

VALLEY ESTATES SUBDIVISION PHASE 3

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:

PARCEL 3 OF PARTITION PLAT NO. 1990-0030 AND PARCEL 2 OF PARTITION PLAT NO. 1990-0032 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON. EXCEPTING THEREFROM VALLEY ESTATES SUBDIVISION PHASE 1 AND VALLEY ESTATES SUBDIVISION PHASE 2. ALSO, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 1990-0030; THENCE ALONG THE EAST LINE OF SAID PARCEL 2 N14°54'07"E 86.75 FEET; THENCE LEAVING SAID EAST LINE S49°37'41"E 119.99 FEET; THENCE ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S25°03'43"W 35.25 FEET) 35.36 FEET; THENCE S17°09'00"W 34.64 FEET TO THE NORTHEAST CORNER OF LOT 7, VALLEY ESTATES SUBDIVISION PHASE 2; THENCE ALONG THE NORTH LINE OF SAID LOT 7 N56°22'06"W 106.38 FEET TO THE POINT OF BEGINNING. ALL LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

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

ZONING: R-1
COMPREHENSIVE PLAN: RMD
WATER: TRI-CITY SEWER & WATER DIST.
SEWER: TRI-CITY SEWER & WATER DIST.
PLANNING DEPARTMENT FILE NO.: 90-165

COVENANTS:

SUBJECT TO PROTECTIVE COVENANTS AS FILED HEREWITH, DOUGLAS COUNTY, OREGON
VOL. 1134 PAGE 990-993
(INST. NO. 91-06383)

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY (WHICH IS PARCEL 3 OF PP 1990-30 AND PARCEL 2 OF PP 1990-32 LESS PHASES 1 AND 2 OF VALLEY ESTATES) INTO 24 LOTS AS SHOWN HEREON. THE FOUND MONUMENTS AT THE EAST END OF THE CENTERLINE OF OCTOBER DRIVE AND THE NE CORNER OF SAID PARCEL 3 WERE USED AS THE BASIS OF BEARING PER PP 1990-30. ALL PERIMETER MONUMENTS WERE FOUND AS SHOWN.

FIELD CREW: NEIL HIBBS & ROD McALLISTER
EQUIPMENT: NIKON TOTAL STATION
CALCULATIONS: TOM BIXBY & WENDELL HARNESS
DRAFTING: TIM ADAMS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT OCTOBER COMPANY, c/o ROD JOHNSON, PRESIDENT, 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 DO HEREBY DEDICATE THE RIGHT-OF-WAY REFERENCED HEREON TO THE PUBLIC AND THE EASEMENTS SHOWN TO THE HOMEOWNERS ASSOCIATION.

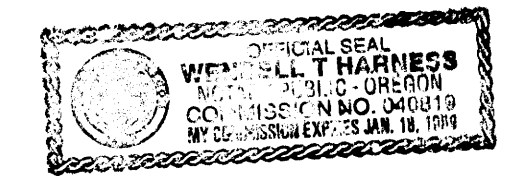
ROD JOHNSON, PRESIDENT
OCTOBER COMPANY

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS DAY OF 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROD JOHNSON, PRESIDENT OF OCTOBER COMPANY, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: 12/31/97



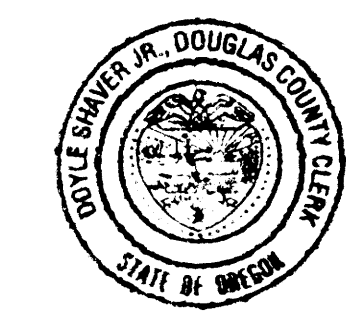
APPROVALS:

DOUGLAS COUNTY COMMISSIONER _____ DATE _____
DOUGLAS COUNTY COMMISSIONER _____ DATE _____
Marie J. Reddekopp 7-17-97
DOUGLAS COUNTY ASSESSOR _____ DATE _____
Ed Momen 7-16-97
DOUGLAS COUNTY SURVEYOR DEPUTY _____ DATE _____
Keith L. Cubic 7/16/97
DOUGLAS COUNTY PLANNING DIRECTOR _____ DATE _____
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Marie J. Reddekopp 7-17-97
DOUGLAS COUNTY TAX COLLECTOR _____ DATE _____

97-14709

FILED THIS 12th DAY OF APRIL, 1997, 8:30 O'CLOCK AM

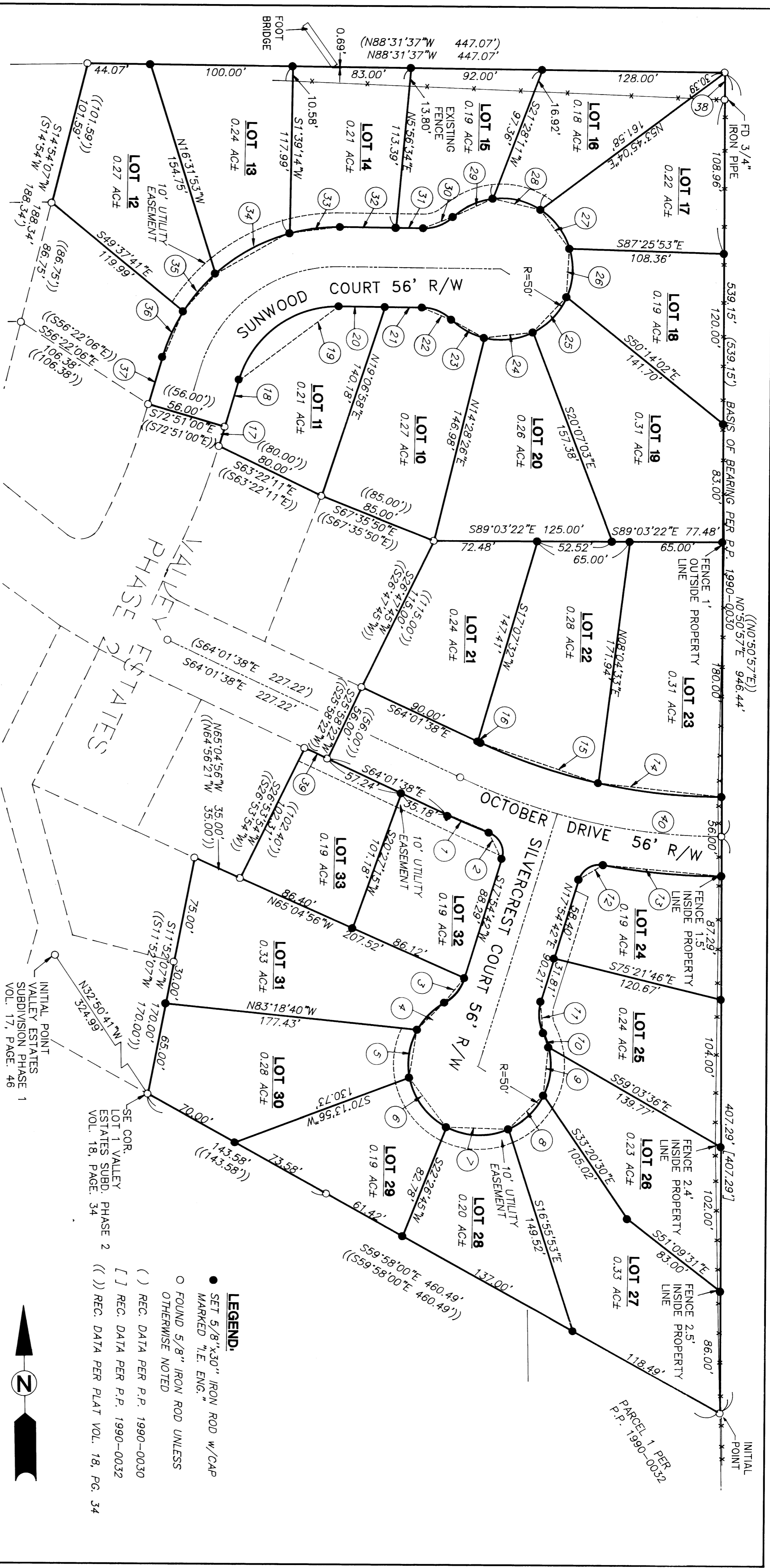
DOUGLAS COUNTY CLERK



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

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY _____ DEPUTY
FEE 1.00
97-14709

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 12, 1968 DONALD A. BENTZ 839 EXPIRES: 12/31/97	VALLEY ESTATES SUBDIVISION PHASE 3 IN THE NW1/4 OF SEC. 8 T30S, R5W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: OCTOBER COMPANY c/o ROD JOHNSON, PRESIDENT P.O. BOX 2009 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: APRIL 1997	JOB NO. 144-01 PAGE: 1 OF 2



LINE	BEARING	DISTANCE	RADIUS	ARC	DELTA
1	S66°04'08"E	32.38'	454.35'	32.38'	4°05'02"
2	S25°05'59"E	20.46'	15.00'	22.52'	86°01'21"
3	S39°40'38"W	22.25'	30.00'	22.79'	43°32'03"
4	S45°45'16"W	27.04'	50.00'	27.38'	31°22'36"
5	S10°00'52"W	34.29'	50.00'	35.00'	40°06'25"
6	S35°49'13"E	43.50'	50.00'	45.00'	51°34'14"
7	S87°18'27"E	43.50'	50.00'	45.00'	51°34'14"
8	N46°52'31"E	34.29'	50.00'	35.00'	40°06'25"
9	N6°41'48"E	34.29'	50.00'	35.00'	40°06'25"
10	N19°37'05"W	10.77'	50.00'	10.79'	12°21'56"
11	N3°51'14"W	22.25'	30.00'	22.79'	43°32'03"
12	N69°38'33"E	19.97'	15.00'	21.85'	83°27'42"
13	N83°53'18"W	83.33'	454.35'	83.45'	10°31'23"
14	N82°52'10"W	87.15'	398.35'	87.33'	12°33'38"
15	N70°18'29"W	87.17'	398.35'	87.34'	12°33'44"
16	S64°01'38"E	2.42'			
17	S17°09'00"W	14.21'			
18	N17°09'00"E	34.64'			
19	N54°18'39"E	86.99'	72.00'	93.40'	74°19'37"
20	S88°31'37"E	32.38'			

LINE	BEARING	DISTANCE	RADIUS	ARC	DELTA
21	S88°31'37"E	26.03'			
22	S66°45'41"E	22.25'	30.00'	22.79'	43°32'03"
23	S60°18'56"E	26.42'	50.00'	26.74'	30°38'20"
24	N84°18'40"E	34.29'	50.00'	35.00'	40°06'25"
25	N44°12'15"E	34.29'	50.00'	35.00'	40°06'25"
26	N4°05'50"E	34.29'	50.00'	35.00'	40°06'25"
27	N36°00'35"W	34.29'	50.00'	35.00'	40°06'25"
28	N76°06'53"W	34.29'	50.00'	35.00'	40°06'25"
29	S65°53'16"W	30.81'	50.00'	31.32'	35°53'31"
30	S69°42'27"W	22.25'	30.00'	22.79'	43°31'52"
31	N88°31'37"W	19.09'			
32	N88°31'37"W	39.31'			
33	S83°29'13"W	35.57'	128.00'	35.69'	15°58'26"
34	S62°04'17"W	59.45'	128.00'	60.00'	26°51'27"
35	S40°48'33"W	34.89'	128.00'	35.00'	15°40'01"
36	S25°03'43"W	35.25'	128.00'	35.36'	15°49'41"
37	S17°09'00"W	34.64'			
38	N0°50'57"E	19.19'			
39	N64°01'38"W	17.76'			
40	S76°35'E	185.00'	425.35'	186.98'	25°07'24"

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 1988
DONALD A. BENITZ
839

EXPIRES: 12/31/97

VALLEY ESTATES SUBDIVISION PHASE 3
IN THE NW1/4 OF SEC. 8 T30S, R5W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR: OCTOBER COMPANY
c/o ROD JOHNSON, PRESIDENT
P.O. BOX 2009
ROSEBURG, OREGON 97470

SURVEYED BY: **i.e.** ENGINEERING
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Roseburg, Oregon 97470
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