

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

APPROVALS:

Keith L. Cubie 10/23/98
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Joyce Morgan 10/22/98
DOUGLAS COUNTY COMMISSIONER DATE

Michael D. Wirth 10/23/98
DOUGLAS COUNTY COMMISSIONER DATE

Maria J. Reddekopp 10-23-98
DOUGLAS COUNTY ASSESSOR DATE

E. L. Moore 10-23-98
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Maria J. Reddekopp 10-23-98
DOUGLAS COUNTY TAX COLLECTOR 98-24365 DATE

FILED THIS 26th DAY OF OCTOBER, 1998, 12:06 O'CLOCK PM



DOYLE SHAVER JR., County Clerk
DOUGLAS COUNTY CLERK BY: Glenn L. Burnett DEPUTY

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT QUAIL HOLLOW ESTATES L.L.C., AN OREGON LIMITED LIABILITY CORPORATION, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND THAT DONALD M. BARROWS, REPRESENTATIVE FOR SAID CORPORATION HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN HEREON AND DO HEREBY DEDICATE BOBWHITE STREET TO THE PUBLIC USE FOREVER.

Donald M. Barrows
DONALD M. BARROWS, REPRESENTATIVE
QUAIL HOLLOW ESTATES L.L.C.

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26th DAY OF OCTOBER, 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED DONALD M. BARROWS, REPRESENTATIVE FOR QUAIL HOLLOW ESTATES L.L.C., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell T. Harness
MY COMMISSION EXPIRES: 1-18-99



SURVEYOR'S CERTIFICATE:

I, DONALD A. BENTZ, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.
PARCEL 3 OF PARTITION PLAT NO. 1994-0028 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, AND LYING IN SECTIONS 10 AND 15 OF TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

Donald A. Bentz
DONALD A. BENTZ P.L.S. #839

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SHOW THE SUBDIVISION OF PARCEL 3 OF PARTITION PLAT NO. 1994-28. THE FOUND MONUMENT AT THE S.E. CORNER OF PARCEL 3 OF P.P. 1990-81 AND D.C.S.O. BRASS CAP "JACKIE" WERE USED AS THE BASIS OF BEARING PER P.P. 1994-28. TO COMPUTE THE EAST LINE, RECORD DATA PER P.P. 1994-28 WAS USED TO TRAVERSE FROM POINT (A) TO POINT (B), THEN THE RECORD LINE (A) - (B) WAS ROTATED TO THE FOUND MONUMENTS AT THE POINTS RELATIVE TO (A) AND (B). ALL OTHER PERIMETER MONUMENTS WERE USED AS FOUND.

FIELD CREW: RYAN PALMER & DEREK FEIGEL
EQUIPMENT: NIKON TOTAL STATION, TDS-48 DATA COLLECTOR
CALCULATIONS: WENDELL T. HARNESS
DRAFTING: TIM ADAMS

WATER: ROBERTS CREEK WATER DIST.
SEWER: GREEN SANITARY DIST.
ZONE: (R-1) SINGLE FAMILY RESIDENTIAL
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL

T28S, R6W, SEC. 10DD TAX LOT 2302
TAX ACCOUNT NO. 65338.06

T28S, R6W, SEC. 15AA TAX LOT 100
TAX ACCOUNT NO. 65338.01

PLANNING DEPT FILE NO. 95-215

COVENANTS

SUBJECT TO PROTECTIVE COVENANTS AS FILED
HEREWITH. DOUGLAS COUNTY, OREGON.

VOL. 1572 PAGE 751
(INSTRUMENT NO. 98-24364)

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

98 OCT 26 PM 12:06

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY: Glenn L. Burnett
DEPUTY

FEE PP

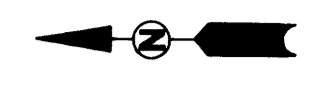
98-24365

98-24365

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 12, 1958 DONALD A. BENTZ 839 EXPIRES: 12/31/99	98-24365 QUAIL HOLLOW SUBDIVISION IN THE SE 1/4 OF SEC. 10 & THE NE 1/4 OF SEC. 15, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: DON BARROWS 5153 S. MYRTLE RD. MYRTLE CREEK, OR 97457 (541)863-6057	SURVEYED BY: 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392

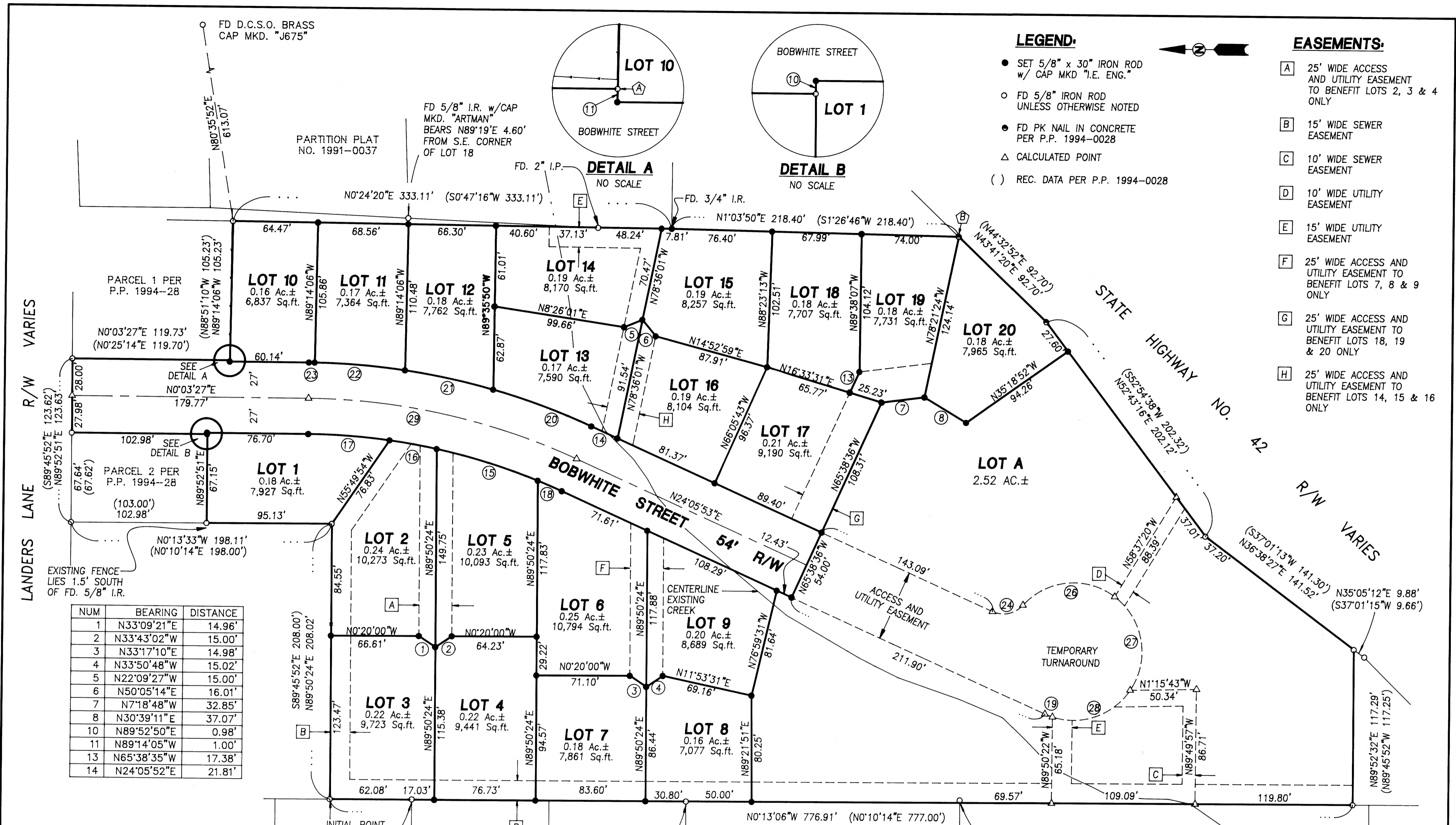
LEGEND:

- SET 5/8" x 30" IRON ROD w/ CAP MKD "I.E. ENG."
- FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
- FD PK NAIL IN CONCRETE PER P.P. 1994-0028
- △ CALCULATED POINT
- () REC. DATA PER P.P. 1994-0028



EASEMENTS:

- [A] 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 2, 3 & 4 ONLY
- [B] 15' WIDE SEWER EASEMENT
- [C] 10' WIDE SEWER EASEMENT
- [D] 10' WIDE UTILITY EASEMENT
- [E] 15' WIDE UTILITY EASEMENT
- [F] 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 7, 8 & 9 ONLY
- [G] 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 18, 19 & 20 ONLY
- [H] 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 14, 15 & 16 ONLY



NUM	BEARING	DISTANCE
1	N33°09'21"E	14.96'
2	N33°43'02"W	15.00'
3	N33°17'10"E	14.98'
4	N33°50'48"W	15.02'
5	N22°09'27"W	15.00'
6	N50°05'14"E	16.01'
7	N7°18'48"W	32.85'
8	N30°39'11"E	37.07'
10	N89°52'50"E	0.98'
11	N89°14'05"W	1.00'
13	N65°38'35"W	17.38'
14	N24°05'52"E	21.81'

NUM	RADIUS	ARC	BEARING	CHORD
15	473.00'	80.33'	N16°49'21"E	80.23'
16	473.00'	36.34'	N9°45'24"E	36.33'
17	473.00'	61.90'	N3°48'24"E	61.86'
18	473.00'	19.90'	N22°53'34"E	19.90'
20	527.00'	79.68'	N19°46'01"E	79.61'
21	527.00'	68.38'	N11°43'07"E	68.33'
22	527.00'	68.73'	N4°15'56"E	68.70'
23	527.00'	4.34'	N0°17'36"E	4.34'
24	20.00'	25.21'	N12°00'22"W	23.57'
26	52.00'	76.78'	N5°48'45"W	69.99'
27	52.00'	79.08'	N80°03'06"E	71.68'
28	52.00'	66.94'	N19°30'07"W	62.42'
29	500.00'	209.79'	S12°04'40"W	208.26'

FD 3/4" I.P. BEARS EAST 0.26' FROM TRUE POINT

FD 5/8" I.R. w/ CAP MKD. "BENTZ" BEARS EAST 0.37' FROM TRUE POINT AND N9°33'18"W 804.19' FROM D.C.S.O. BRASS CAP MKD. "JACKIE 1978", USED AS BASIS OF BEARING

FD 3/4" I.P. BEARS N89°47'E 1.97' FROM TRUE POINT

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

98-24365

98-24365

REGISTERED PROFESSIONAL LAND SURVEYOR

Donald A. Bentz
OREGON
JULY 12, 1988
DONALD A. BENTZ
639

EXPIRES: 12/31/99

98-24365
QUAIL HOLLOW SUBDIVISION
IN THE SE 1/4 OF SEC. 10 & THE NE 1/4 OF SEC. 15, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
DON BARROWS
5153 S. MYRTLE RD.
MYRTLE CREEK, OR 97457
(541)863-6057

SURVEYED BY:
i.e.
ENGINEERING
741 S.E. Jackson Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392

SCALE: 1" = 50' DATE: OCT., 1998 JOB NO. 1587-01 PAGE: 2 OF 2