

SADDLE BUTTE RANCH SUBDIVISION, PHASE 2

IN THE SE1/4, SEC. 25, T26S, R6W

DOUGLAS COUNTY, OREGON

OCTOBER, 1996

SURVEYOR'S AFFIDAVIT

I, Mark A. Heimbarger, hereby certify that I have surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described as follows:

Beginning at a 5/8" iron rod at Southeast corner of Lot 17, Saddle Butte Ranch, Phase 1: thence N01 23 57"E 338.60 feet to a 5/8" iron rod; thence S71 56 44"E 198.84 feet to a 5/8" iron rod; thence S75 26 27"E 488.54 feet to a 5/8" iron rod; thence S31 12 43"W 314.25 feet to a 5/8" iron rod; thence S17 38 53"W 60.00 feet to a 5/8" iron rod; thence N72 21 07"W 200.00 feet to a 5/8" iron rod; thence along a curve to the left through a central angle of 19 17'03", an arc distance of 370.23 feet, the chord of which bears N81 59 38"W 368.49 feet to a 5/8" iron rod; thence along a curve to the left through a central angle of 16 15 24", an arc distance of 175.49 feet, the chord of which bears S80 14 08"W 174.91 feet to a 5/8" iron rod; thence N17 53 34"W 60.00 feet to a 5/8" iron rod; thence along a curve to the right through a central angle of 16 15 24", an arc distance of 192.52 feet, the chord of which bears N80 14 08"E 191.87 feet to a 5/8" iron rod; thence along a curve to the right through a central angle of 03 21 45" an arc distance of 68.07 feet, the chord of which bears S89 57 17"E 68.06 feet to a 5/8" iron rod to the Point of Beginning, containing 5.20 acres more or less.

Mark A. Heimbarger
Mark A. Heimbarger

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Peter Leiken, Secretary of L & H Lumber Company, owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the subdivision plat of said property and that they have caused this subdivision plat to be prepared and the property to be subdivided into parcels as shown by the name of "Saddle Butte Ranch Subdivision, Phase 2" and do hereby dedicate to the public forever the use of the streets and easements shown thereon.

Peter Leiken
Peter Leiken, Secretary

ACKNOWLEDGMENT:
State of Oregon)

SS

County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 11th day of December, 1996, before me a Notary Public in and for said State and County, did personally appear Peter Leiken representing L & H Lumber Company, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Ranuncius Walker
Notary Public, State of Oregon

APPROVALS

Approved: JANUARY 13, 1996

By Keith L. Cubic
Douglas County Planning Director

Approved: JANUARY 14, 1996

By Larry E. Morrison
Douglas County Surveyor DEPUTY

Approved: 1-16, 1996

By Michael G. Winton
Douglas County Commissioner

Approved: 1-16, 1996

By Joyce Morgan
Douglas County Commissioner

Approved: 1-15, 1996

By Kevin J. Reddekopp
Douglas County Assessor

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

Approved: 1-15, 1996

By Vicky Awidors - Deputy
Douglas County Tax Collector

Filed this 16th day of January, 1996 at 11:59AM

By DOYLE SHAVER JR., County Clerk by Carlene Jones, Deputy
Douglas County Clerk

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

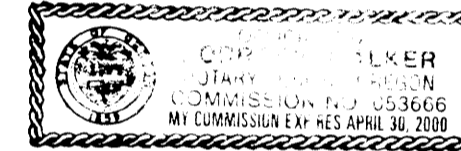
97 JAN 16 AM 11:59

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carlene Jones
DEPUTY

97-00920 FEE PP



Covenants

The declaration of conditions and restrictions on use of Lots and architectural review committee are filed in the Deed of Records of Douglas County, Instrument No. 97-00919

Douglas County Planning Number 96-056.

Water: City of Roseburg

Sewer: Roseburg Urban Sanitary Authority

Zoning: R1

Comprehensive Plan Designation
Low Density Residential
Medium Density Residential

Owner: L&H Lumber Company
859 W. Lookingglass Road
Roseburg, Oregon, 97470

PAGE 2 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark A. Heimbarger

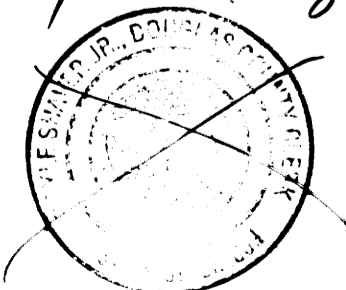
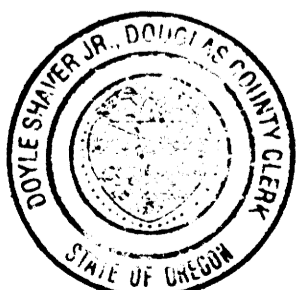
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287

EXP. DATE: 6-30-97



SURVEYING SERVICE, INC.
ENGINEERING • SURVEYING • PLANNING

3076 NE DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541)672-2096
FAX (541)672-0611



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE