

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: BEGINNING AT A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 17 CLEVELAND ESTATES NO. 2 (VOLUME 18, PAGE 49) IN SECTION 27, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE S0°58'21"W 273.53 FEET; THENCE N89°05'20"W 35.92 FEET; THENCE S0°54'40"W 60.00 FEET; THENCE S89°05'20"E 6.45 FEET; THENCE S0°54'40"W 95.00 FEET; THENCE N89°05'20"W 114.02 FEET TO THE CENTER OF SOUTH MYRTLE CREEK; THENCE ALONG THE CENTER LINE OF SOUTH MYRTLE CREEK N85°14'10"W 128.65 FEET; THENCE LEAVING SAID CREEK N0°58'21"E 371.67 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF CLEVELAND ESTATES NO. 2; THENCE ALONG THE SOUTHERLY LINES OF CLEVELAND ESTATES NO. 2 S89°01'39"E 105.70 FEET; N53°02'42"E 78.74 FEET AND S89°05'20"E 103.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.99 ACRES MORE OR LESS. EXCEPTING THEREFROM THAT PART LYING WITHIN WILDWOOD WAY AND REDWOOD AVENUE.

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

NARRATIVE:

THE NORTH AND WEST LINES CONTROLLED BY FOUND MONUMENTS PER CLEVELAND ESTATES NO. 2 (VOLUME 18, PAGE 49). THE SOUTH LINES CONTROLLED BY THE CENTER OF SOUTH MYRTLE CREEK AND FOUND MONUMENTS PER LAND PARTITION 1993-0059. WILDWOOD WAY AND REDWOOD AVENUE RIGHT-OF-WAYS CONTROLLED BY DEDICATION FILED IN DOUGLAS COUNTY CLERKS OFFICE BOOK 1278, PAGE 769 - 771. THE EASTERN LINES OF SUBDIVISION AND THE LOT LINES CREATED AS SHOWN ON THIS PLAT.

FIELD CREW: SAM COREY & ROD McALLISTER
EQUIPMENT: NIKON TOTAL STATION
OFFICE: TOM BIXBY
DRAFTING: TIM ADAMS
ADDITIONAL NARRATIVE ON WEST LINE. SEE CS FILE NO. 63/146-3

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARCEL BOUSSALA AND R.H. CLEVELAND ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN HEREON.

Marcel Boussala by Robert H. Cleveland P.O.A.
MARCEL BOUSSALA
R.H. CLEVELAND

ACKNOWLEDGEMENT:

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13th DAY OF NOVEMBER, 1996 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED R.H. CLEVELAND WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.



APPROVALS:

Planning Commission Chairman: Daley, 1/2/97
Myrtle Creek City Council: [Signature], 1/21/97
Myrtle Creek City Recorder: [Signature], 1/21/97
Douglas County Commissioner: [Signature], 2-4-97
Douglas County Commissioner: [Signature], 2-5-97
Douglas County Surveyor: [Signature], 1-31-97
Douglas County Assessor: [Signature], 2-4-97



STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, [Signature], COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
97 FEB -5 PM 3:10
DOYLE SHAFER JR., DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY BY Nancy R. Davenport, Deputy

97-02521

DEVELOPMENT AGREEMENT AND WAIVER OBJECTION TO ASSESSMENT FOR SIDEWALKS FOR CLEVELAND ESTATES SUBDIVISION AS FILED IN DOUGLAS COUNTY CLERKS INST. NO. 97-00288 BOOK 1449 PAGE 505

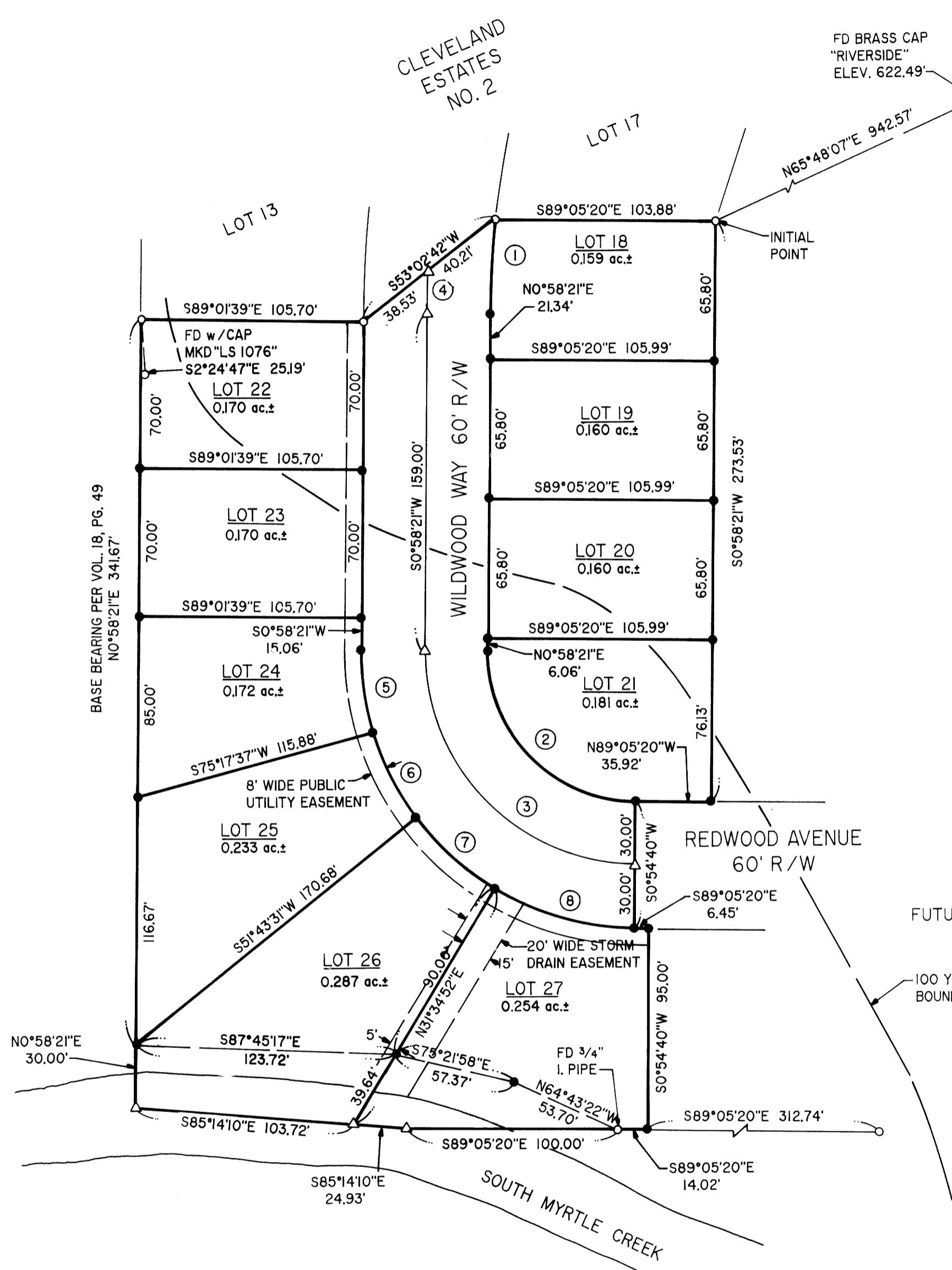
COMP. PLAN: LOW DENSITY RESIDENTIAL
ZONE: R-1
WATER: CITY OF MYRTLE CREEK
SEWER: CITY OF MYRTLE CREEK

COVENANTS:
SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY, OREGON, VOL. 1289, PG. 914

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

Donna Mitchell, Deputy 2/4/97
DOUGLAS COUNTY TAX COLLECTOR
FILED THIS 5th DAY OF February, 1997, 3:10 O'CLOCK AM
DOYLE SHAFER JR., DOUGLAS COUNTY CLERK
by Nancy R. Davenport, Deputy

CLEVELAND ESTATES - NO. 3
IN THE NW/4 OF SEC. 27, T29S, R5W, W.M., DOUGLAS COUNTY, OREGON
REGISTERED OREGON LAND SURVEYOR
DONALD A. BENTZ 839
EXPIRES 12-31-97
SURVEYED FOR: R.H. CLEVELAND, 1449 MULHOLLAND DRIVE, ROSEBURG, OREGON 97470
SURVEYED BY: i.e. ENGINEERING, 548 S.E. JACKSON SUITE 3, ROSEBURG, OREGON 97470, PHONE (541) 673-0166, FAX (541) 440-9392
SCALE: 1" = 50' DATE: NOV. 1996 333-06 PAGE: 1 OF 1



BEARING	DIST.	ARC	RADIUS
N3°41'12"E	44.51'	44.53'	470.00'
N44°03'30"W	99.05'	110.03'	70.00'
S44°03'30"E	141.50'	157.19'	100.00'
S2°06'15"W	19.75'	19.75'	500.00'
S7°40'08"E	39.07'	39.21'	130.00'
S26°16'38"E	45.00'	45.23'	130.00'
S47°19'53"E	50.00'	50.31'	130.00'
S73°45'14"E	68.75'	69.59'	130.00'

LEGEND:
● SET 5/8" x 30" IRON ROD w/CAP MKD "I.E. ENG."
○ FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
△ CALCULATED POINT