

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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:

A PARCEL OF LAND BEING THAT PROPERTY DESCRIBED IN VOLUME 704, PAGE 168 (INSTRUMENT NO. 79-666) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SEC. 2 & 3, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE SAID PARCEL, ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, THIRD ADDITION TO SANTA MARIA ESTATES AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE EAST LINE OF SAID PARCEL S9°25'45"W 379.48 FEET TO THE CENTER OF A CREEK; THENCE ALONG SAID CREEK AS FOLLOWS: N76°09'07"W 77.55 FEET, N78°15'20"W 42.34 FEET, N85°09'10"W 43.87 FEET, N88°24'40"W 80.56 FEET, S49°00'49"W 46.28 FEET AND S35°43'05"W 86.92 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HAPPY VALLEY ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N83°55'30"W 367.15 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 OF M107-40 AS RECORDED IN THE PARTITION RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE EAST LINE OF SAID PARCEL 2 N0°09'31"E 159.82 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, FIRST ADDITION TO SANTA MARIA ESTATES AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 N83°08'41"E 108.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 2 ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N5°38'10"W 26.10 FEET) 26.15 FEET TO THE WEST RIGHT-OF-WAY LINE OF CORONA LOOP; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CORONA LOOP S89°38'34"E 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID CORONA LOOP; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N0°02'59"E 91.40 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME 864, PAGE 155 (INST. NO. 83-13778); THENCE ALONG THE SOUTH LINE OF SAID PROPERTY EAST 105.27 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID PROPERTY NORTH 131.45 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 5, SANTA MARIA ESTATES AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 5 AS FOLLOWS: EAST 227.79 FEET, N7°52'16"E 25.46 FEET AND S80°37'47"E 104.88 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE ABOVE SAID CORONA LOOP; THENCE CONTINUING ALONG THE NORTHERLY LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN VOLUME 704, PAGE 168 S80°37'47"E 160.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.66 ACRES, MORE OR LESS.

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

CORPORATE DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BURDETTE HOMES, INC., AN OREGON CORPORATION, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN ON THIS MAP, AND DO HEREBY DEDICATE CORONA LOOP, SHAFFER COURT, AND THOSE EASEMENTS SHOWN TO THE PUBLIC USE.

Howard Burdette
HOWARD BURDETTE, PRESIDENT
BURDETTE HOMES, INC.

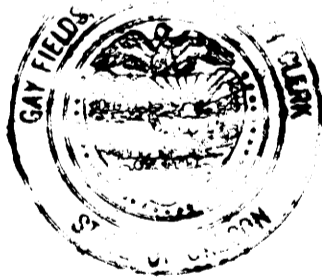
ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT ON THIS 20th DAY OF JULY, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HOWARD BURDETTE, PRESIDENT BURDETTE HOMES, INC., 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



ZONING: R1
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL
SEWER: GREEN SANITARY
WATER: ROBERTS CREEK WATER DIST.

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

PLANNING DEPT. FILE NO: 95-221

SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY CLERKS RECORDING NO.:

VOL.: 1361 PG.: 474
(INST. NO.: 95-13440)

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE EXISTING PARCEL 3 PER M107-40 INTO 21 LOTS AS SHOWN. THE BASIS OF BEARING WAS DETERMINED USING THE FOUND MONUMENTS AT THE SOUTH LINE OF SAID PARCEL 3. THE NORTHWEST CORNER OF LOT 1 WAS DETERMINED BY TRAVERSING SOUTHERLY, A RECORD DISTANCE, BETWEEN FOUND MONUMENTS ALONG THE WEST LINE OF PARCEL 3 PER M107-40. THE NORTHWEST RIGHT-OF-WAY CORNER OF CORONA LOOP WAS CALCULATED BY BEARING DISTANCE INTERSECT FROM THE MONUMENTS FOUND TO THE NORTH PER M107-40. THE NORTHEAST CORNER OF LOT 21 WAS CALCULATED BY TRAVERSING THE RECORD BEARING AND DISTANCE FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3 PER VOL. 16, PG. 72, THEN CONTINUING ANOTHER 7 FEET PER VOLUME 864, PAGE 155. THE NORTHWEST CORNER OF LOT 21 WAS DETERMINED BY INTERSECTING THE EAST RIGHT-OF-WAY OF CORONA LOOP (USING FOUND MONUMENTS) WITH THE RECORD BEARING FROM THE NORTHEAST CORNER OF LOT 21 PER VOLUME 864, PAGE 155. THE NORTHWEST CORNER OF LOT 17 WAS DETERMINED BY INTERSECTING THE SOUTH LINE OF LOT 2, BLOCK 5 PER VOLUME 16, PAGE 58 WITH THE EAST LINE OF LOT 2, BLOCK 3 PER M107-40 WITH THE FOUND MONUMENTS ALONG EACH. THE NORTHEAST CORNER OF LOT 16 WAS CALCULATED BY TRAVERSING RECORD PER M107-40 FROM THE PREVIOUSLY CALCULATED NORTHWEST CORNER OF LOT 17. THE NORTHWEST CORNER OF LOT 13 WAS DETERMINED BY EXTENDING THE NORTH LINE OF M107-40 WESTERLY THE RECORD DISTANCE FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF LOT 12. THE SOUTHEAST CORNER OF LOT 9 WAS CALCULATED ALONG THE LINE CREATED BY THE FOUND MONUMENTS ALONG THE EAST LINE OF M107-40, TRAVERSING THE RECORD DISTANCE FROM THE NORTHERLY MONUMENT. THE CENTERLINE OF THE CREEK WAS USED AS IT EXISTS. THE SOUTHWEST CORNER OF LOT 21 WAS COMPUTED BY TRAVERSING RADIAL FROM THE NORTHWEST RIGHT-OF-WAY CORNER THE RECORD DISTANCE PER M107-40.

FIELD CREW: DAVE WILLIAMS & ROD McCALLISTER
EQUIPMENT: LIETZ SET 4 TOTAL STATION
CALCULATIONS: WENDELL T. HARNESS
DRAFTING: TIM ADAMS
REFERENCES: M107-40; SANTA MARIA ESTATES AND FIRST & THIRD ADDITIONS TO SANTA MARIA ESTATES; DEED INST. NO. 79-666

APPROVALS:

Joyce Morgan 11/22/95
DOUGLAS COUNTY COMMISSIONER, CHAIRPERSON /DATE

Wendell T. Harness 11-22-95
DOUGLAS COUNTY COMMISSIONER /DATE

David J. Reddekopp 11/22/95
DOUGLAS COUNTY ASSESSOR /DATE

Larry E. Mannon DEPUTY NOVEMBER 21, 1995
DOUGLAS COUNTY SURVEYOR /DATE

Keith L. Cubic 11/21/95
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 11/22/95
DOUGLAS COUNTY TAX COLLECTOR /DATE
95-21860

FILED THIS 22nd DAY OF NOV. 1995, 11:30 O'CLOCK AM

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK BY: Louis L. Bennett DEPUTY

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

95 NOV 22 AM 11:30

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY: Louis L. Bennett DEPUTY
FEE PP

95-21860

SANTA MARIA ESTATES 5 th ADDITION <small>IN THE SE1/4 OF SEC. 3 & THE SW1/4 OF SEC. 2, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON</small>	
SURVEYED FOR: BURDETTE HOMES INC. 325 SE TERRACE DR. ROSEBURG, OREGON 97470	SURVEYED BY: 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
	SCALE: DATE: MARCH 1995 108-14 PAGE: 2 OF 2