

- ① S 82° 37' 05" E 13.37'
- ② CH = S 68° 28' 24" E 97.75' R = 200.00' Δ = 28° 17' 22" LA = 98.75'
- ③ CH = S 52° 57' 39" E 9.55' R = 200.00' Δ = 2° 44' 09" LA = 9.55'
- ④ S 51° 35' 34" E 35.22'
- ⑤ CH = S 57° 22' 45" E 40.33' R = 200.000 Δ = 11° 34' 21" LA = 40.40'
- ⑥ S 63° 09' 56" E 10.73'
- ⑦ N 63° 09' 56" W 10.73'
- ⑧ CH = S 57° 22' 45" E 37.30' R = 185.00' Δ = 11° 34' 21" LA = 37.37'
- ⑨ N 51° 35' 34" W 35.22'
- ⑩ N 43° 02' 55" W - 25.36'
- ⑪ N 43° 02' 55" W - 32.31'
- ⑫ N 79° 47' 44" W - 80.00'
- ⑬ S 46° 52' 50" W 119.52'
- ⑭ N 27° 42' 08" E - 109.82'
- ⑮ N 68° 30' W - 44.89'
- ⑯ S 46° 52' 50" W 32.22'
- ⑰ CH = N 39° 19' 22" E 56.55' R = 215.00' Δ = 15° 06' 54" LA = 56.72'
- ⑱ CH = N 26° 27' 01" E 39.94' R = 215.00' Δ = 10° 39' 33" LA = 40.00'
- ⑲ N 21° 05' 42" E 60.74'
- ⑳ N 21° 05' 42" E 153.48'
- ㉑ CH = S 26° 32' 17" W 37.94' R = 200.00' Δ = 10° 53' 10" LA = 38.00'
- ㉒ CH = S 39° 25' 13" W 51.82' R = 200.00' Δ = 14° 53' 14" LA = 51.97'
- ㉔ N 63° 09' 56" W 10.73'
- ㉕ CH = N 57° 22' 45" W 43.35' R = 215.00' Δ = 11° 34' 21" LA = 43.43'
- ㉖ N 51° 35' 34" W 18.26'
- ㉗ CH = S 87° 38' 38" W 19.59' R = 15.00' Δ = 81° 31' 36" LA = 21.34'
- ㉘ CH = S 45° 31' 03" W 8.53' R = 185.00' Δ = 2° 38' 31" LA = 8.53'
- ㉙ S 58° 01' 08" E - 24.25'
- ㉚ S 58° 01' 08" E - 24.30'
- ㉛ CH = N 71° 32' 17" E 30.84' R = 20.00' Δ = 100° 53' 10" LA = 35.22'
- ㉜ CH = S 6° 53' 19" E 31.14' R = 20.00' Δ = 102° 14' 49" LA = 35.69'
- ㉝ S 58° 01' 08" E 63.00'
- ㉞ N 6° 59' 57" E 68.85'
- ㉟ N 12° 04' 17" E 84.10'
- ㊱ N 12° 04' 17" E 27.22'
- ㊳ CH = S 6° 53' 19" E 31.14' R = 20.00' Δ = 102° 14' 49" LA = 35.69'
- ㊴ S 58° 01' 08" E 63.00'
- ㊵ N 6° 59' 57" E 68.85'
- ㊶ N 12° 04' 17" E 84.10'
- ㊷ N 12° 04' 17" E 27.22'
- ㊹ S 46° 52' 50" W 93.86'

NARRATIVE:  
 SURVEY TO SUBDIVIDE & MONUMENT "GRAY SQUIRREL PLANNED COMMUNITY (P.U.D.)" AS SHOWN HEREON. THE EASTERLY & SOUTHERLY LINES OF SUBJECT PARCEL WERE ESTABLISHED PER THE CITY OF ROSEBURG URBAN GROWTH BOUNDARY MAP. THE WESTERLY LINE LIES ADJACENT WITH "SADDLE BUTTE ESTATES NO. 2", ESTABLISHED BY FOUND MONUMENTS AS NOTED. THE NORTHERLY LINE IS ESTABLISHED BY THE FOUND MONUMENTS ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PAGE ROAD.

FIELD CREW: NEIL HIBBS & ROD McALLISTER  
 EQUIPMENT: NIKON TOTAL STATION  
 OFFICE: MALCOLM CHAMPLAIN, STEVE LOVEMARK & ROMY WARE  
 DRAFTING: KEN VANGORDON & BETH MORGAN

ACCESS, UTILITY & STORM DRAINAGE EASEMENT/COMMON AREA - TO BENEFIT LOTS 1 THRU 9

FD D.C.S.O. DISK STAMPED "NU-8 1972" STATE PLANE COORD. (OREGON SOUTH ZONE)  
 Y = 603,651.33  
 X = 1,247,067.12

- LEGEND:
- SET 5/8" X 30" IRON ROD W/CAP MARKED "i. e." ENGINEERING
  - FD. 5/8" IRON ROD UNLESS NOTED OTHERWISE
  - △ COMPUTED POINT
  - ( ) RECORD PER VOL. 16 PAGE 14
  - ▲ SET P.K. NAIL IN BASE OF MANHOLE

<b>REGISTERED OREGON LAND SURVEYOR</b>		<b>GRAY SQUIRREL PLANNED COMMUNITY (P.U.D.)</b>	
JULY 12, 1988 DONALD A. BENTZ 839		IN THE NORTHWEST 1/4, SECTION 30, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
EXPIRES 12-31-93		SURVEYED FOR: L & H LUMBER CO. 859 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470	SURVEYED BY: <b>i.e.</b> ENGINEERING 1205 S.E. Court Street Roseburg, Oregon 97470 PHONE (503) 673-8166 FAX (503) 440-9392
SCALE: 1" = 60'	DATE: JAN, 1993	140-05	PAGE: 1 OF 2

COUNTY SURVEYORS FILE DATA  
 DO NOT REMOVE FROM OFFICE

**SURVEYOR'S 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 A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 3 BLOCK 1 OF THE SADDLE BUTTE ESTATES NUMBER 2 SUBDIVISION AS FILED IN VOLUME 16, PAGE 14 OF THE DOUGLAS COUNTY BOOK OF PLATS, LYING IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PAGE ROAD (DOUGLAS COUNTY ROAD # 115A); THENCE S 82° 44' 34" E 311.20 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A 1/2" IRON ROD; THENCE S 83° 54' 31" E 88.50 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 349.10 FEET TO A 5/8" IRON ROD; THENCE S 70° 00' 00" W 239.52 FEET TO A 5/8" IRON ROD; THENCE S 50° 00' 00" W 300.07 FEET TO A 5/8" IRON ROD; THENCE S 20° 00' 00" W 210.00 FEET TO A 5/8" IRON ROD; THENCE S 76° 02' 33" W 128.71 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 2, OF SAID SADDLE BUTTE ESTATES NUMBER 2 SUBDIVISION; THENCE N 8° 20' 14" W 130.70 FEET ALONG THE EASTERLY LINE OF SAID LOT 7, BLOCK 2, SAID SUBDIVISION TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, SAID SUBDIVISION; THENCE N 6° 29' 57" W 155.47 FEET ALONG THE EASTERLY LINE OF SAID LOT 6, BLOCK 2, SAID SUBDIVISION TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 2, SAID SUBDIVISION; THENCE N 9° 16' 51" W 154.46 FEET ALONG THE EASTERLY LINE OF SAID LOT 5, BLOCK 2, SAID SUBDIVISION TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, SAID SUBDIVISION; THENCE N 10° 17' 33" W 149.59' ALONG THE EASTERLY LINE OF SAID LOT 4, BLOCK 2, SAID SUBDIVISION TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, SAID SUBDIVISION; THENCE N 87° 14' 14" E 154.24 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 2, SAID SUBDIVISION TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, SAID SUBDIVISION; THENCE S 85° 09' 35" E 131.96 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 2, SAID SUBDIVISION TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2; THENCE N12°04'17"E 111.32' FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2; THENCE N 6° 59' 57" E 68.85 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, SAID SUBDIVISION; THENCE N 10° 12' 16" E 146.40 FEET ALONG THE EASTERLY LINE OF SAID LOT 3, BLOCK 1, SAID SUBDIVISION TO THE POINT OF BEGINNING AND CONTAINING 7.80 ACRES.

\_\_\_\_\_  
DONALD A. BENTZ LS 839

PLANNING DEPT. FILE NO.: 91-277

ZONE: R-1  
COMPREHENSIVE PLAN: R-1  
WATER: CITY OF ROSEBURG  
SEWER: R.U.S.A.

NO APPURTENANT WATER RIGHTS ARE KNOWN TO EXIST ON THIS PROPERTY

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

Janice L. McKinney Deputy 1-19-94  
DOUGLAS COUNTY TAX COLLECTOR DATE

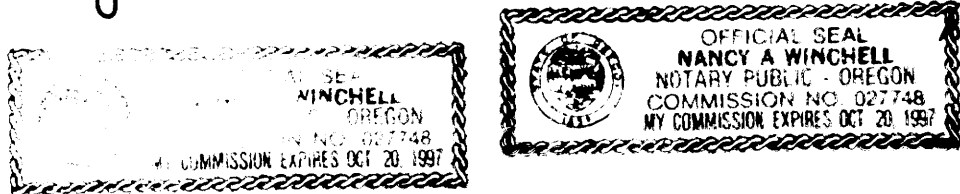
SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY, OREGON VOL. 1296, PG. 150

**ACKNOWLEDGEMENT:**

STATE OF OREGON:  
COUNTY OF DOUGLAS

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 11 DAY OF Jan, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED, PETER LEIKEN, SECRETARY OF L & H LUMBER COMPANY 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.

Nancy A. Winchell



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT PETER LEIKEN, SECRETARY OF L & H LUMBER COMPANY, OWNER OF THE LAND SHOWN ON THE ANNEXED PLAT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "GRAY SQUIRREL PLANNED COMMUNITY (P.U.D.)" AND WE DEDICATE TO THE PUBLIC USE FOREVER THAT PORTION OF GRAY SQUIRREL COURT AND ALL EASEMENTS SHOWN HEREON.

Peter Leiken 12/2/93  
PETER LEIKEN, SECRETARY DATE  
L. & H. LUMBER COMPANY Peter Leiken 1/11/94

**ACKNOWLEDGEMENT:**

STATE OF OREGON:  
COUNTY OF DOUGLAS

KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 2 DAY OF Dec, 1993, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED, PETER LEIKEN, SECRETARY OF L & H LUMBER COMPANY 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.

Heather Iverson



**APPROVALS:**

Ray Peterson 1-19-94  
CHAIRMAN BOARD OR COMMISSIONER DATE  
absent  
COMMISSIONER DATE  
Lois Morgan 1-19-94  
COMMISSIONER DATE  
Larry E. Moman DEPUTY 1-5-94  
COUNTY SURVEYOR DATE  
Keith L. Cubic 12/28/93  
COUNTY PLANNING DIRECTOR DATE  
David J. Reddekopp 1-19-94  
COUNTY ASSESSOR DATE

FILED THIS 19 DAY OF January  
1994  
Gay Fields by Carol Engels Deputy  
COUNTY CLERK

94-01215

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED  
ON 12/28/93  
AT 10:15 AM  
BY Gay Fields DEPUTY  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
FEE \_\_\_\_\_



EXPIRES 12-31-93

**GRAY SQUIRREL PLANNED COMMUNITY (P.U.D.)**

IN THE NORTHWEST 1/4, SECTION 30, TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
L & H LUMBER COMPANY  
859 LOOKINGGLASS ROAD  
ROSEBURG, OREGON 97470

SURVEYED BY:  
i.e.  
ENGINEERING  
1205 S.E. Court Street  
Roseburg, Oregon 97470  
PHONE (503) 673-0166  
FAX (503) 440-9392

SCALE: NONE DATE: JAN. 1993 140-05 PAGE: 2 OF 2

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE