

LOGAN CREST ESTATES 1ST ADDITION

LOCATED IN THE NE 1/4, SE 1/4
SECTION 10, T28S, R6W, W.M.
DOUGLAS COUNTY OREGON

NUMBER	DIRECTION	DISTANCE
L1	S 89°46'14" E	38.96'
L2	S 89°52'29" E	39.06'
L3	N 89°52'29" W	39.00'
L4	N 89°52'29" W	39.00'
L5	N 89°52'23" W	57.99'
L6	N 89°52'23" W	12.34'
L7	S 00°07'37" W	30.00'
L8	S 00°07'37" W	30.00'
L9	N 89°52'23" W	12.34'
L10	S 89°52'29" E	70.08'
L11	N 00°03'23" E	59.91'
L12	N 00°06'32" E	46.38'
L13	N 89°52'29" W	69.98'
L14	N 00°06'32" E	68.26'
L15	N 00°12'36" E	38.00'
L16	S 89°52'29" E	30.00'
L17	S 89°52'29" E	30.00'
L18	S 89°52'29" E	70.00'
L19	N 00°06'31" W	32.00'
L20	N 00°07'56" E	30.03'
L21	S 88°57'51" E	29.99'
L22	N 69°42'38" W	1069.06'

DECLARATION & DEDICATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT FLOYD R. LEDBETTER, SR. AND PEGGY N. LEDBETTER ARE THE OWNERS OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "LOGAN CREST ESTATES, 1ST ADDITION" AND DO HEREBY DEDICATE THE STREET SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

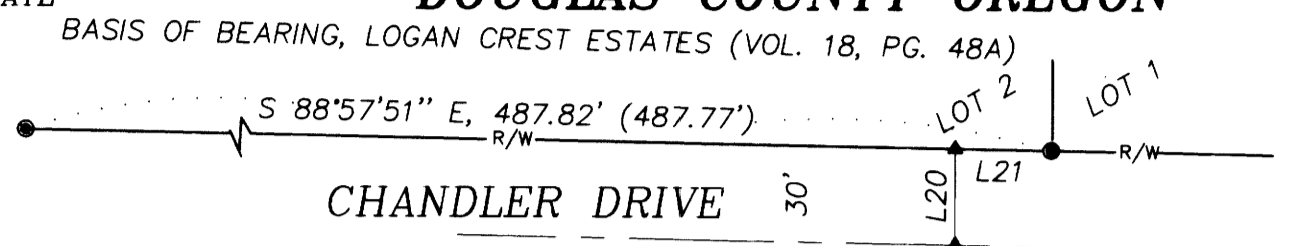
Floyd R. Ledbetter Sr.
FLOYD R. LEDBETTER, SR.

Peggy N. Ledbetter
PEGGY N. LEDBETTER

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

Marie J. Ledbetter
DOUGLAS COUNTY TAX COLLECTOR

7-23-98
DATE



APPROVALS:
BY ORDER OF THE BOARD OF COMMISSIONERS

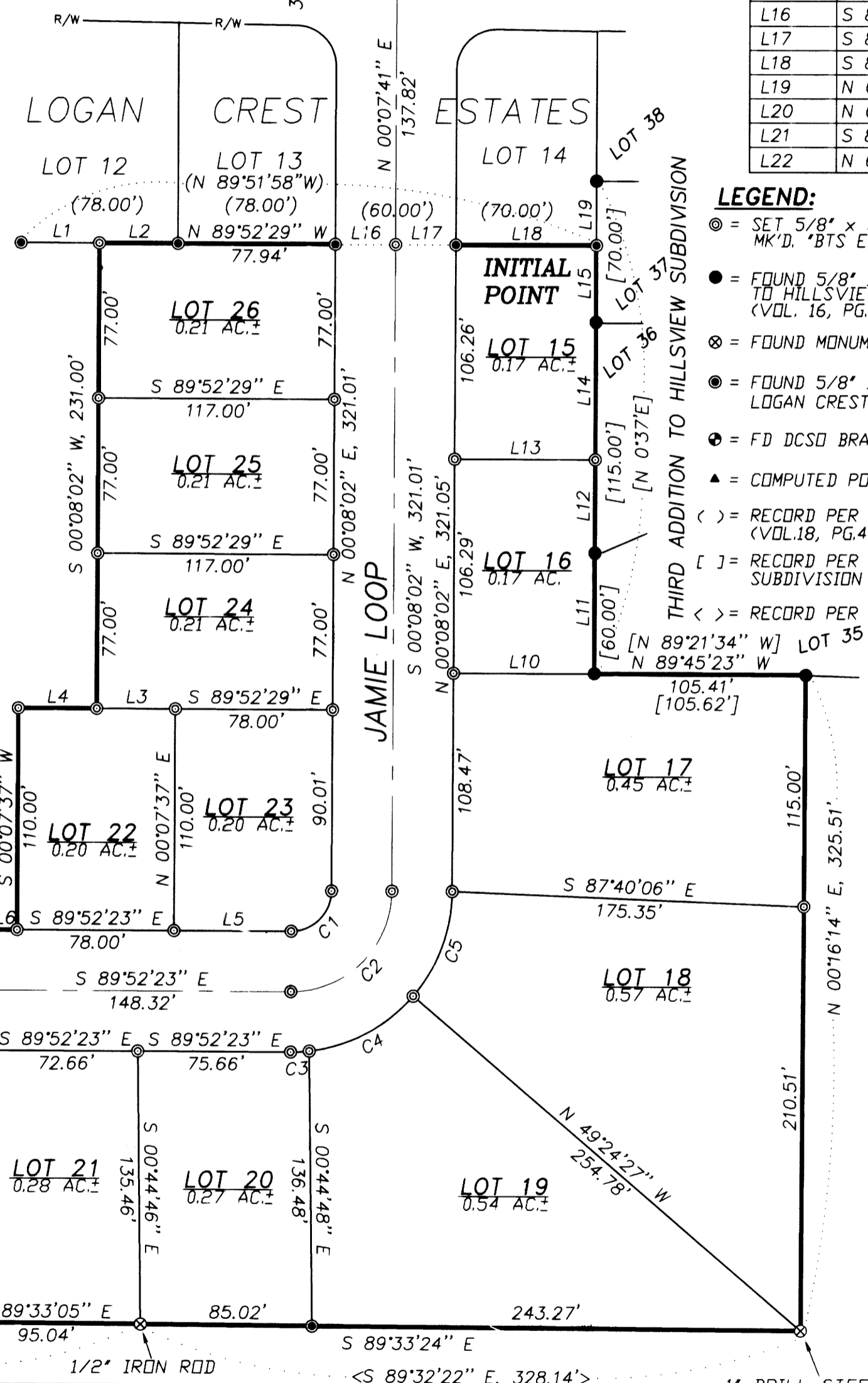
James Morgan 7/28/98
COMMISSIONER DATE

James Roberts 7-24-98
COMMISSIONER DATE

Keith L. Cubie 7/17/98
COUNTY PLANNING DIRECTOR DATE

Marie J. Ledbetter 7-23-98
COUNTY ASSESSOR DATE

Ed Momen 7-20-98
COUNTY SURVEYOR DEPUTY DATE



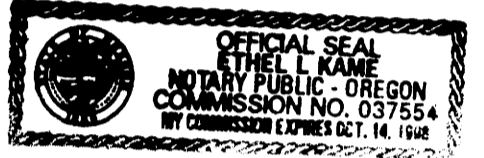
- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS-ENG-SURV"
 - = FOUND 5/8" IRON ROD PER THIRD ADDITION TO HILLSVIEW SUBDIVISION (VOL. 16, PG. 32 A&B)
 - ⊗ = FOUND MONUMENT, AS NOTED PER 1992-0058
 - ⊙ = FOUND 5/8" IRON ROD PER LOGAN CREST ESTATES (VOL. 18, PG. 48 A&B)
 - ⊙ = FD DCSD BRASS DISC, "GARRETT, 1972"
 - ▲ = COMPUTED POINT NOT SET
 - < > = RECORD PER LOGAN CREST ESTATES (VOL. 18, PG. 48 A&B)
 - [] = RECORD PER THIRD ADDITION TO HILLSVIEW SUBDIVISION (VOL. 16, PG. 32 A&B)
 - < > = RECORD PER 1992-0058

ACKNOWLEDGMENT:
STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24 DAY OF June, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED FLOYD LEDBETTER, SR. AND PEGGY N. LEDBETTER, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

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

Ernie L. Kame
NOTARY PUBLIC, STATE OF OREGON



SURVEYOR'S CERTIFICATE:
I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS SUBDIVISION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
ALL THAT PARCEL OF LAND DESCRIBED IN A DEED TO FLOYD LEDBETTER, SR. AND PEGGY LEDBETTER RECORDED IN INST. NO. 97-21583 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 14, LOGAN CREST ESTATES, A SUBDIVISION RECORDED IN VOLUME 18, PAGES 48A AND 48B OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; S.0°12'36"W., 38.00 FEET TO A 5/8" IRON ROD, S.0°06'32"W., 114.64 FEET TO A 5/8" IRON ROD, S.0°03'23"W., 59.91 FEET TO A 5/8" IRON ROD, S.89°45'23"E., 105.41 FEET TO A 5/8" IRON ROD; THENCE S.0°16'14"W., LEAVING SAID THIRD ADDITION TO HILLSVIEW SUBDIVISION, 325.51 FEET TO A 1" DRILL STEEL; THENCE N.89°33'24"W., 328.29 FEET TO A 1/2" IRON ROD; THENCE N.89°33'05"W., 95.04 FEET TO A 5/8" IRON ROD; THENCE N.3°30'35"E., 135.15 FEET TO A 5/8" IRON ROD; THENCE S.89°52'23"E., 12.34 FEET TO A 5/8" IRON ROD; THENCE N.0°07'37"E., 60.00 FEET TO A 5/8" IRON ROD; THENCE S.89°52'23"E., 12.34 FEET TO A 5/8" IRON ROD; THENCE N.0°07'37"E., 110.00 FEET TO A 5/8" IRON ROD; THENCE S.89°52'29"E., 39.00 FEET TO A 5/8" IRON ROD; THENCE N.0°08'02"E., 231.00 FEET TO A 5/8" IRON ROD; THENCE S.89°52'29"E., 247.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.21 ACRES, MORE OR LESS.

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A 4.21 ACRES PARCEL OF LAND INTO 12 LOTS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 93-038. THE NORTH BOUNDARY WAS CONTROLLED BY MONUMENTS FOUND PER LOGAN CREST ESTATES. THE EAST BOUNDARY WAS CONTROLLED BY MONUMENTS FOUND PER THE THIRD ADDITION TO HILLSVIEW SUBDIVISION. THE SOUTH BOUNDARY WAS CONTROLLED BY MONUMENTS FOUND PER LAND PARTITION 1992-0058. THE WEST BOUNDARY WAS ESTABLISHED PER INST. NO. 97-21583.
THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND AARON FANNING USING A SOKKIA SET 2BII AND SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

PROTECTIVE COVENANTS:
PROTECTIVE COVENANTS FOR LOGAN CREST ESTATES, 1ST ADDITION HAVE BEEN RECORDED AS INST. NO. 98-17362, IN BOOK 1555, PAGES 95, OF RECORDS OF DOUGLAS COUNTY, OREGON.

ZONING & UTILITIES:
ZONED: R1- SINGLE FAMILY RESIDENTIAL
COMP. PLAN: RMD - MEDIUM DENSITY RESIDENTIAL
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
PLANNING FILE NO. 93-038

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

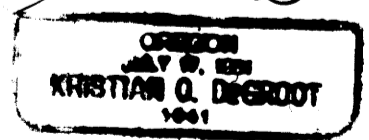
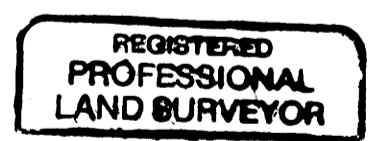
98 JUL 28 AM 11:12

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Marie J. Ledbetter*
DEPUTY

FEE PP



OCS '27
Y = 552,649.46
X = 1,228,648.49

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	89°59'35"	N 45°07'50" E	20.00	20.00	31.41	28.28
C2	89°59'35"	N 45°07'50" E	49.99	50.00	78.53	70.71
C3	06°42'21"	N 86°46'26" E	4.69	80.00	9.36	9.36
C4	42°49'42"	N 62°00'24" E	31.37	80.00	59.80	58.42
C5	40°27'31"	N 20°21'48" E	29.48	80.00	56.48	55.32

BTS ENGINEERING & SURVEYING, INC.
431 S.E. MAIN ST., ROSEBURG, OR 97470
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 60'
DATE: MAY, 1998

FDR: FLOYD R. LEDBETTER, SR.
2233 LINNELL AVENUE
ROSEBURG, OREGON 97470

JOB #: 97-010
FILE NAME: L-CREST1.DWG
SHEET 1 of 1

98-17363