

RIVER CLUB ESTATES

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYOR'S 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 1332, PAGE 305 (INSTRUMENT NO. 94-26725) AND VOLUME 1126, PAGE 152 (INSTRUMENT NO. 91-01658) AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, LYING IN SECTIONS 27, 28, 33 AND 34 TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE SAID PROPERTY DESCRIBED IN VOLUME 1332, PAGE 305, FROM WHICH THE SOUTHEAST CORNER OF THE ABOVE SAID SECTION 28 BEARS S16°07'03"W 1273.51 FEET; THENCE ALONG THE EAST AND SOUTHEASTERLY LINES OF SAID PROPERTY DESCRIBED IN VOLUME 1332, PAGE 305 AS FOLLOWS: S1°57'43"E 714.69 FEET, S56°31'56"W 148.44 FEET, S2°06'35"E 128.22 FEET, S4°49'23"W 71.22 FEET, S12°06'51"W 22.18 FEET, S68°17'22"W 124.59 FEET AND S1°42'38"E 320.00 FEET TO THE CENTER OF THE NORTH UMPQUA RIVER; THENCE ALONG SAID CENTER OF THE NORTH UMPQUA RIVER S82°02'14"W 1101.30 FEET TO THE EAST RIGHT-OF-WAY LINE OF GARDEN VALLEY ROAD (COUNTY ROAD NO. 6); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AS FOLLOWS: N0°01'03"W 480.16 FEET, N3°48'58"W 150.35 FEET, N0°00'39"W 250.02 FEET, N7°41'48"W 148.27 FEET, N89°59'05"W 10.00 FEET AND N0°01'55"E 471.89 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CHEROKEE AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N88°27'02"E 1342.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.7 ACRES, MORE OR LESS.

[Signature]
DONALD A. BENTZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 839

ZONING: (RR) RURAL RESIDENTIAL - 2 ACRE
COMPREHENSIVE PLAN: RURAL COMMITTED LAND - 2 ACRE
WATER: UMPQUA BASIN WATER ASSOCIATION
SEWER: SEPTIC DRAINFIELDS (AS SHOWN)
PLANNING DEPARTMENT FILE NO.: 94-398

ACCESS RESTRICTION: ACCESS TO ALL LOTS IN THIS SUBDIVISION IS VIA THE INTERIOR STREET SYSTEM DEPICTED ON THE PLAT. NO DIRECT ACCESS TO THE ADJUTING PUBLIC ROAD RIGHTS-OF-WAY OF GARDEN VALLEY ROAD AND CHEROKEE AVENUE IS RESERVED FOR, OR GRANTED TO, ANY LOT IN THIS SUBDIVISION.

COMMON ACCESS EASEMENT: RIVER WAY AND RIVER CLUB DRIVE AS SHOWN HEREON ARE DESIGNATED AS ACCESS AND UTILITY EASEMENTS FOR THE BENEFIT OF ALL LOTS IN THIS SUBDIVISION.

THIS SUBDIVISION IS SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 1398, PAGE 53 (INST. NO. 94-05789), DOUGLAS COUNTY DEED RECORDS

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE EXISTING PROPERTY INTO A 21-LOT CLUSTERED SUBDIVISION AS SHOWN. THE BASIS OF BEARING WAS DETERMINED USING FOUND MONUMENTS ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHEROKEE AVENUE PER DEL VIEW SUBDIVISION- PHASE II, VOLUME 14, PAGE 15. THE POINT AT THE SOUTH END OF LINE 'L3' WAS CALCULATED BY BEARING-DISTANCE INTERSECTION FROM THE EAST LINE OF THE SUBDIVISION (PER FOUND MONUMENTS) AND THE FOUND 1/2" IRON ROD WESTERLY PER M75-64, RESPECTIVELY. THE POINT AT THE NORTH END OF LINE 'L9' WAS CALCULATED BY DISTANCE-DISTANCE INTERSECTION FROM THE FOUND 1/2" IRON RODS NORTHERLY AND SOUTHERLY PER M75-64. ALL OTHER POINTS ALONG THE EAST LINE OF THE SUBDIVISION WERE CALCULATED USING RECORD ANGLES AND DISTANCES PER M75-64. THE WEST LINE WAS DETERMINED BY USING THE FOUND MONUMENTS TO ESTABLISH THE CENTERLINE OF GARDEN VALLEY ROAD, THEN USING COUNTY ROAD PLANS (ROAD NO. 6) TO ESTABLISH SAID WEST LINE BY STATION AND OFFSET.

SURVEY DATE: AUGUST 26, 1994
FIELD CREW: DAVE WILLIAMS, ROD McALLISTER
EQUIPMENT: LIETZ SET 4 TOTAL STATION
CALCULATIONS: WENDELL T. HARNESS
DRAFTING: KEVIN CATES, DEREK FEIGEL

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ALLYN C. FORD, TRUSTEE OF FORD TRUST III, 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 DOES HEREBY DEDICATE THE RIGHT-OF-WAY REFERENCED HEREON TO THE PUBLIC AND THE EASEMENTS SHOWN TO THE HOMEOWNERS ASSOCIATION.

[Signature]
ALLYN C. FORD, TRUSTEE OF FORD TRUST III

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF FEBRUARY, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ALLYN C. FORD, TRUSTEE OF FORD TRUST III, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
NOTARY PUBLIC, STATE OF OREGON
MY COMMISSION EXPIRES: 1-18-99



APPROVALS:

[Signature]
DOUGLAS COUNTY COMMISSIONER CHAIRPERSON DATE
[Signature]
DOUGLAS COUNTY COMMISSIONER DATE
[Signature]
DOUGLAS COUNTY ASSESSOR DATE
[Signature]
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
[Signature]
DOUGLAS COUNTY PLANNING DIRECTOR DATE

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

[Signature]
DOUGLAS COUNTY TAX COLLECTOR DATE

96-05791

FILED THIS 14 DAY OF MARCH, 1996,
12:23 O'CLOCK PM

[Signature]
DOUGLAS COUNTY CLERK

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

11:23 PM
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]*
DEPUTY

FEE \$9



96-05791

REGISTERED OREGON LAND SURVEYOR <i>[Signature]</i> JULY 12, 1968 DONALD A. BENTZ 839 EXPIRES 12-31-97		RIVER CLUB ESTATES LYING IN THE SW 1/4 SEC. 27, THE SE 1/4 SEC. 28, THE NE 1/4 SEC. 33, & THE NW 1/4 SEC. 34, TOWNSHIP 26 SOUTH, RANGE 6 W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
SURVEYED FOR: ALLYN C. FORD PO BOX 1088 ROSEBURG, OR 97470		SURVEYED BY: <i>[Signature]</i> i.e. ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392	
SCALE: NONE	DATE: FEB. 13, 1996	128-01	PAGE: 1 OF 3