

# CREEK SIDE ESTATES

NWSW1/4, SEC 2, TWP 28 S, R 6 W, WM  
PARCEL 2, B.L.A. SURVEY M112-58  
TAX ACCOUNT NO. 65112.14  
DOUGLAS COUNTY, OREGON  
NOVEMBER 1997  
SCALE 1" = 50'

**LEGEND**

- FOUND I.R. MARKED AS SHOWN
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED
- △ COMPUTED POINT, NO MONUMENT SET
- PUE PUBLIC UTILITY EASEMENT
- ( ) = RECORD PER M112-58

**SURVEYED FOR**

ROBERT H CLEVELAND  
1449 NW MULHOLLAND  
ROSEBURG, OR 97470  
PH (541) 440-3046

SUBJECT TO PROTECTIVE COVENANTS AS FILED HERewith, DOUGLAS COUNTY, OREGON, VOL 1508, PAGE 308.

**CURVE TABLE**

NO	DELTA	CHORD BEARING	T'	R'	L'	LC'
C1	52°43'00"	S 63°57'50" W	24.77	50.00	46.00	44.40
C2	46°09'59"	S 72°25'34" E	21.31	50.00	40.29	39.21
C3	01°11'06"	S 31°43'29" W	15.12	1462.40	30.24	30.24
C4	41°28'48"	S 16°51'56" W	18.93	50.00	36.20	35.41
C5	45°28'07"	S 26°36'31" E	20.95	50.00	39.68	38.65
C6	98°41'51"	N 88°09'06" W	57.07	49.00	84.41	74.35
C7	01°04'01"	S 43°43'32" W	13.62	1462.40	27.23	27.23
C8	47°49'21"	S 18°35'18" W	8.87	20.00	16.69	16.21
C9	01°43'23"	S 41°15'39" W	21.99	1462.40	43.98	43.97
C10	01°04'11"	S 42°39'26" W	13.65	1462.40	27.30	27.30
C11	03°30'24"	S 38°38'45" W	44.77	1462.40	89.51	89.49
C12	34°54'55"	N 67°01'59" E	15.72	50.00	30.47	30.00
C13	54°53'55"	N 22°07'35" E	25.97	50.00	47.91	46.10
C14	04°34'32"	S 34°36'17" W	58.42	1462.40	116.78	116.75
C15	98°41'51"	N 88°09'06" W	25.62	22.00	37.90	33.38
C16	21°02'57"	N 53°01'27" E	3.72	20.00	7.35	7.31
C17	26°46'24"	N 76°56'08" E	4.76	20.00	9.35	9.26

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 36°29'15" E	83.18'
L2	N 49°37'36" W	155.37'
L3	N 45°29'55" W	145.32'
L4	N 32°00'45" E	154.34'
L5	N 51°00'10" W	74.70'
L6	N 51°00'10" W	63.69'
L7	N 26°21'28" W	12.14'
L8	N 26°21'28" W	67.67'
L9	N 28°39'15" W	16.93'
L10	N 28°39'15" W	22.52'
L11	N 03°25'46" E	40.75'
L12	N 38°31'49" E	45.61'
L13	N 38°31'49" E	7.22'
L14	N 32°44'48" E	62.07'
L15	N 56°10'53" E	12.78'
L16	N 56°10'53" E	53.82'
L17	N 36°29'15" E	21.26'
L18	N 36°29'15" E	79.53'
L19	N 56°10'53" E	10.51'
L20	N 38°31'49" E	14.93'
L21	N 32°44'48" E	66.78'
L22	N 56°10'53" E	57.11'
L23	N 36°29'15" E	20.28'
L24	N 26°21'28" W	12.28'
L25	N 51°00'10" W	73.92'
L26	N 51°00'10" W	74.86'
L27	S 51°33'53" W	137.04'
L28	N 03°25'46" E	58.86'
L29	N 28°39'15" W	24.41'
L30	N 28°39'15" W	23.07'
L31	N 26°21'28" W	73.49'
L32	S 76°24'58" W	138.23'
L33	N 38°31'49" E	45.87'
L34	N 68°33'53" W	132.79'
L35	S 42°29'59" W	64.25'
L36	S 38°48'10" E	20.30'
L37	S 38°48'10" E	135.41'
L38	S 42°29'59" W	57.63'
L39	S 38°48'10" E	59.67'
L40	S 42°29'59" W	33.37'
L41	N 49°35'28" W	10.00'
L42	S 02°24'06" E	41.14'
L43	S 47°31'07" E	39.62'
L44	N 38°48'10" W	55.62'
L45	S 42°29'59" W	85.25'
L46	S 38°48'10" E	140.61'

**APPROVALS**

*Keith L. Cubic* DECEMBER 15, 1997  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

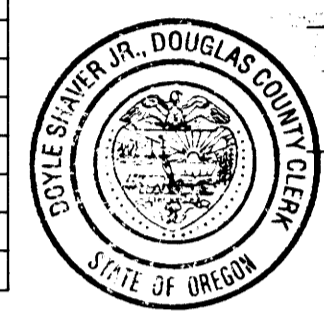
*Romy Ware* 12-15-97  
DOUGLAS COUNTY SURVEYOR DATE

*Marie J. Reddekopp* 12-16-97  
DOUGLAS COUNTY ASSESSOR DATE

*Michael J. Winton* 12-16-97  
DOUGLAS COUNTY COMMISSIONER DATE

*John Morgan* 12/16/97  
DOUGLAS COUNTY COMMISSIONER DATE

*Victory Sanferani, Deputy* 12-16-97  
DOUGLAS COUNTY TAX COLLECTOR 97-25133 DATE



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

FILED THIS 16<sup>th</sup> DAY OF DECEMBER, 1997, 2:27 O'CLOCK PM

*Gloria S. Burnett*  
DOYLE SHAVER JR., County Clerk  
DOUGLAS COUNTY CLERK

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS, THAT I, ROBERT H CLEVELAND, AM THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS MAP, AND HEREBY CREATE THE EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DO DEDICATE THE STREET AND PUBLIC UTILITY EASEMENTS TO THE PUBLIC FOREVER.

*Robert H. Cleveland*  
ROBERT H CLEVELAND

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16<sup>th</sup> DAY OF DECEMBER 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT 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.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

*Kay W. Wynn*  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES: FEBRUARY 7, 2000

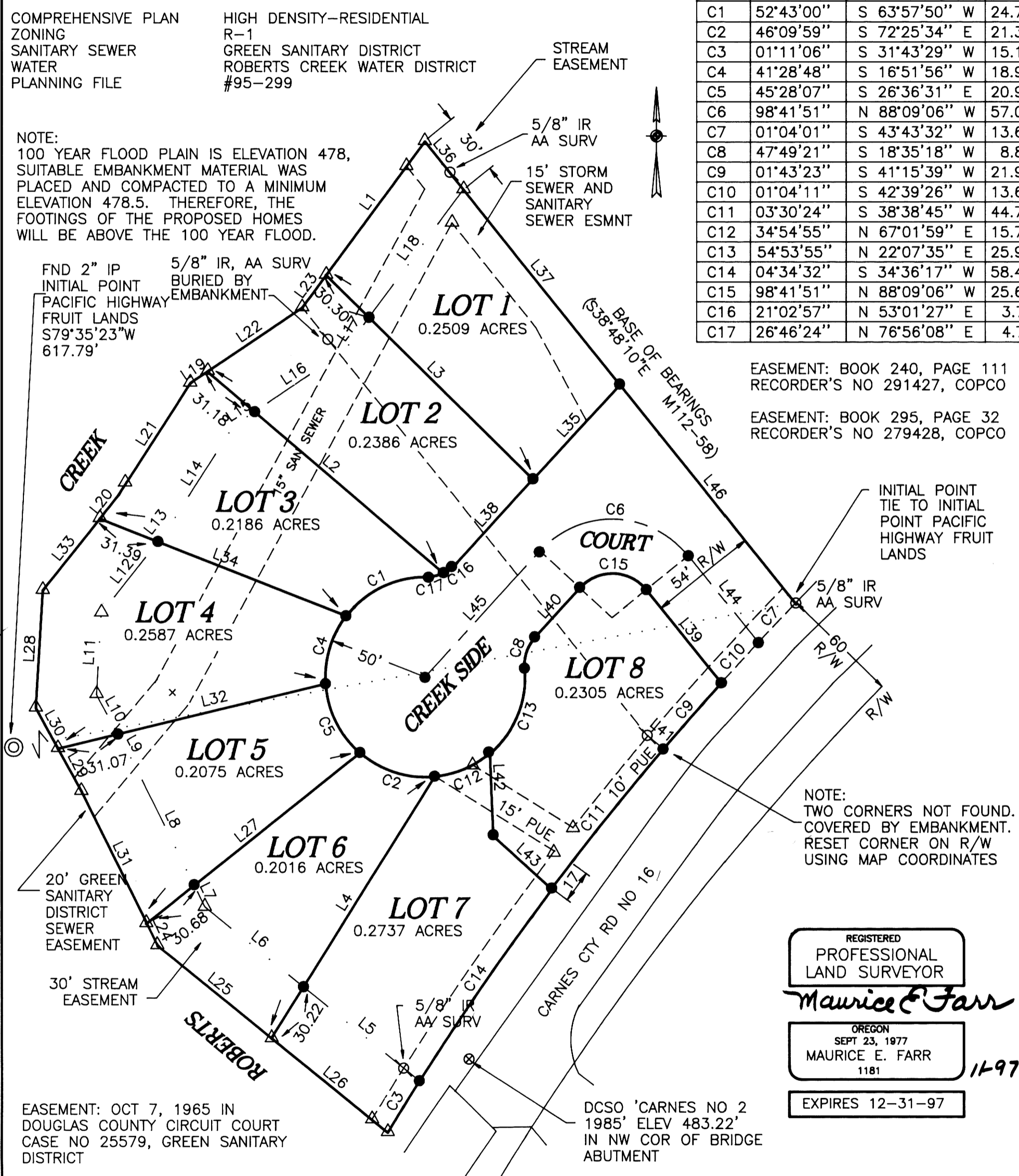
STATE OF OREGON  
COUNTY OF DOUGLAS  
DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED  
57 DEC 16 PM 2:27  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Gloria S. Burnett*  
FEE P.P.

**SURVEYOR'S CERTIFICATE**

I, MAURICE E FARR, BEING FIRST 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 A 5/8" IRON ROD (IR), FROM WHICH THE INITIAL POINT OF PACIFIC HIGHWAY FRUIT LANDS BEARS S79°35'23"W 617.79 FT; THENCE N38°48'10"W 296.32 FT TO A POINT ON THE CENTER LINE OF ROBERTS CREEK; THENCE ALONG THE CENTER LINE OF ROBERTS CREEK S36°29'15"W 103.46 FT; S56°10'53"W 67.62 FT; S32°44'48"W 66.78 FT; S38°31'49"W 60.80 FT; S03°25'46"W 58.86 FT; S28°39'15"E 47.489 FT; S26°21'28"E 85.777 FT; S51°00'10"E 148.78 FT TO A POINT ON THE WESTERLY ROW LINE OF COUNTY RD NO 16; THENCE ALONG SAID ROW ON A 1462.40 FT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N37°41'44"E 334.31 FT) 335.04 FT TO THE POINT OF BEGINNING, CONTAINING 2.334 ACRES MORE OR LESS, ALL LOCATED IN SW 1/4, SECTION 2, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

97-25133



EASEMENT: BOOK 240, PAGE 111  
RECORDER'S NO 291427, COPCO

EASEMENT: BOOK 295, PAGE 32  
RECORDER'S NO 279428, COPCO

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Maurice E Farr*  
OREGON  
SEPT 23, 1977  
MAURICE E. FARR  
1181  
EXPIRES 12-31-97

**SURVEYED BY**  
*Maurice E Farr*  
MAURICE E. FARR  
PROFESSIONAL LAND SURVEYOR  
1960 SW BURDETTE DRIVE  
ROSEBURG, OR 97470  
PH (541) 679-6598 97-25133

**NARRATIVE:**

THIS IS A SURVEY TO CREATE AN EIGHT LOT SUBDIVISION FROM BLA SURVEY NO M112-58 AS RECORDED IN DOUGLAS COUNTY SURVEYOR'S OFFICE. WE USED FOUND MONUMENTS FROM SURVEY M112-58 TO CONTROL THE EXTERIOR BOUNDARIES. INTERIOR LINES AS DIRECTED BY THE DEVELOPER. NO GEODETIC MONUMENTS WERE FOUND WITHIN ONE HALF MILE OF THE PROJECT.

THE SURVEY WAS COMPLETED BY MAURICE E FARR AND RICHARD M GARZA, JR USING A LIETZ SET 4 TOTAL STATION. COMPUTATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR. 97-25133