

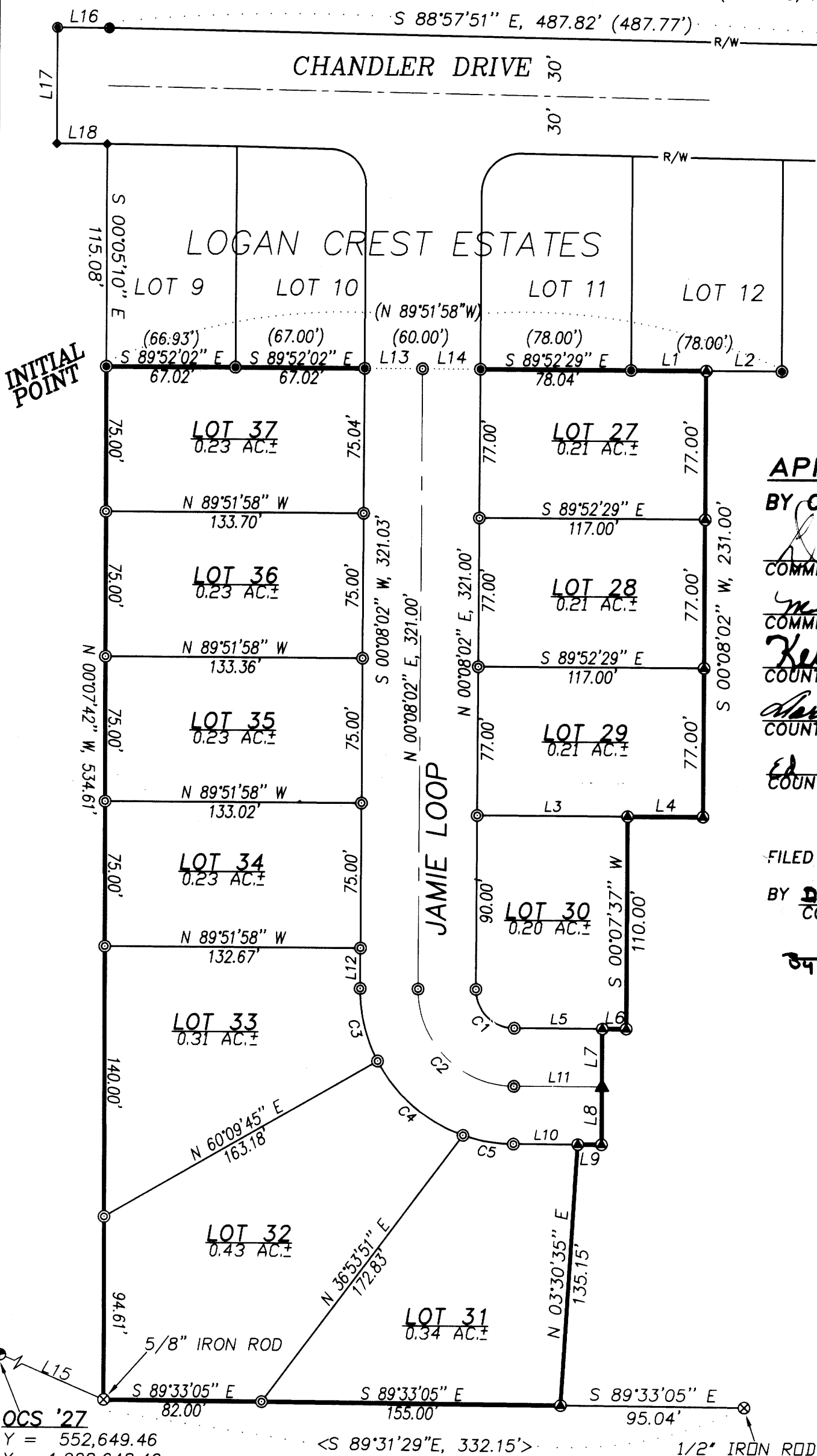
LOGAN CREST ESTATES 2ND ADDITION

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

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

Marie J. Reddick
DOUGLAS COUNTY TAX COLLECTOR
7-29-98
DATE

BASIS OF BEARING, LOGAN CREST ESTATES (VOL. 18, PG. 48A)



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

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'25"	S 44°52'10" E	20.00	20.00	31.42	28.29
C2	90°00'25"	S 44°52'10" E	50.01	50.00	78.55	70.71
C3	27°56'25"	S 13°50'10" E	19.90	80.00	39.01	38.63
C4	42°58'23"	S 49°17'34" E	31.49	80.00	60.00	58.61
C5	19°05'37"	S 80°19'35" E	13.45	80.00	26.66	26.54

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. 'BTS' ENG-SURV.
- ⊗ = FOUND MONUMENT, AS NOTED PER 1992-0058
- = FOUND 5/8" IRON ROD PER LOGAN CREST ESTATES (VOL.18, PG.48 A&B)
- ⊕ = FD DCSO BRASS DISC, 'GARRETT, 1972'
- ▲ = COMPUTED POINT NOT SET
- ⊙ = FOUND 5/8" IRON ROD PER LOGAN CREST ESTATES, 1ST ADDITION (VOL. , PG.)
- ◆ = FOUND 5/8" IRON ROD PER 1992-0050
- < > = 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

APPROVALS:

BY ORDER OF THE BOARD OF COMMISSIONERS

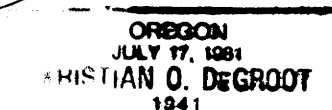
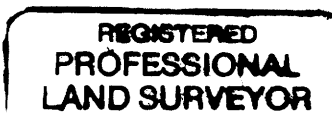
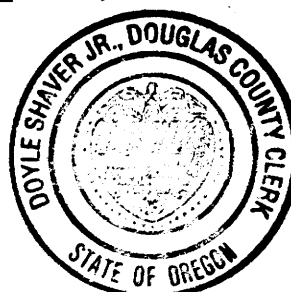
Samuel Johnson 7-29-98
COMMISSIONER DATE
Michelle Johnson 7-29-98
COMMISSIONER DATE
Keith L. Cubie 7/17/98
COUNTY PLANNING DIRECTOR DATE
Marie J. Reddick 7-29-98
COUNTY ASSESSOR DATE
Ed M... 7-20-98
COUNTY SURVEYOR DEPUTY DATE

98-17516 3:50 P.M.

FILED THIS 29th DAY OF JULY 1998,

BY *Doyle Shaver Jr.* County Clerk
COUNTY CLERK

Deputy



EXPIRES: 12-31-99

DECLARATION & DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT FLOYD R. LEDBETTER, JR., TAMI A. LEDBETTER, TERRY A. FOSTER, JR. AND DIANNA K. FOSTER 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, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF "LOGAN CREST ESTATES, 2ND ADDITION" AND DO HEREBY DEDICATE THE STREET SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

Floyd R. Ledbetter Jr.
FLOYD R. LEDBETTER, JR.
Terry A. Foster Jr.
TERRY A. FOSTER, JR.

Tami A. Ledbetter
TAMI A. LEDBETTER
Dianna K. Foster
DIANNA K. FOSTER

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27 DAY OF July, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED FLOYD R. LEDBETTER, JR., TAMI A. LEDBETTER, AND TERRY A. FOSTER, JR., AND DIANNA K. FOSTER 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 HERETO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ethel S. Hamer
NOTARY PUBLIC, STATE OF OREGON

TOM & BUFFIE GILLESPIE

SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1555 PAGE 531 (INSTRUMENT NO. 98-17514)



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, JR. RECORDED IN INST. NO. 97-24194 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 9, LOGAN CREST ESTATES, A SUBDIVISION RECORDED IN VOLUME 18, PAGES 48A AND 48B OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S.89°52'02"E. ALONG THE SOUTH LINE OF SAID LOGAN CREST ESTATES, 194.05 FEET TO A 5/8" IRON ROD; THENCE S.89°52'29"E. CONTINUING ALONG SAID SOUTH LINE OF LOGAN CREST ESTATES, 117.00 FEET TO A 5/8" IRON ROD; THENCE S.00°08'02"W., 231.00 FEET TO A 5/8" IRON ROD; THENCE N.89°52'29"W., 39.00 FEET TO A 5/8" IRON ROD; THENCE S.00°07'37"W., 110.00 FEET TO A 5/8" IRON ROD; THENCE N.89°52'23"W., 12.34 FEET TO A 5/8" IRON ROD; THENCE S.00°07'37"W., 60.00 FEET TO A 5/8" IRON ROD; THENCE N.89°52'23"W., 12.34 FEET TO A 5/8" IRON ROD; THENCE S.03°30'35"W., 135.15 FEET TO A 5/8" IRON ROD; THENCE N.89°33'05"W., 237.00 FEET TO A 5/8" IRON ROD; THENCE N.00°07'42"W., 534.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.43 ACRES, MORE OR LESS.

PROTECTIVE COVENANTS:

PROTECTIVE COVENANTS FOR LOGAN CREST ESTATES, 2ND ADDITION HAVE BEEN RECORDED AS INST. NO. 98-17515, IN BOOK 1555, PAGES 552, OF RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A 3.43 ACRES PARCEL OF LAND INTO 11 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 LOGAN CREST ESTATES 1ST ADDITION. THE SOUTH BOUNDARY WAS CONTROLLED BY MONUMENTS FOUND PER LAND PARTITION 1992-0058. THE WEST BOUNDARY WAS INTERFERED BETWEEN THE NW CORNER OF LAND PARTITION 1992-0058 AND THE SW CORNER OF LOT 9, LOGAN CREST ESTATES.

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.

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

98-17516

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

FOR: FLOYD R. LEDBETTER, JR.
2233 LINNELL AVENUE
ROSEBURG, OREGON 97470

JOB #: 97-010A
FILE NAME: L-CREST2.DWG
SHEET 1 of 1