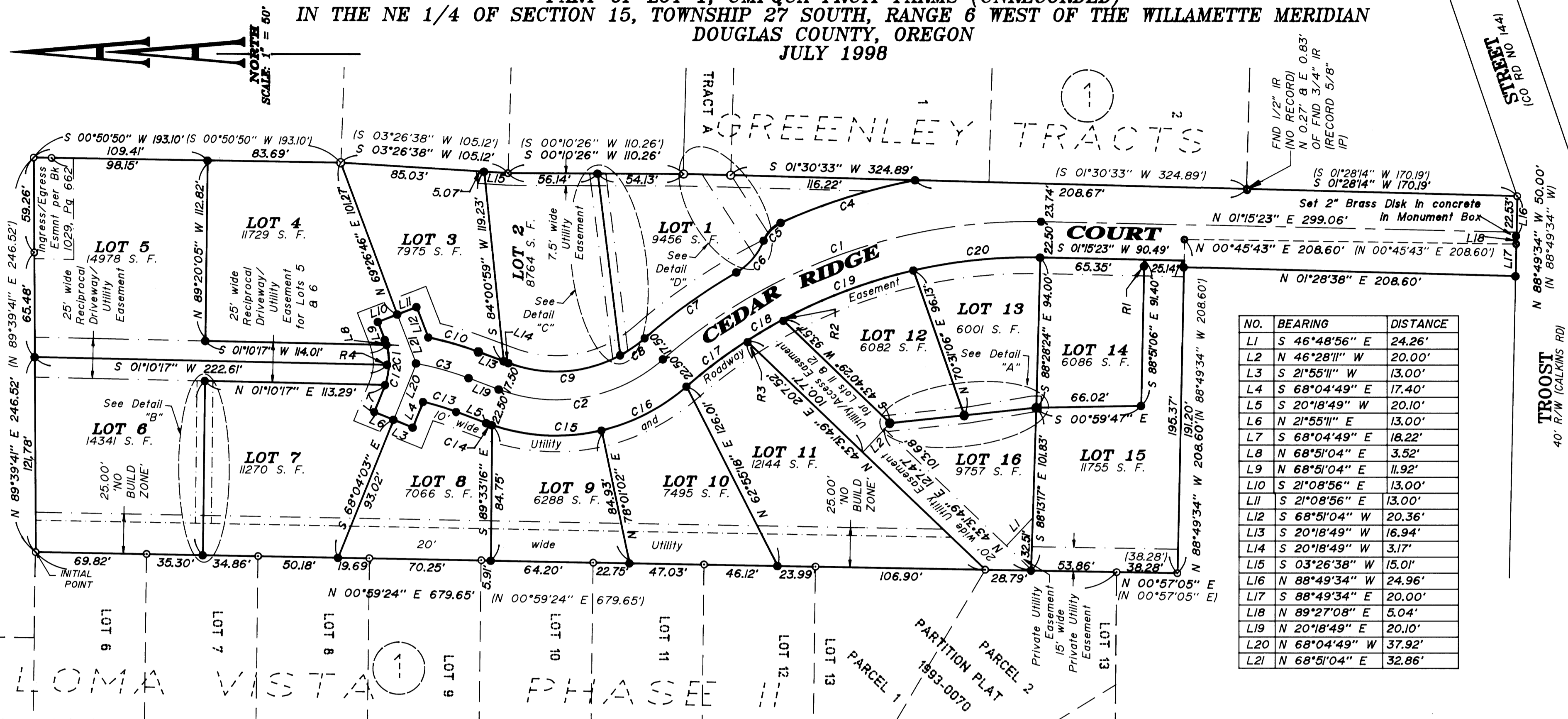


STILLWATERS COURT

PART OF LOT 1, UMPQUA FRUIT FARMS (UNRECORDED)
 IN THE NE 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN
 DOUGLAS COUNTY, OREGON
 JULY 1998



NO.	BEARING	DISTANCE
L1	S 46°48'56" E	24.26'
L2	N 46°28'11" W	20.00'
L3	S 21°55'11" W	13.00'
L4	S 68°04'49" E	17.40'
L5	S 20°18'49" W	20.10'
L6	N 21°55'11" E	13.00'
L7	S 68°04'49" E	18.22'
L8	N 68°51'04" E	3.52'
L9	N 68°51'04" E	11.92'
L10	S 21°08'56" E	13.00'
L11	S 21°08'56" E	13.00'
L12	S 68°51'04" W	20.36'
L13	S 20°18'49" W	16.94'
L14	S 20°18'49" W	3.17'
L15	S 03°26'38" W	15.01'
L16	N 88°49'34" W	24.96'
L17	S 88°49'34" E	20.00'
L18	N 89°27'08" E	5.04'
L19	N 20°18'49" E	20.10'
L20	N 68°04'49" W	37.92'
L21	N 68°51'04" E	32.86'

Legal Owner/Subdivider: Whitaker Trinity
 9644 Garden Valley
 Roseburg, Or 97470

Water: City of Roseburg

Sewer: Roseburg Urban
 Sanitary District

Zone: MR-14

Number of Parcels: 16

Planning File No.: S-96-2

BASIS OF BEARINGS
 The bearings shown are based on the East boundary line of Lots 6-13, Loma Vista Subdivision, Phase II, as recorded in Volume 17, Page 36a, Plat Records of Douglas County, which has a record bearing of North 00°59'16" East 679.94 feet.

● Found 3/4" Iron Pipe or as noted (per M130-8).

○ Found 5/8" Iron Rod or as noted (per M130-8).

RECORD INFORMATION:
 () M130-8

NO.	R	L	Delta	CD	LC
C1	350.00	259.00	42°23'56"	N 19°56'35" W	253.13
C2	102.50	109.94	61°27'22"	N 10°24'52" W	104.75
C3	197.50	34.27	09°56'27"	N 15°20'35" E	34.22
C4	383.02	88.97	13°18'31"	N 17°27'30" W	88.77
C5	20.50	15.85	44°17'43"	N 46°15'47" W	15.46
C6	40.00	26.77	38°20'35"	N 49°14'18" W	26.27
C7	367.50	71.04	11°04'32"	N 35°36'17" W	70.93
C8	85.00	18.83	12°41'31"	N 34°47'47" W	18.79
C9	85.00	72.34	48°45'50"	N 04°04'06" W	70.18
C10	215.00	32.76	08°43'45"	N 15°56'57" E	32.72
C11	45.91	12.63	15°45'34"	S 84°22'35" W	12.59
C12	45.91	12.70	15°50'38"	N 79°49'19" W	12.66
C13	175.00	21.73	07°06'53"	S 16°45'22" W	21.72
C14	125.00	3.77	01°43'34"	S 19°27'02" W	3.77
C15	125.00	69.63	31°54'52"	S 02°37'49" W	68.73
C16	125.00	60.68	27°48'56"	S 27°14'05" E	60.09
C17	327.50	47.34	08°16'54"	S 37°00'06" E	47.30
C18	327.50	26.26	04°35'41"	S 30°33'48" E	26.26
C19	327.50	88.30	15°26'50"	S 20°32'32" E	88.03
C20	327.50	80.45	14°04'31"	S 05°46'52" E	80.25
C21	40.00	11.50	16°28'28"	N 60°10'17" W	11.46
C22	20.50	5.46	15°15'29"	N 60°46'54" W	5.44

LEGEND:

● Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC." is N 89°04'07" W 4.01' from calculated corner

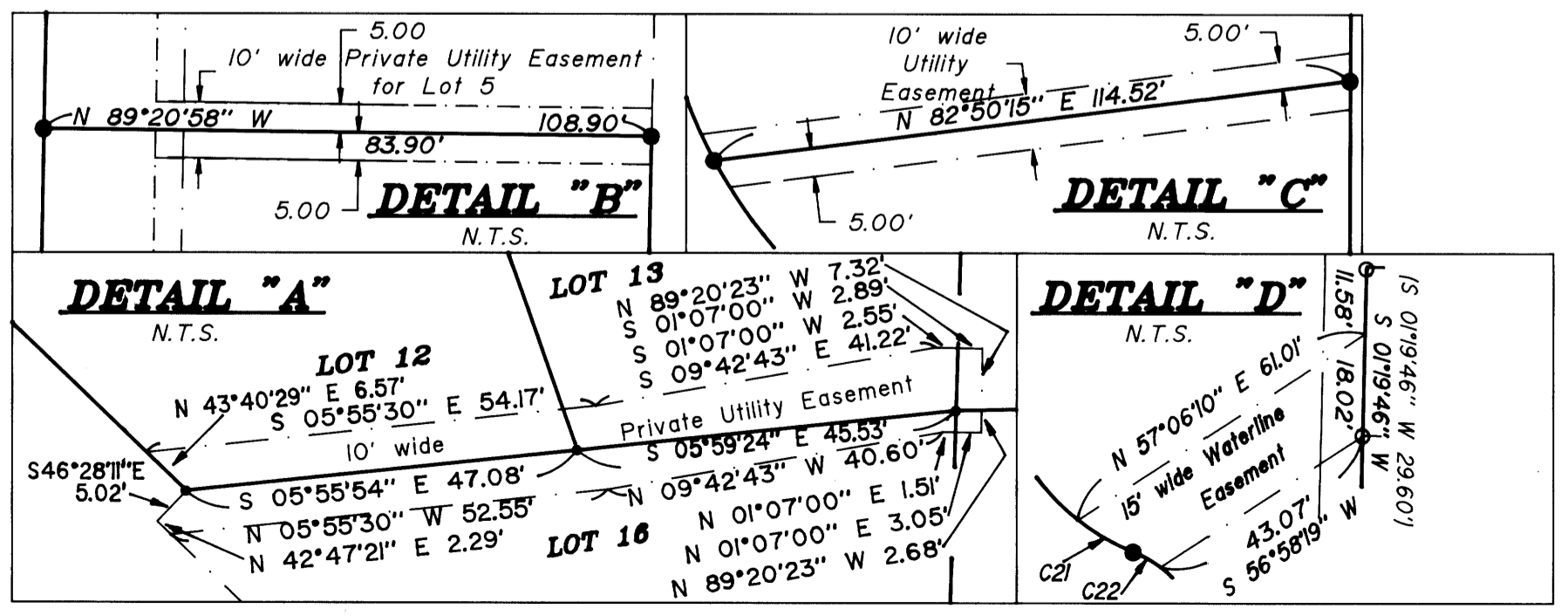
○ Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC." is S 47°29'44" W 0.89' from calculated corner

○ Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC." is S 4°28'43" W 0.94' from calculated corner

○ Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC." is N 01°10'17" E 1.00' from calculated corner

--- Easement line

NOTE
 IF LOTS ON THE WEST SIDE OF CEDAR RIDGE COURT ARE NOT DEVELOPED WITHIN TWO YEARS OF PLAT ACCEPTANCE, OWNER IS RESPONSIBLE TO INSTALL SIDEWALK.



Sheet 1 of 2 S:\COMPS\1571-94\PLAT\15719418

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

Herman A. Pieske

OREGON
 JULY 14, 1978
HERMAN A. PIESKE
 1861

EXP. DATE 12-31-98

AA

SURVEYING SERVICE, INC.
 ENGINEERING-SURVEYING-PLANNING

3076 NE DIAMOND LAKE BLVD.
 ROSEBURG, OREGON 97470

TEL (541)872-2096
 FAX (541)872-0811

98-20955

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STILLWATERS COURT

PART OF LOT 1, UMPQUA FRUIT FARMS (UNRECORDED)
IN THE NE 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
JULY 1998

NARRATIVE

The purpose of this survey was to subdivide the subject property, described in Deed Reference Number 94-09950 of the Deed Records of Douglas County, into lots as shown hereon.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS: that WHITAKER/TRINITY JV, vested as a joint venture consisting of Don Whitaker Logging, Inc., now known as Don Whitaker Logging & Hauling, Inc., and Trinity Logging Co., Inc., now known as Trinity Ridge Enterprises, Inc., owner of the land represented on the annexed plat, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed plat to be a correct map of the subdivision plat of said property and that they have caused this subdivision plat to be prepared and the property to be subdivided into lots as shown by the name of "STILLWATERS COURT", and do hereby dedicate to the public forever the use of the streets shown thereon. Said owners do hereby dedicate a 25 foot wide 'No Build Zone', a 20' wide Utility Easement for Lots 6, 7, 8, 9, 10, 11, a variable width Utility/Access Easement, on Lot 16, for the benefit of Lots 11 & 12, a 10 foot wide Utility/Roadway Easement, a 25 foot wide Reciprocal Driveway & Utility Easement for the benefit of Lots 4, 5, 6, 7.

Daniel H. Fugate
Daniel H. Fugate

Donald C. Whitaker
Donald C. Whitaker

ACKNOWLEDGMENT

State of Oregon)
County of Douglas) SS

KNOW ALL PEOPLE BY THESE PRESENTS: that on this _____ day of _____, 1998, before me a Notary Public in and for said State and County, did personally appear Daniel H. Fugate and Donald C. Whitaker, who being duly sworn, did say that they are the identical person named in the foregoing instrument and they executed said instrument freely and voluntarily.

Carole M. Cody
Notary Public, State of Oregon

My commission expires on 7-19-99

APPROVALS:

Bob Deane
City of Roseburg Planning Commission Chairperson
Date 8/31/98

Mavis J. Reddekopp
Douglas County Assessor
Date 9-8-98

[Signature]
City of Roseburg Community Development Director
Date 8-31-98

[Signature]
City of Roseburg Public Works Director
Date 8-31-98

[Signature]
Douglas County Surveyor DEPUTY
Date 9-4-98

I hereby certify that all taxes and special assessments, or other charges required by law, have been paid.

[Signature]
Douglas County Tax Collector
Date 9-8-98

[Signature]
Douglas County Commissioner
Date 9-8-98

[Signature]
Douglas County Commissioner
Date 9-8-98

Filed this 10th day of September, 1998. 1:37 P.M. 98-20955

by Deputy, *Nancy R. Davenport*
Douglas County Clerk



STATE OF OREGON)
COUNTY OF DOUGLAS) SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

RECORDED IN BOOK 10 PAGE 137
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Nancy R. Davenport*
DEPUTY
FEE PP

SURVEYOR'S CERTIFICATE

I, Herman A. Pieske, being duly sworn, depose and say that I have surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described as follows:

Beginning at a 5/8 inch iron rod at the Northeast corner of Lot 6, Block 1, Loma Vista Subdivision, Phase II, in the Northeast Quarter of Section 15, Township 27 South, Range 6 West of the Willamette Meridian, Douglas County, Oregon; thence North 89°39'41" East 246.52 feet to a 5/8 inch iron rod; thence South 0°50'50" West 193.10 feet to a 5/8 inch iron rod; thence South 3°26'38" West 105.12 feet to a 5/8 inch iron rod; thence South 0°10'26" West 110.26 feet to a 5/8 inch iron rod at the Northwest corner of the Greenley Tracts, as recorded in Volume 12, Page 28, Plat Records of Douglas County; thence South 1°19'46" West 29.60 feet, along the West line of said Greenley Tracts, to a 5/8 inch iron rod at the Northwest corner of Lot 1; thence South 1°30'33" West 324.89 feet, along said West line, to a 3/4 inch iron rod at the Southwest corner of Lot 2 of said Greenley Tracts; thence South 1°28'14" West 170.19 feet to a 5/8 inch iron rod on the North right of way line of Troost Street (County Road No. 144); thence North 88°49'34" West 50.00 feet, along said North right of way line, to a 5/8 inch iron rod; thence North 1°28'38" East 208.60 feet to a 5/8 inch iron rod on the North line of that parcel described in Deed Reference 97-13525; thence North 88°49'34" West 191.20 feet along said North line to a 5/8 inch iron rod; thence North 00°57'05" East 38.28 feet to the East line of Lots 6 - 13, Loma Vista Subdivision Phase II, as recorded in Volume 17, Page 36a, Plat Records of Douglas County; thence North 00°59'24" East 679.65 feet, along said East line, to a 5/8 inch iron rod at the Point of Beginning, containing 4.28 acres, more or less.

[Signature]
Herman A. Pieske

Subject to protective covenants as filed herewith, Douglas County, Oregon, Vol. 1564, Pg. 151, Deed Records.

98-20955

SHEET 2 OF 2 File name: S:\COMPS\1571-94\PLAT\15719418

98-20955

