

SADDLE BUTTE ESTATES SIXTH ADDITION

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NARRATIVE:

MAP PREPARED FOR THE SUBDIVISION OF "SADDLE BUTTE ESTATES SIXTH ADDITION", BEING A PORTION OF LOT "C" OF "SADDLE BUTTE ESTATES FIFTH ADDITION" AND A PORTION OF THAT PROPERTY DESCRIBED AS PARCEL 2 OF THAT LAND PARTITION FILED AS LP 1995-0057 (INSTRUMENT NO. 95-11544), DOUGLAS COUNTY SURVEYORS OFFICE. THE MONUMENTS FOUND ALONG "SADDLE BUTTE ESTATES FIFTH ADDITION", AND THE SOUTH LINES OF LOTS 1 AND 2 OF "SADDLE BUTTE ESTATES FOURTH ADDITION" WERE FOUND AT RECORD MEASUREMENTS, OR SHOWN A COMPARISON THEREOF. THE RIGHT-OF-WAY ALONG STRAUSS AVENUE WAS ESTABLISHED PER FOUND MONUMENTS ALONG THE EAST LINE OF LOT 2, "SADDLE BUTTE ESTATES FOURTH ADDITION", AND PROJECTED THEREFROM RECORD MEASUREMENTS TO THE SOUTHWEST CORNER OF LOT 3, "SADDLE BUTTE ESTATES FOURTH ADDITION". THE SOUTHWEST CORNER OF JUST SAID LOT 3 WAS PROJECTED BY DISTANCE-DISTANCE INTERSECT FROM THE ESTABLISHED SOUTHWEST CORNER THEREOF, AND THE RECORD INVERSED DISTANCE FROM THE FOUND NORTHEAST CORNER OF LOT 1, BLOCK 3, "SADDLE BUTTE ESTATES THIRD ADDITION".
 FIELD CREW: DAVE WILLIAMS AND ROD McCALLISTER.
 EQUIPMENT: NIKKON TOTAL STATION
 OFFICE: STEVE LOVEMARK
 DRAFTING: DEREK FEIGEL

ZONE: R1-SINGLE FAMILY RESIDENTIAL
 COMP. PLAN: MEDIUM DENSITY RESIDENTIAL & HIGH DENSITY RES.
 SEWER: RUSA
 WATER: CITY OF ROSEBURG
 PLANNING DEPARTMENT FILE NO. 95-064

COVENANTS:
 THE DECLARATION OF CONDITIONS & RESTRICTIONS ON USE OF LOTS AND THE ARCHITECTURAL REVIEW COMMITTEE ARE FILED IN THE DEED OF RECORDS OF DOUGLAS COUNTY, INSTRUMENT NO. 90-08165.

APPROVALS:

[Signature] _____ DATE _____
 DOUGLAS COUNTY COMMISSIONER CHAIRPERSON
 _____ DATE _____
 DOUGLAS COUNTY COMMISSIONER
Mavis J. Raddekepp 5-23-96
 DOUGLAS COUNTY ASSESSOR DATE
Ann E. Morrison 4-11-96
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE
Keith L. Cubic 4/4/96
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

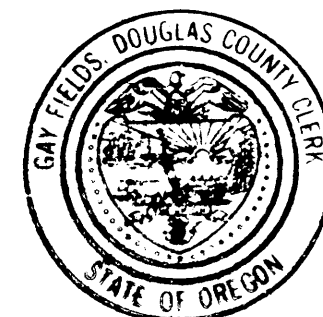
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Vicky Sanjerani, deputy 5-23-96
 DOUGLAS COUNTY TAX COLLECTOR DATE

STATE OF OREGON)
 COUNTY OF DOUGLAS)
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF
 CONVEYANCES, DO HEREBY CERTIFY THAT THIS
 INSTRUMENT WAS RECORDED

96-11303

FILED THIS 27 DAY OF May, 1996,
 10 O'CLOCK AM



GAY FIELDS, County Clerk
 DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]*
 DEPUTY

FEE 11

SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING 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 THE INITIAL POINT, ALSO BEING THE INITIAL POINT OF "SADDLE BUTTE ESTATES FOURTH ADDITION" AS RECORDED IN VOLUME 17, PAGE 43 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S70°42'28"E 60.00 FEET TO THE WEST LINE OF LOT 3, SAID "SADDLE BUTTE ESTATES FOURTH ADDITION"; THENCE ALONG SAID WEST LINE S19°17'32"W 66.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 S76°38'16"E 161.31 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S8°56'30"W 230.51 FEET; THENCE N78°30'26"W 233.54 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S17°59'35"W 106.42 FEET) 106.65 FEET; THENCE N71°12'23"W 323.86 FEET; THENCE N40°12'18"W 336.44 FEET; THENCE N27°11'24"W 54.00 FEET; THENCE S62°48'36"W 95.13 FEET; THENCE N30°06'19"W 223.22 FEET; THENCE N6°57'17"W 73.49 FEET TO THE SOUTHEAST CORNER OF LOT "B", "SADDLE BUTTE ESTATES FIFTH ADDITION" AS RECORDED IN VOLUME 17, PAGE 56 IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID LOT "B" N17°00'28"E 174.83 FEET TO THE SOUTHWEST CORNER OF LOT 7, SAID PLAT; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 S72°59'32"E 142.68 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S72°59'41"E 54.00 FEET TO THE WEST LINE OF LOT 8, SAID PLAT; THENCE ALONG SAID WEST LINE OF LOT 8 S17°00'28"W 42.13 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINES OF SAID LOT 8 AND LOT 9 OF SAID PLAT S64°15'12"E 222.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE ALONG THE SOUTHWESTERLY LINES OF LOT 10 AND LOT 11 OF SAID PLAT S41°02'22"E 224.45 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 11; THENCE ALONG THE SOUTHERLY LINE OF LOT 1 OF THE ABOVE SAID "SADDLE BUTTE ESTATES FOURTH ADDITION" S52°10'00"E 125.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF LOT 2 OF SAID "SADDLE BUTTE ESTATES FOURTH ADDITION" S63°43'29"E 162.61 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID LOT 2 N19°17'32"E 122.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.05 ACRES OF LAND, MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PETER LEIKEN, SECRETARY OF L&H LUMBER CO., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "SADDLE BUTTE ESTATES, SIXTH ADDITION" AND WE DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, AND EASEMENTS, SHOWN HEREON.

PETER LEIKEN
 SECRETARY OF L&H LUMBER CO.

ACKNOWLEDGEMENT:

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS _____ DAY OF _____, 199____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PETER LEIKEN, SECRETARY OF L & H LUMBER CO., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: _____

96-11303

**COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE**

[Signature]
 DONALD A. BENTZ L.S. NO. 839

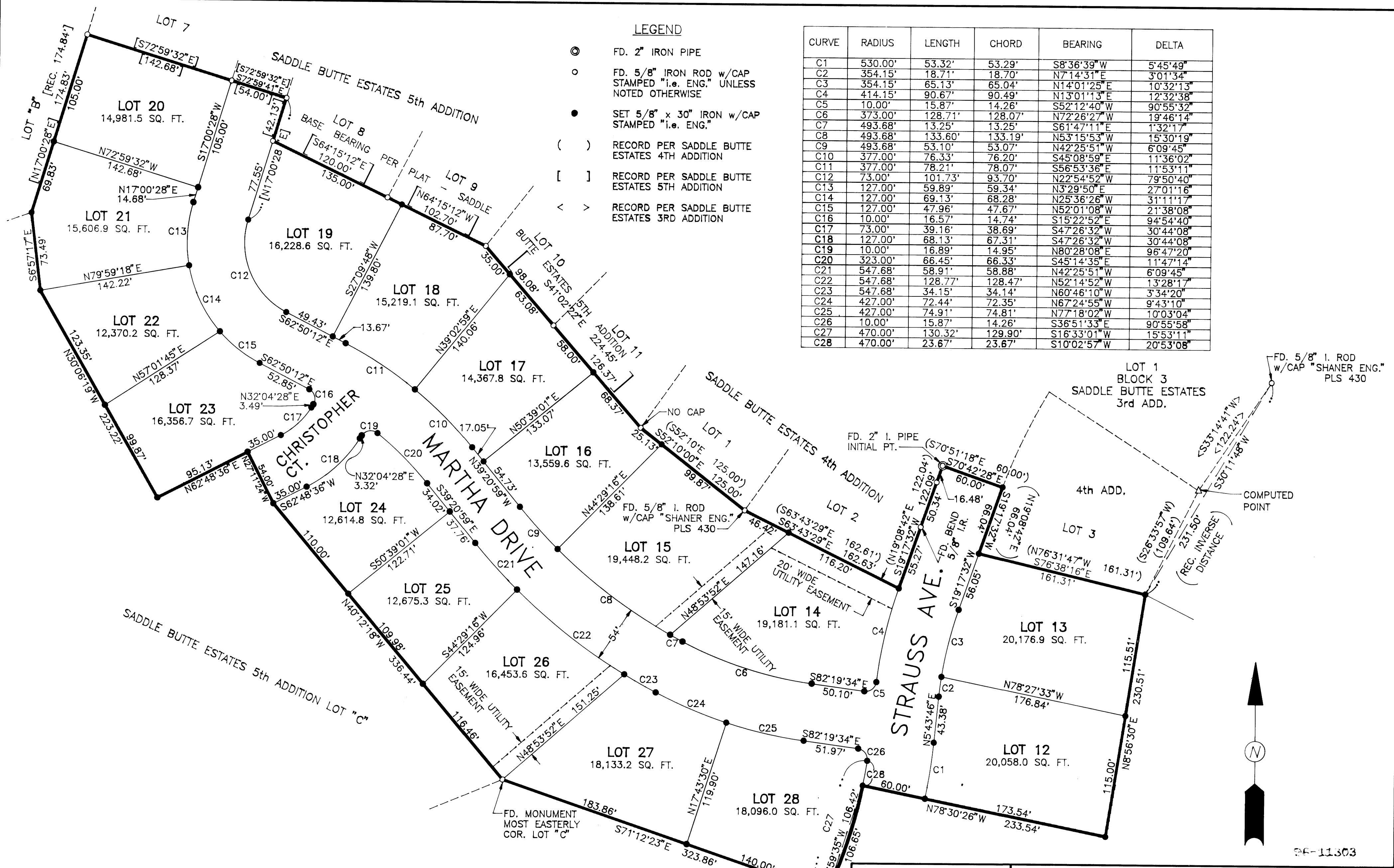
REGISTERED PROFESSIONAL LAND SURVEYOR <i>[Signature]</i> OREGON JULY 12, 1968 DONALD A. BENTZ 839 EXPIRES 12-31-97		SADDLE BUTTE ESTATES SIXTH ADDITION IN THE SW 1/4 OF SEC. 30, T26S, R5W AND THE SE & NE 1/4 OF SEC. 25, T26S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
		SURVEYED FOR: L&H LUMBER COMPANY 859 W. LOOKINGGLASS RD. ROSEBURG, OR. 97470 (541) 672-4883	SURVEYED BY: <i>i.e.</i> ENGINEERING 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: NO SCALE	DATE: JAN. 1996	140-14	PAGE: 1 OF 2

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LEGEND

- ⊙ FD. 2" IRON PIPE
- FD. 5/8" IRON ROD w/CAP STAMPED "i.e. ENG." UNLESS NOTED OTHERWISE
- SET 5/8" x 30" IRON w/CAP STAMPED "i.e. ENG."
- () RECORD PER SADDLE BUTTE ESTATES 4TH ADDITION
- [] RECORD PER SADDLE BUTTE ESTATES 5TH ADDITION
- < > RECORD PER SADDLE BUTTE ESTATES 3RD ADDITION

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	530.00'	53.32'	53.29'	S8°36'39"W	5°45'49"
C2	354.15'	18.71'	18.70'	N7°14'31"E	3°01'34"
C3	354.15'	65.13'	65.04'	N14°01'25"E	10°32'13"
C4	414.15'	90.67'	90.49'	N13°01'13"E	12°32'38"
C5	10.00'	15.87'	14.26'	S52°12'40"W	90°55'32"
C6	373.00'	128.71'	128.07'	N72°26'27"W	19°46'14"
C7	493.68'	13.25'	13.25'	S61°47'11"E	1°32'17"
C8	493.68'	133.60'	133.19'	N53°15'53"W	15°30'19"
C9	493.68'	53.10'	53.07'	N42°25'51"W	6°09'45"
C10	377.00'	76.33'	76.20'	S45°08'59"E	11°36'02"
C11	377.00'	78.21'	78.07'	S56°53'36"E	11°53'11"
C12	73.00'	101.73'	93.70'	N22°54'52"W	79°50'40"
C13	127.00'	59.89'	59.34'	N3°29'50"E	27°01'16"
C14	127.00'	69.13'	68.28'	N25°36'26"W	31°11'17"
C15	127.00'	47.96'	47.67'	N52°01'08"W	21°38'08"
C16	10.00'	16.57'	14.74'	S15°22'52"E	9°45'40"
C17	73.00'	39.16'	38.69'	S47°26'32"W	30°44'08"
C18	127.00'	68.13'	67.31'	S47°26'32"W	30°44'08"
C19	10.00'	16.89'	14.95'	N80°28'08"E	96°47'20"
C20	323.00'	66.45'	66.33'	S45°14'35"E	11°47'14"
C21	547.68'	58.91'	58.88'	N42°25'51"W	6°09'45"
C22	547.68'	128.77'	128.47'	N52°14'52"W	3°28'17"
C23	547.68'	34.15'	34.14'	N60°46'10"W	3°34'20"
C24	427.00'	72.44'	72.35'	N67°24'55"W	9°43'10"
C25	427.00'	74.91'	74.81'	N77°18'02"W	10°03'04"
C26	10.00'	15.87'	14.26'	S36°51'33"E	90°55'58"
C27	470.00'	130.32'	129.90'	S16°33'01"W	15°53'11"
C28	470.00'	23.67'	23.67'	S10°02'57"W	20°53'08"



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

REGISTERED PROFESSIONAL LAND SURVEYOR
Donald A. Bentz
OREGON
JULY 12, 1988
DONALD A. BENTZ
839
EXPIRES 12-31-97

SADDLE BUTTE ESTATES SIXTH ADDITION
IN THE SW 1/4 OF SEC. 30, T26S, R5W
AND THE SE & NE 1/4 OF SEC. 25, T26S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR: L&H LUMBER COMPANY 859 W. LOOKINGGLASS RD. ROSEBURG, OR. 97470 (541) 672-4883	SURVEYED BY: 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392 i.e. ENGINEERING
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SCALE: 1" = 60' DATE: JAN. 1996 140-14 PAGE: 2 OF 2

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