

APPROVALS:

Keith L. Cubic 1/6/97
DOUGLAS COUNTY PLANNING DIRECTOR DATE

James Robertson 1-15-97
DOUGLAS COUNTY COMMISSIONER DATE

Joyce Morgan 1-15-97
DOUGLAS COUNTY COMMISSIONER DATE

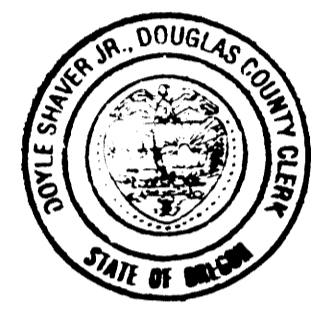
Ramon E. Wain 1/7/97
DOUGLAS COUNTY SURVEYOR DATE

Marie J. Reddekopp 1-15-97
DOUGLAS COUNTY ASSESSOR DATE

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

Vicky Anderson - Deputy 1-15-97
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16 DAY OF January 1997 11:36 O'CLOCK AM
DOYLE SHAVER JR., County Clerk
DOUGLAS COUNTY CLERK



STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, *Doyle Shaver Jr.*, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
97 JAN 16 AM 11:56
DOUGLAS COUNTY CLERK

ZONE: R-1
COMP. PLAN: MED DENSITY RESIDENTIAL
WATER: ROBERTS CREEK WATER ASSOC.
SEWER: GREEN SANITARY DISTRICT

PLANNING DEPT. FILE NO.: 95-056

NOTE:
ROLLING HILLS ROAD RIGHT-OF-WAY PREVIOUSLY DEDICATED PER INSTRUMENT NO. 79-05096

Declaration of Conditions + Restrictions recorded Instrument # 97-00917.

POINT	BEARING	DIST.	ARC.	RADIUS
A	S5°20'45"E	31.27'	—	—
B	S12°39'25"E	215.88'	217.40'	530.00'
C	S22°57'05"E	23.89'	23.89'	470.00'
D	S16°20'24"E	84.46'	84.57'	470.00'
E	S5°35'41"E	91.56'	91.71'	470.00'
F	S0°00'39"E	8.89'	—	—
G	S0°00'39"E	8.99'	—	—
H	N4°07'26"W	76.13'	76.20'	530.00'
I	N9°04'04"W	15.26'	15.26'	530.00'
J	N12°02'31"W	39.75'	39.76'	530.00'
K	N17°32'39"W	62.00'	62.04'	530.00'
L	N22°39'10"W	32.47'	32.47'	530.00'
M	N21°01'45"W	8.27'	—	—
N	N69°28'49"E	5.00'	—	—

LEGEND:
● SET 5/8" x 30" IRON ROD w/ CAP MKD "I.E. ENG."
○ FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
() RECORD DATA PER P.P. 1993-0091
△ CALCULATED POINT

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:

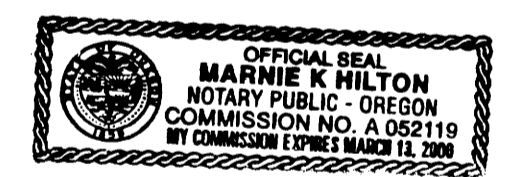
A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PORTION OF PARCELS 1 AND 2 OF PARTITION PLAT NO. 1993-0091 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 3 OF THE ABOVE SAID PARTITION PLAT NO. 1993-0091; THENCE ALONG THE EAST LINE S2°22'43"E 437.77 FEET TO A 5/8" IRON ROD; THENCE N89°54'22"W 101.95 FEET TO THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 79-5096; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S4°07'26"E 76.13 FEET) 76.20 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY LINE S0°00'39"E 8.99 FEET TO A 5/8" IRON ROD AT THE NORTH RIGHT-OF-WAY LINE OF HARMONY DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°54'22"W 141.72 FEET TO A 5/8" IRON ROD; THENCE N0°00'39"W 100.00 FEET TO A 5/8" IRON ROD; THENCE N89°54'22"W 65.00 FEET TO A 5/8" IRON ROD AT THE WEST LINE OF THE ABOVE SAID PARCEL 1, FROM WHICH THE SOUTHWEST CORNER OF SAID PARCEL 1 BEARS S0°00'39"E 100.00 FEET; THENCE ALONG THE WEST LINE N0°00'39"W 464.92 FEET TO A 5/8" IRON ROD; THENCE S5°20'45"E 31.27 FEET TO A 5/8" IRON ROD AT THE WESTERLY LINE OF THE ABOVE SAID PROPERTY DESCRIBED IN INSTRUMENT NO. 79-5096; THENCE ALONG SAID WESTERLY LINE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S12°39'25"E 215.88 FEET) 217.40 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WESTERLY LINE N65°35'31"E 60.00 FEET TO A 5/8" IRON ROD AT THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 79-5096; THENCE ALONG THE EASTERLY LINE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N15°09'45"W 151.03 FEET) 151.69 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID EASTERLY LINE N82°42'57"E 221.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.87 ACRES, MORE OR LESS, EXCLUDING THEREFROM ANY PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 79-5096.

DONALD A. BENTZ P.L.S. # 669
NARRATIVE:
THE PURPOSE OF THIS MAP IS TO SUBDIVIDE PORTIONS OF PARCEL 1 AND 2 OF PARTITION PLAT NO. 1993-91 INTO TEN LOTS AS SHOWN HEREON. THE FOUND MONUMENTS AT THE SOUTHWEST CORNER AND NORTHWEST CORNERS OF SAID PARTITION PLAT WERE USED AS THE BASIS OF BEARING. ALL CORNERS WITHOUT FOUND MONUMENTS WERE REESTABLISHED USING RECORD DATA PER PARTITION PLAT NO. 1993-91. ALL MONUMENTS WERE USED AS THEY WERE FOUND.
SURVEY DATE: NOVEMBER 13, 1996
FIELD CREW: NEIL HIBBS & SAM COREY
EQUIPMENT: NIKON TOP GUN TOTAL STATION
OFFICE: WENDELL T. HARNES
DRAFTING: TIM ADAMS

DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT LANCE C. SHORT, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN HEREON.
Lance C. Short
LANCE C. SHORT

ACKNOWLEDGEMENT:
STATE OF OREGON
COUNTY OF DOUGLAS
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF December, 1996, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LANCE C. SHORT, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Marnie K. Hilton
MY COMMISSION EXPIRES: 3-13-2000



NOTE:
THE TIE TO D.C.S.O. BRASS CAP "JACKIE" SHOWN HEREON DOES NOT AGREE WITH THE SAME TIE PER PARTITION PLAT 1993-0091. APPARENTLY, THE TIE ON P.P. 1993-0091 WAS INTENDED TO BE FROM THE SOUTHWEST CORNER OF PARCEL 1, NOT FROM THE SOUTHEAST CORNER OF PARCEL 2 AS IT SHOWS. THIS PLAT SHOWS THE CORRECT TIE.

	<h3>HARMONY HILLS SUBDIVISION</h3> <p>IN THE NW1/4 OF SEC. 15, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON</p>		
	<p>SURVEYED FOR: LANCE SHORT P.O. BOX 846 WINCHESTER, OREGON 97495</p>	<p>SURVEYED BY: <i>i.e.</i> ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>	
<p>SCALE: 1" = 50'</p>	<p>DATE: NOV. 1996</p>	<p>152-18</p>	<p>PAGE: 1 OF 1</p>

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE