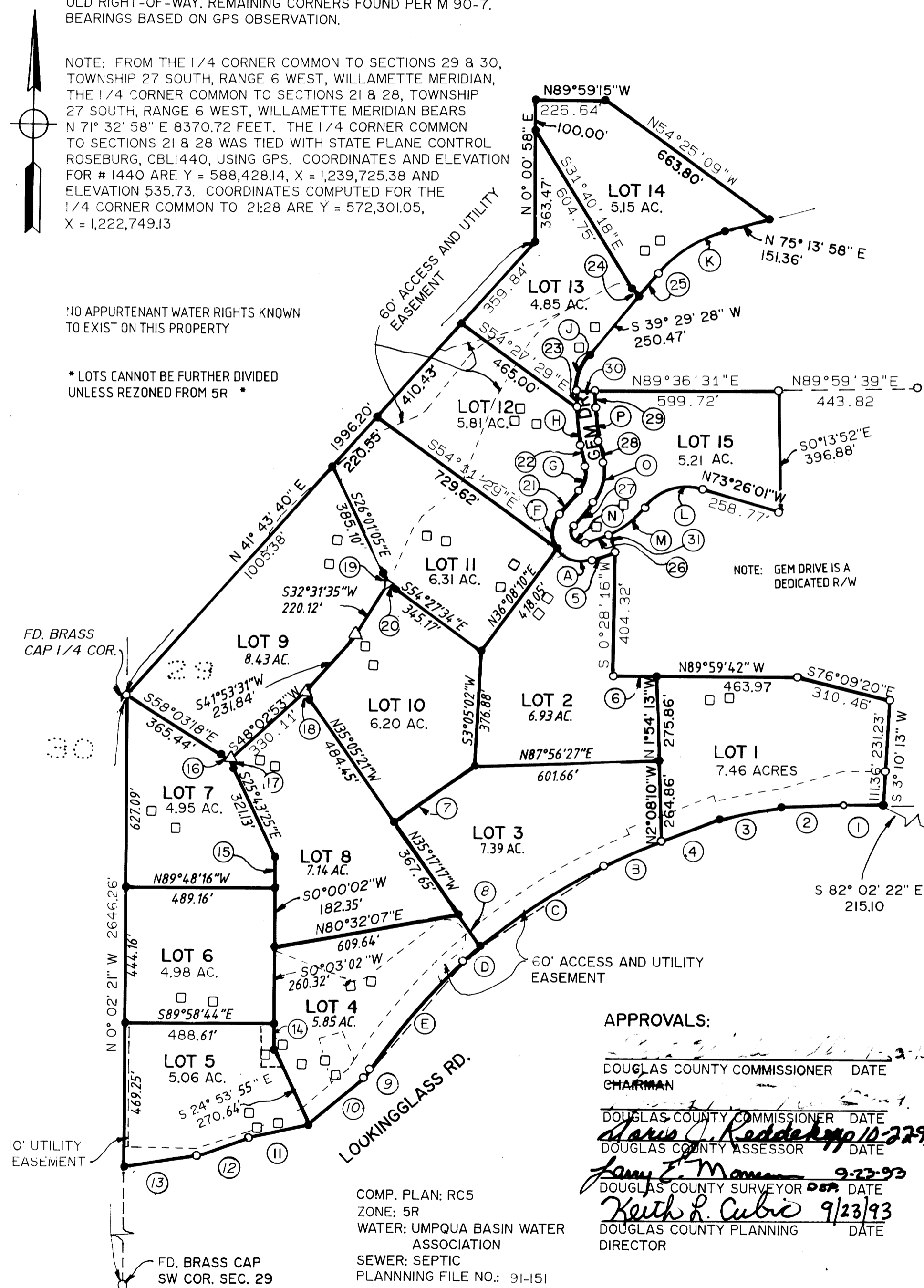
SURVEY WAS CONTROLLED ON THE SOUTH BY LOOKINGGLASS ROAD FOUND MONUMENTS. CORNER BETWEEN LOTS 4 & 5 AND ON LOOKINGGLASS ROAD WAS PROPORTIONAL IN USING COUNTY ROAD PLANS. WEST LINE, SECTION LINE, RANDOM LINE, RUNNING NORTHEASTERLY FROM 1/4 CORNER BETWEEN SECTION 29 AND 30, DETERMINED FROM COMPREHENSIVE PLAN MAPS AS LAND USE DESIGNATION LINE. NORTHERLY LINE OF LOT 14 RANDOM IN OWNERSHIP. GEM ROAD MONUMENTS USED WHERE FOUND, AND ATTEMPT MADE TO MONUMENT OLD RIGHT-OF-WAY. REMAINING CORNERS FOUND PER M 90-7. BEARINGS BASED ON GPS OBSERVATION.

NOTE: FROM THE 1/4 CORNER COMMON TO SECTIONS 29 & 30, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, THE 1/4 CORNER COMMON TO SECTIONS 21 & 28, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN BEARS N 71° 32' 58" E 8370.72 FEET. THE 1/4 CORNER COMMON TO SECTIONS 21 & 28 WAS TIED WITH STATE PLANE CONTROL ROSEBURG, CBL1440, 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 1/4 CORNER COMMON TO 21:28 ARE Y = 572,301.05, X = 1,222,749.13

NO APPURTENANT WATER RIGHTS KNOWN TO EXIST ON THIS PROPERTY

\* LOTS CANNOT BE FURTHER DIVIDED UNLESS REZONED FROM 5R \*

SUBJECT TO ROAD MAINTENANCE AGREEMENT AS FILED HEREWITH DOUGLAS CO. CLERKS RECORDING NUMBER 93-21934 & 93-21935



- ① S 89° 42' 27" W 130.78'
② S 87° 34' 48" W 204.85'
③ S 78° 46' 16" W 206.24'
④ S 68° 33' 13" W 203.80'
⑤ N 71° 30' 33" E 78.98'
⑥ N89°52'29"E 140.71'
⑦ N54°49'43"E 320.92'
⑧ N35°05'19"W 125.29'
⑨ N 33° 08' 33" E 35.33'
⑩ N 49° 55' 46" E 235.68'
⑪ S 77° 28' 58" W 199.03'
⑫ S 70° 18' 57" W 180.50'
⑬ S81°30'00"W 240.45'
⑭ S 0° 07' 08" W 84.11'
⑮ S 0° 05' 25" W 101.38'
⑯ S58°02'05"E 31.37'
⑰ S25°55'01"E 31.26'
⑱ S35°25'45"E 30.78'
⑲ S26°02'E 39.36'
⑳ S 54° 23' 18" E 30.64'
㉑ S 39° 19' 39" W 99.61'
㉒ S 12° 35' 33" E 71.41'
㉓ S 0° 44' 12" W 53.10'
㉔ S 42° 58' 01" E 34.48'
㉕ N 39° 29' 28" E 99.51'
㉖ S 71° 06' 30" W 78.98'
㉗ N 39° 25' 48" E 99.20'
㉘ N 12° 15' 57" W 71.50'
㉙ N 0° 43' 39" E 53.21'
㉚ S 89° 14' 58" E 59.88'
㉛ N 20° 20' 51" W 60.55'

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

**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 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 THESE PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF APRIL 1993, 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.

**SURVEYOR'S CERTIFICATE:**

I, DONALD A. BENTZ, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY PREPARED THE SUBDIVISION SHOWN ON THIS PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A BRASS CAP AT THE 1/4 CORNER COMMON TO SECTION 29 AND 30, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N 41° 43' 40" E 1996.20 FEET TO A 5/8" IRON ROD, THENCE N 0° 00' 58" E 463.47 FEET TO A 5/8" IRON ROD; THENCE S 89° 59' 15" E 226.64 FEET TO A 5/8" IRON ROD; THENCE S 54° 25' 09" E 663.80 FEET TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF GEM DRIVE; THENCE ALONG SAID NORTHERLY AND WESTERLY RIGHT-OF-WAY OF GEM DRIVE THE FOLLOWING; S 75° 13' 58" W 151.36 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 417.68 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S 57° 21' 43" W 256.34 FEET) 260.55 FEET, S 39° 29' 28" W 99.51 FEET TO A 5/8" IRON ROD, S 39° 29' 28" W 250.47 FEET TO A 5/8" IRON ROD, AND ALONG THE ARC OF A 186.07 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S 20° 01' 47" W 123.48 FEET) 125.87 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY S 89° 14' 58" E 59.88 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF GEM DRIVE; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY N 89° 36' 31" E 599.72 FEET TO A 5/8" IRON ROD; THENCE S 0° 13' 52" E 396.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GEM DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING: N 73° 26' 01" W 258.77 FEET TO A 5/8" IRON ROD; ALONG THE ARC OF A 172.98 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S 71° 32' 00" W 197.77 FEET) 210.52 FEET, AND ALONG THE ARC OF A 260.81 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S 53° 07' 58" W 149.04 FEET) 151.14 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY S 20° 20' 51" E 60.55 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF GEM DRIVE; THENCE S 0° 28' 16" W 404.32 FEET TO A 5/8" IRON ROD; THENCE N 89° 52' 29" E 140.71 FT; THENCE S 89° 59' 42" E 463.97 FT; THENCE S 76° 09' 20" E 310.46 FEET TO A 5/8" IRON ROD; THENCE S 3° 10' 13" W 231.23 FEET TO A 5/8" IRON ROD; THENCE CONTINUING S 3° 10' 13" W 111.36 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF LOOKINGGLASS COUNTY ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING: S 89° 42' 27" W 130.78 FEET TO A 5/8" IRON ROD; S 87° 34' 48" W 204.85 FEET TO A 5/8" IRON ROD, S 78° 46' 16" W 206.24 FEET TO A 5/8" IRON ROD, S 68° 33' 13" W 203.80 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 1944.86 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S 66° 47' 12" W 203.56 FEET) 203.66 FEET, CONTINUING ALONG THE ARC OF A 1944.86 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S 56° 41' 15" W 481.02 FEET) 482.26 FEET, CONTINUING ALONG THE ARC OF A 1944.86 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S 48° 17' 39" W 78.00 FEET) 78.00 FEET, AND CONTINUING ALONG THE ARC OF A 1944.86 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S 40° 25' 27" W 465.61 FEET) 466.73 FEET TO A 5/8" IRON ROD, S 33° 08' 33" W 35.33 FEET, S 49° 55' 46" W 235.68 FEET, S 77° 28' 58" W 199.03 FEET, S 70° 18' 57" W 180.50 FEET, AND S 81° 30' 00" W 240.45 FEET TO A POINT ON THE SECTION LINE COMMON TO SAID SECTIONS 29 & 30; THENCE LEAVING SAID RIGHT OF WAY N 0° 02' 21" W 1540.50 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING AND CONTAINING 92.72 ACRES MORE OR LESS.

**LEGEND:**

- FD. BRASS CAP "GEM" STATE PLANE MON. Y = 569,461.46 X = 1,217,398.90'
SET 5/8" X 30" I.R. W /CAP MARKED "ie. ENGINEERING"
FD. 5/8" IRON ROD UNLESS NOTED OTHERWISE
DEQ TEST HOLE LOCATIONS
COMPUTED POINT

**APPROVALS:**

DOUGLAS COUNTY COMMISSIONER DATE
DOUGLAS COUNTY COMMISSIONER DATE
DOUGLAS COUNTY ASSESSOR DATE
DOUGLAS COUNTY SURVEYOR DATE
DOUGLAS COUNTY PLANNING DIRECTOR DATE

DONALD A. BENTZ LS 839
FILED THIS 25 DAY OF April 1993
COUNTY CLERK

REGISTERED OREGON LAND SURVEYOR
DIAMOND HEIGHTS SUBDIVISION
3rd ADDITION
LYING IN THE NORTHWEST 1/4, AND SOUTHWEST 1/4, SECTION 29, TOWNSHIP 27 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY, OREGON
SURVEYED FOR: CHARLES A. BASS
SURVEYED BY: i.e. ENGINEERING
SCALE: 1" = 300' DATE: MAR, 1993 105-02 PAGE: 1 OF 3

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE