

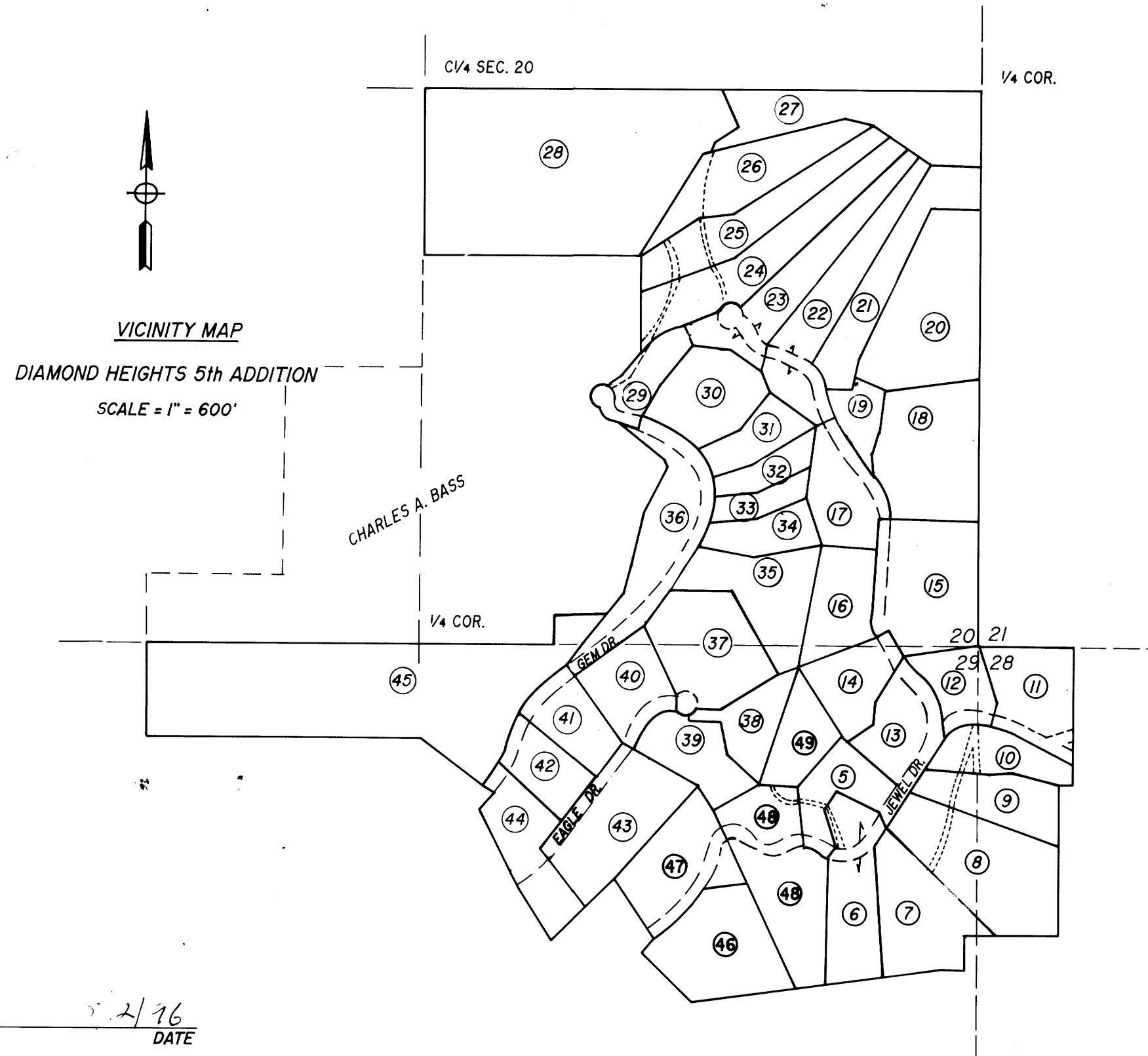
SURVEYORS CERTIFICATE:

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:

BEGINNING AT THE INITIAL POINT, A 3/4" IRON PIPE AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE ALONG THE NORTH LINE OF SAID SECTION 28 S89°38'06"E 463.16 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME 1072, PAGE 843 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN VOLUME 1072, PAGE 843 50°07'31"E 656.51 FEET; THENCE S89°52'24"W 72.98 FEET; THENCE 50°08'03"E 714.93 FEET TO THE NORTHEAST CORNER OF DIAMOND HEIGHTS SUBDIVISION 2nd ADDITION; THENCE ALONG THE NORTHERLY LINE OF SAID DIAMOND HEIGHTS SUBDIVISION 2nd ADDITION AS FOLLOWS: S89°41'36"W 449.87 FEET, S0°17'51"E 164.00 FEET, S89°46'08"W 110.00 FEET, AND S82°34'56"W 1204.83 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N44°46'03"W 327.16 FEET TO THE EAST LINE OF LOT 4, DIAMOND HEIGHTS SUBDIVISION 4th ADDITION; THENCE ALONG SAID EAST LINE ALONG THE ARC OF A 83.37 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N34°18'26"E 77.96 FEET) 81.12 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE ALONG THE NORTHEASTERLY AND NORTHWESTLY LINE OF SAID LOT 4 AS FOLLOWS: N27°49'W 60.00 FEET, N34°08'38"W 278.24 FEET, AND S45°31'51"W 415.49 FEET TO THE MOST EASTERLY CORNER OF LOT 3, DIAMOND HEIGHTS SUBDIVISION 4th ADDITION; THENCE ALONG THE EAST LINE OF SAID LOT 3 N33°32'30"W 312.57 FEET AND N20°45'53"W 60.00 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME 1005, PAGE 740 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN VOLUME 1005, PAGE 740 N25°48'30"W 335.91 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE ARC OF A 430 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N37°55'42"E 99.86 FEET) 100.09 FEET TO THE MOST EASTERLY CORNER OF LOT 1, DIAMOND HEIGHTS SUBDIVISION 4th ADDITION; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 N58°57'22"W 60.00 FEET, N53°07'04"W 375.00 FEET, AND WEST 1312.11 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N0°09'28"W 447.12 FEET; THENCE N89°53'54"E 1948.76 FEET; THENCE NORTH 137.91 FEET; THENCE EAST 242.11 FEET; THENCE N37°57'56"E 135.71 FEET; THENCE N13°31'35"E 395.01 FEET; THENCE N29°08'40"E 247.02 FEET; THENCE N21°01'48"W 42.03 FEET; THENCE N52°51'12"W 297.29 FEET; THENCE ALONG THE ARC OF A 105.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N38°43'34"W 107.29 FEET) 112.61 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N28°48'07"E 100.00 FEET) 157.08 FEET; THENCE N54°00'E 124.01 FEET; THENCE N22°01'E 84.91 FEET; THENCE NORTH 453.47 FEET; THENCE WEST 1032.04 FEET; THENCE N0°01'47"W 810.00 FEET TO THE CENTER 1/4 CORNER OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 20 S89°57'18"E 2660.64 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE EAST LINE OF SAID SECTION 20 S0°06'49"W 2644.18 FEET TO THE POINT OF BEGINNING [EXCEPTING THEREFROM THAT PORTION TO UMPQUA BASIN WATER ASSOCIATION FOR WATER TANK SITE DESCRIBED AS BEGINNING AT A 3/8" IRON ROD FROM WHICH THE NORTHWEST CORNER OF THE ABOVE SAID SECTION 28, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN BEARS N85°09'38"E 1340.31 FEET; THENCE N57°05'W 52.00 FEET; THENCE N32°55'E 94.00 FEET; THENCE S57°05'E 52.00 FEET; THENCE S32°55'W 94.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.11 ACRES OF LAND, MORE OR LESS.] AND CONTAINING 230.10 ACRES OF LAND, MORE OR LESS.

NARRATIVE:

SURVEY TO SUBDIVIDE INTO 45 PARCELS A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 89-17548 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY. THE PERIMETER WAS ESTABLISHED FROM FOUND MONUMENTS PER ADJACENT SURVEYS RECORDED AS MAP FILE NO. M97-31, DIAMOND HEIGHTS SUBDIVISION (2ND ADDITION & 4TH ADDITION), MAP FILE NO. M90-7, AND SECTION CORNERS & 1/4 CORNERS FOUND AS SHOWN ON SHEET 6 HEREIN. BASIS OF BEARING PER GPS OBSERVATION. SURVEY BEGINS FEB. 1995 - COMPLETED DATE FILED FIELD CREW: NEIL HIBBS, ROD McALLISTER, & DAN SHEPHERD. EQUIPMENT: NIKKON TOTAL STATION & TRIMBLE 4000 ST GPS RECEIVERS. OFFICE: ROMEY WARE



STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
96 AUG 12 PM 2:44
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Wendell Lewis
DEPUTY
96-27051

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT CHARLES A. BASS IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED, AND EASEMENTS SHOWN HEREON, AND PLATTED INTO LOTS AS SHOWN ON THIS MAP.

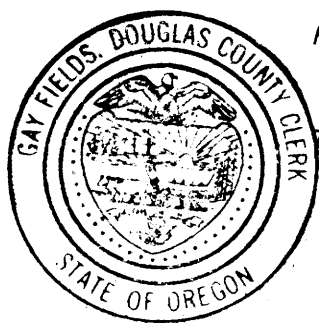
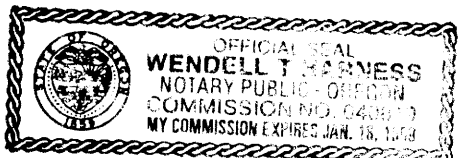
Charles A. Bass
CHARLES A. BASS

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT ON THIS 7th DAY OF JUNE, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHARLES A. BASS WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

Wendell Lewis
MY COMMISSION EXPIRES: 1/18/99



COMP. PLAN: RCS
ZONE: 5R
WATER: UMPQUA BASIN WATER ASSOC.
SEWER: ON-SITE SEPTIC DRAINFIELD

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

APPROVALS:

[Signature] 8/2/96
DOUGLAS COUNTY COMMISSIONER DATE
[Signature] 8/12/96
DOUGLAS COUNTY COMMISSIONER DATE
Wendell Lewis Deputy 8/12/96
DOUGLAS COUNTY ASSESSOR DATE
Dan R. Sundeen 8/12/96
DOUGLAS COUNTY SURVEYOR DATE
Keith L. Cubic 8/7/96
DOUGLAS COUNTY PLANNING DIRECTOR DATE

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

Margaret Cannaday, Deputy 8/12/96
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 12 DAY OF August 1995 2:44 CLOCK PM

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK

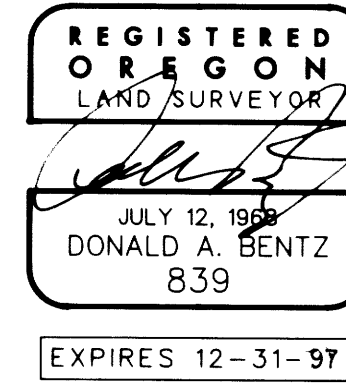
SUBJECT TO ROAD MAINTENANCE AGREEMENT AS RECORDED IN INST. NO. 93-21934 AND 93-21935, COUNTY CLERKS OFFICE.

SUBJECT TO PROTECTIVE COVENANTS AND EASEMENT PROVISIONS AS RECORDED IN INST. NO. 93-21931 AND 93-21932, COUNTY CLERKS OFFICE.

ALSO, SUBJECT TO ROAD MAINTENANCE AGREEMENT AS RECORDED IN INST. NO. 96-07852, (BOOK 1403, PG. 119) DOUGLAS COUNTY CLERKS OFFICE.

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9	WATERLINE & EASEMENT THRU LOTS 35 & 37
10	EASEMENT THRU LOTS 31 TO 35
11	10 & 11

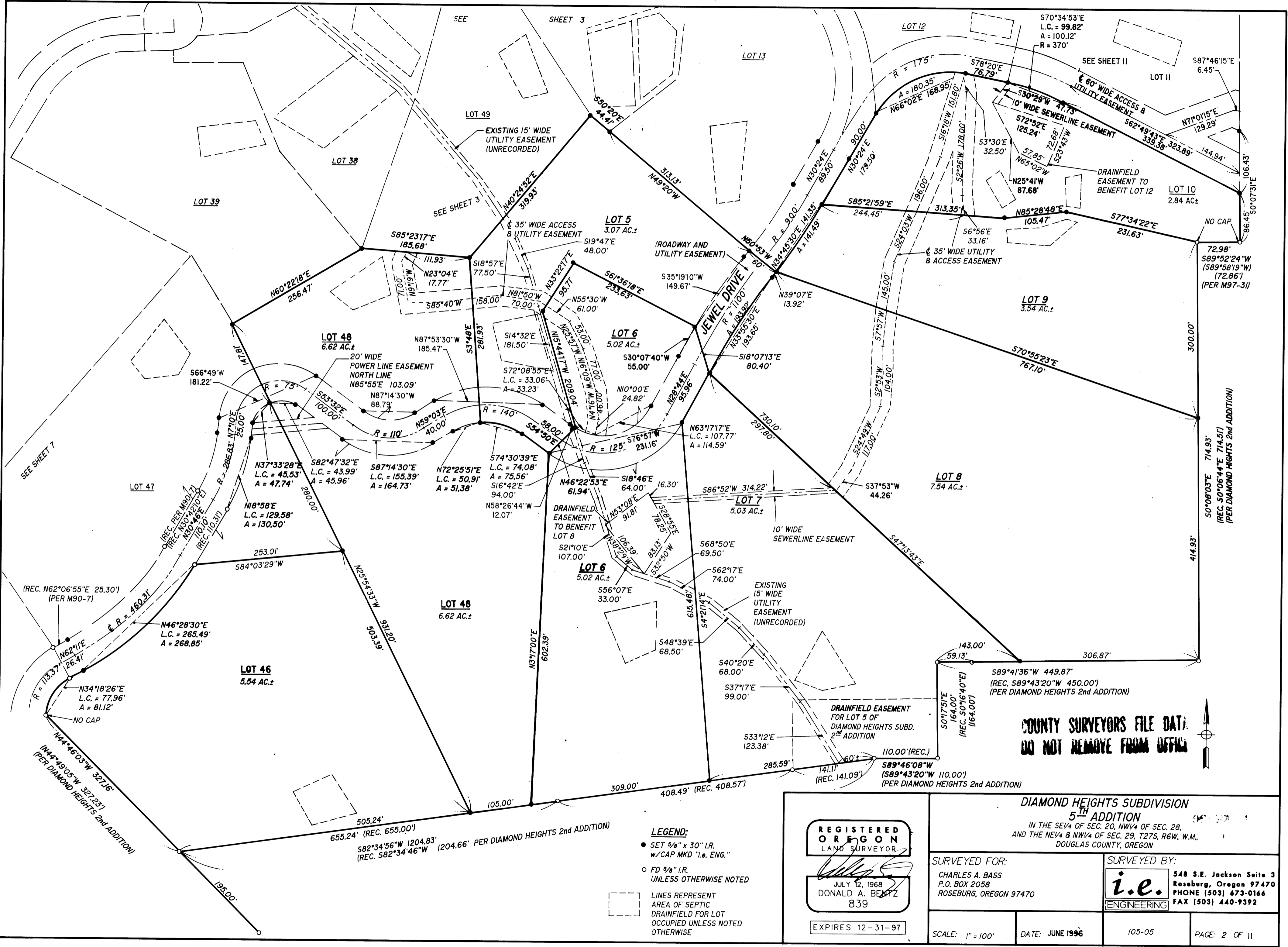


**DIAMOND HEIGHTS SUBDIVISION
5TH ADDITION**
IN THE SE 1/4 OF SEC. 20, NW 1/4 OF SEC. 28,
AND THE NE 1/4 & NW 1/4 OF SEC. 29, T27S, R6W, W.M.,
DOUGLAS COUNTY, OREGON

SURVEYED FOR:
CHARLES A. BASS
P.O. BOX 2058
ROSEBURG, OREGON 97470

SURVEYED BY:
i.e.
ENGINEERING
548 S.E. Jackson Suite 3
Roseburg, Oregon 97470
PHONE (503) 673-0166
FAX (503) 440-9392

SCALE: AS SHOWN DATE: JUNE 1996 105-05 PAGE: 1 OF 11



COUNTY SURVEYORS FILE DATA
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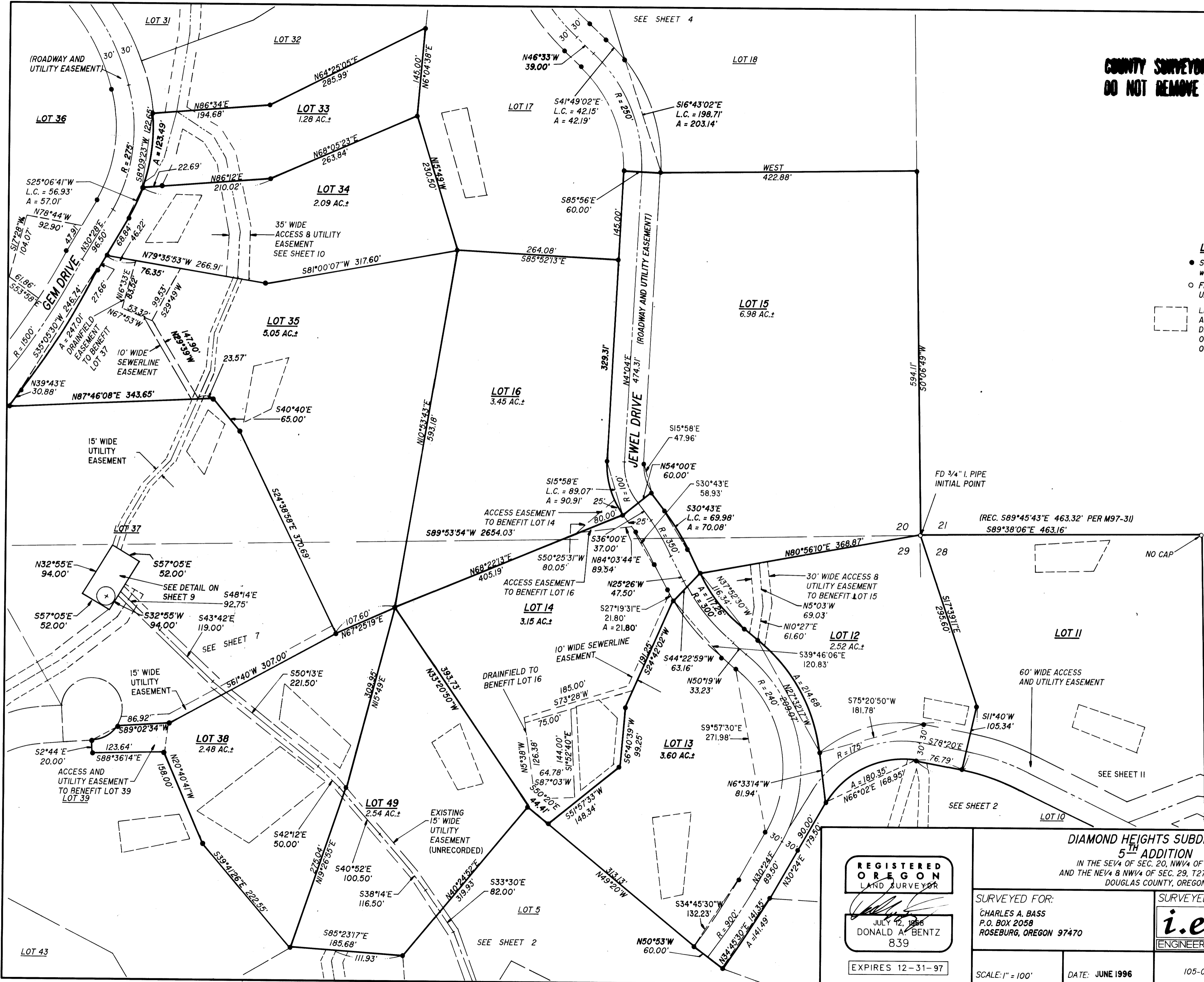
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- FD 3/8" I.R. UNLESS OTHERWISE NOTED
- LINES REPRESENT AREA OF SEPTIC DRAINFIELD FOR LOT OCCUPIED UNLESS NOTED OTHERWISE

REGISTERED OREGON LAND SURVEYOR

 JULY 12, 1968
 DONALD A. BENTZ
 839
 EXPIRES 12-31-97

DIAMOND HEIGHTS SUBDIVISION 5TH ADDITION IN THE SE1/4 OF SEC. 20, NW1/4 OF SEC. 28, AND THE NE1/4 & NW1/4 OF SEC. 29, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON	
SURVEYED FOR: CHARLES A. BASS P.O. BOX 2058 ROSEBURG, OREGON 97470	SURVEYED BY: 548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392
SCALE: 1" = 100'	DATE: JUNE 1996
105-05	PAGE: 2 OF 11

COUNTY SURVEYORS FILE DATA
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LEGEND:

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- FD 3/8" I.R. UNLESS OTHERWISE NOTED
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REGISTERED
OREGON
LAND SURVEYOR

Donald A. Bentz

JULY 12, 1988
DONALD A. BENTZ
839

EXPIRES 12-31-97

DIAMOND HEIGHTS SUBDIVISION
5TH ADDITION

IN THE SE1/4 OF SEC. 20, NW1/4 OF SEC. 28,
AND THE NE1/4 & NW1/4 OF SEC. 29, T27S, R6W, W.M.,
DOUGLAS COUNTY, OREGON

SURVEYED FOR:

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P.O. BOX 2058
ROSEBURG, OREGON 97470

SURVEYED BY:

i.e.
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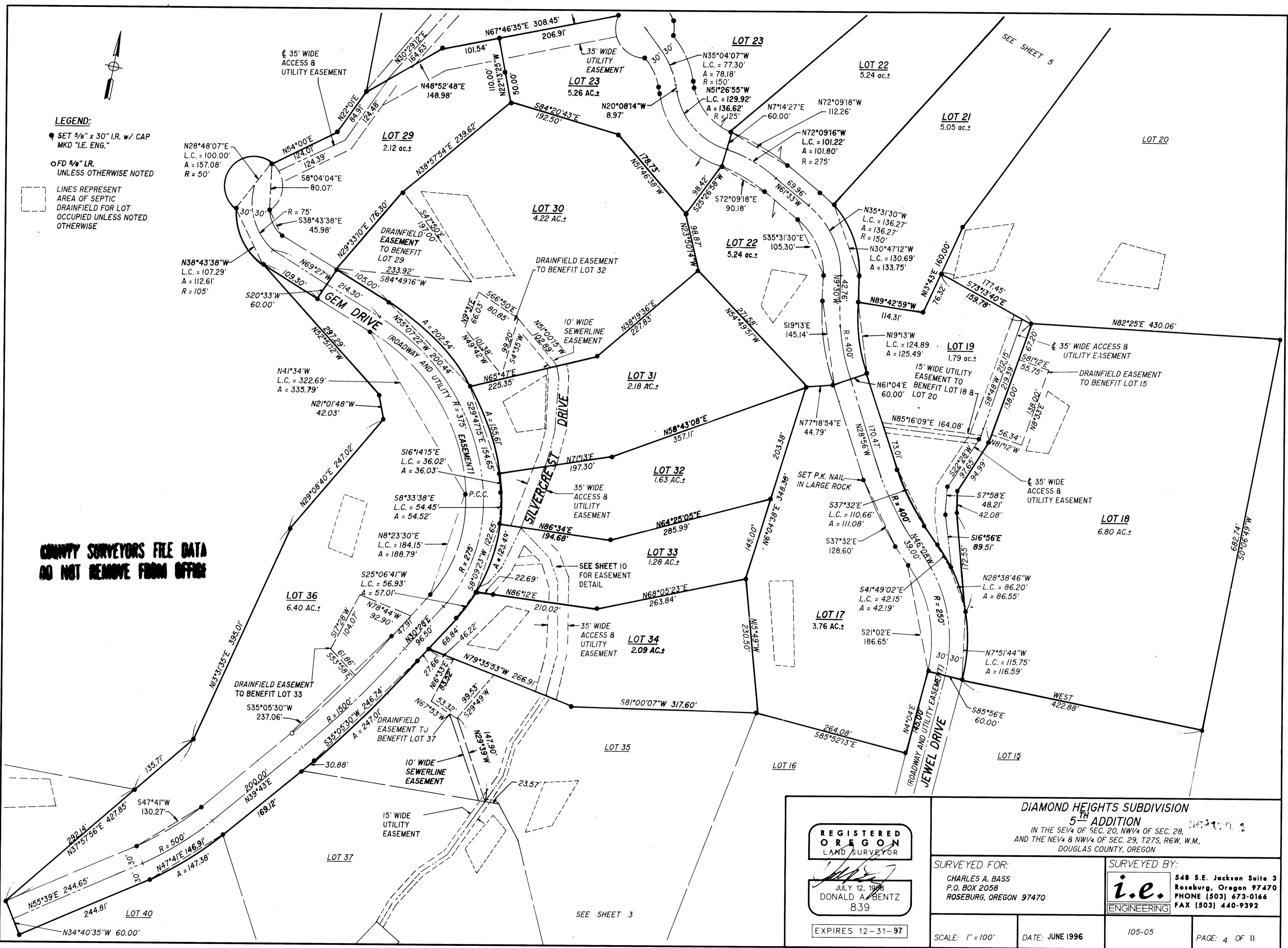
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REGISTERED OREGON LAND SURVEYOR

JULY 12, 1998
DONALD A BENTZ
839

EXPIRES 12-31-97

DIAMOND HEIGHTS SUBDIVISION
5TH ADDITION
IN THE SE 1/4 OF SEC. 20, NW 1/4 OF SEC. 28,
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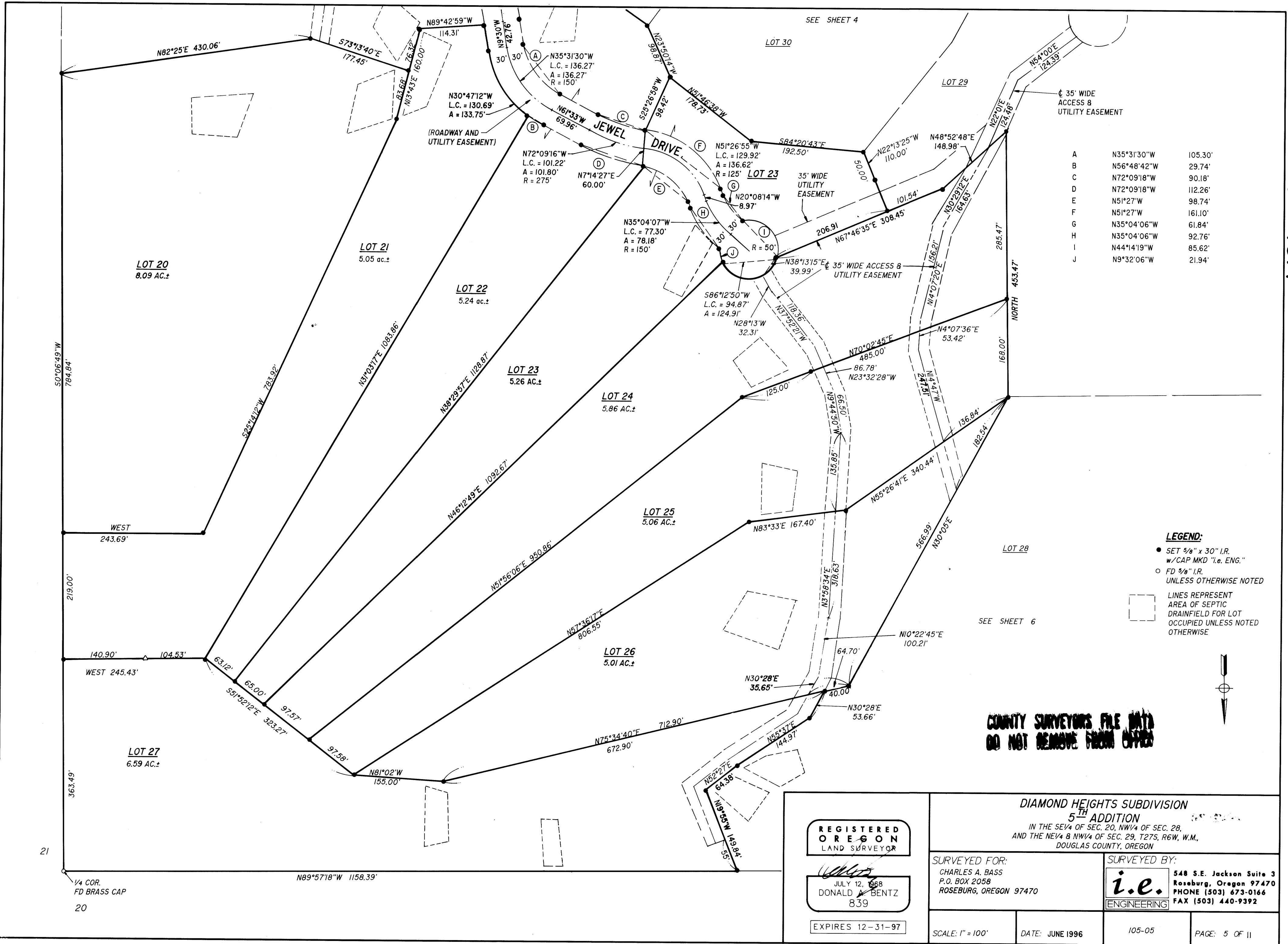
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105-05

PAGE: 4 OF 11



COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

REGISTERED OREGON LAND SURVEYOR

JULY 12, 1968
DONALD A. BENTZ
839

EXPIRES 12-31-97

DIAMOND HEIGHTS SUBDIVISION
5TH ADDITION
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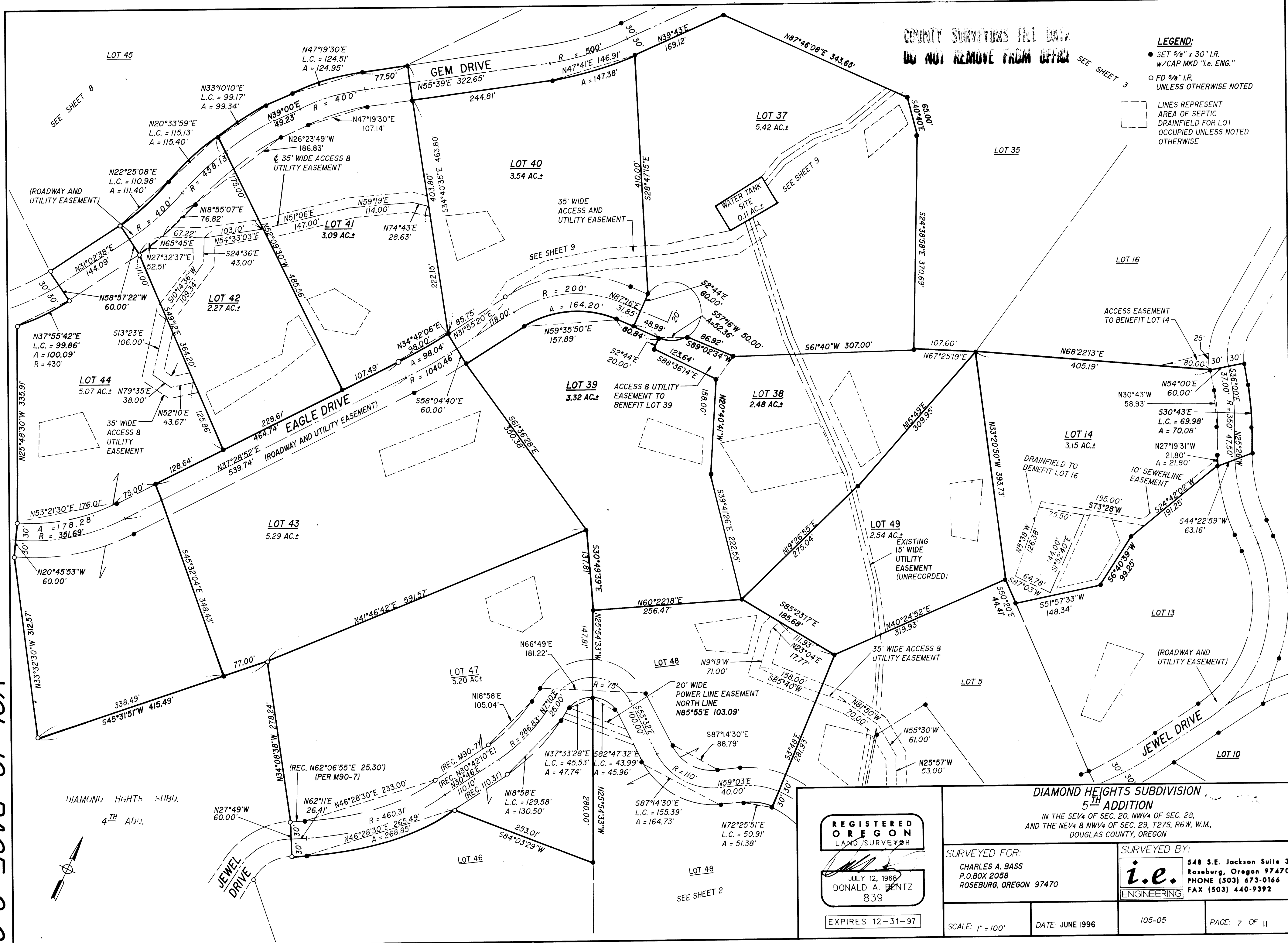
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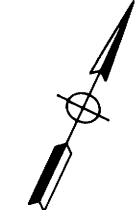
COUNTY SURVEYORS FILE DATA
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SEE SHEET 3

- LEGEND:**
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 - FD 5/8" I.R. UNLESS OTHERWISE NOTED
 - LINES REPRESENT AREA OF SEPTIC DRAINFIELD FOR LOT OCCUPIED UNLESS NOTED OTHERWISE



DIAMOND HEIGHTS SUBD.
4TH ADD.



REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1968
DONALD A. BENTZ
839

EXPIRES 12-31-97

DIAMOND HEIGHTS SUBDIVISION
5TH ADDITION

IN THE SE 1/4 OF SEC. 20, NW 1/4 OF SEC. 23,
AND THE NE 1/4 & NW 1/4 OF SEC. 29, T27S, R6W, W.M.,
DOUGLAS COUNTY, OREGON

SURVEYED FOR:
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P.O. BOX 2058
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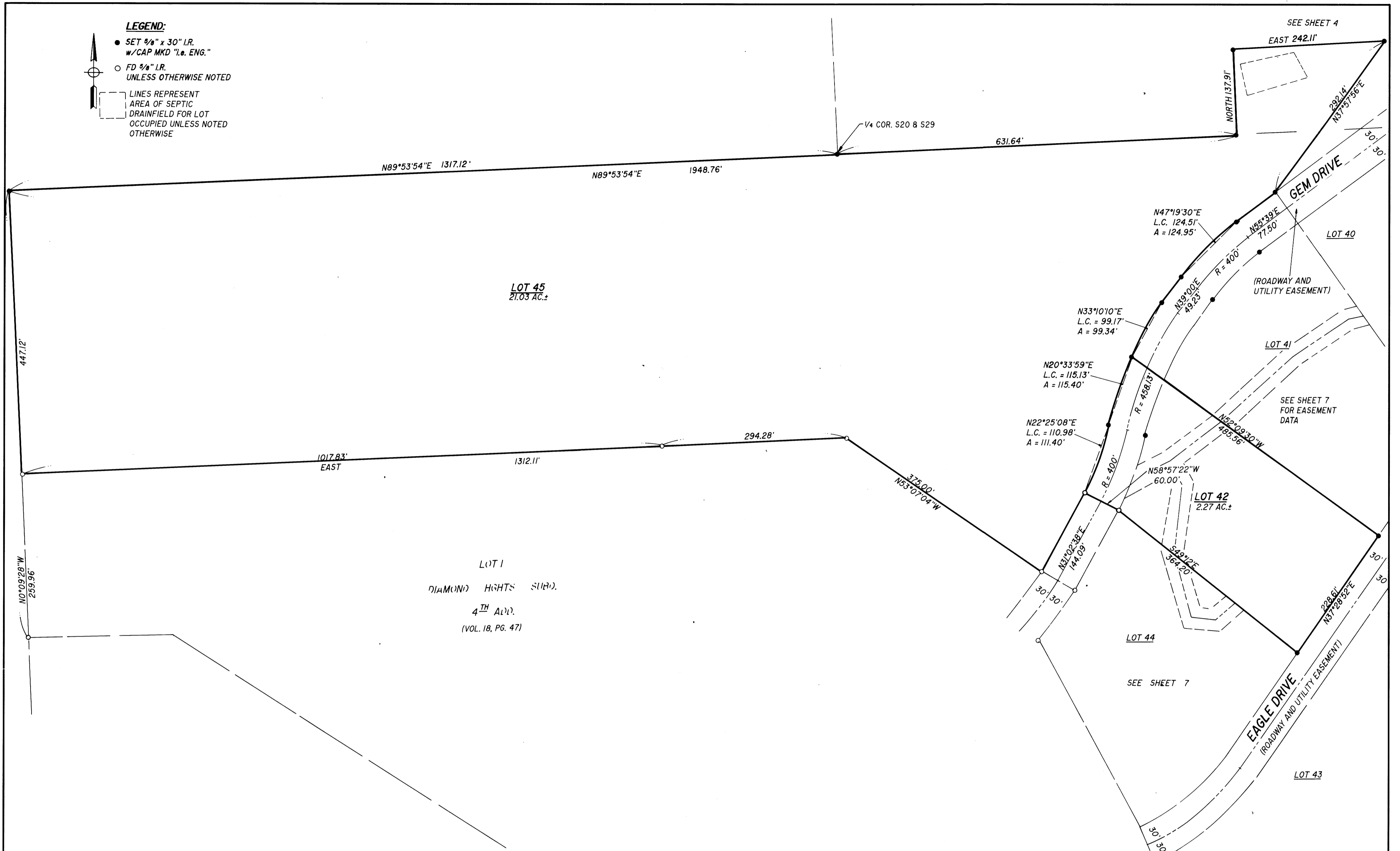
105-05

PAGE: 7 OF 11

LEGEND:

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LINES REPRESENT AREA OF SEPTIC DRAINFIELD FOR LOT OCCUPIED UNLESS NOTED OTHERWISE



COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

<p>REGISTERED OREGON LAND SURVEYOR</p> <p><i>Donald A. Bentz</i></p> <p>JULY 12, 1978 DONALD A. BENTZ 839</p> <p>EXPIRES 12-31-97</p>		<p>DIAMOND HEIGHTS SUBDIVISION 5TH ADDITION</p> <p>IN THE SE 1/4 OF SEC. 20, NW 1/4 OF SEC. 28, AND THE NE 1/4 & NW 1/4 OF SEC. 29, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON</p>	
		<p>SURVEYED FOR:</p> <p>CHARLES A. BASS P.O. BOX 2058 ROSEBURG, OREGON 97470</p>	<p>SURVEYED BY:</p> <p>i.e. ENGINEERING</p> <p>548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (503) 673-0166 FAX (503) 440-9392</p>
SCALE: 1" = 100'	DATE: JUNE 1996	105-05	PAGE: 8 OF 11

SEE SHEET 7

LOT 40

N33°05'55"E
9.40'

N13°05'E
12.06'

N35°45'23"E
64.52'

N53°33'12"E
103.60'

35' WIDE ACCESS
AND UTILITY EASEMENT
TO BENEFIT WATER TANK LOT
& LOT 37 - ALSO REPLACES
ROADWAY EASEMENT DESCRIBED
IN INST. NO. 72-8509,
DEED RECORDS

10' WIDE
UTILITY EASEMENT
TO BENEFIT LOT 40

EASEMENT TO BENEFIT
UMPQUA BASIN WATER ASSOC.
FOR PLACEMENT OF ANTENNA &
OTHER IMPROVEMENTS

GEM DRIVE

(ROADWAY AND UTILITY EASEMENT)

LOT 34

SEE SHEET 10

N16°33'E
83.52'

N67°53'W
53.32'

N79°35'53"E
266.91'

76.35'

99.53'

S29°49'W

EAGLE DRIVE

M. 04 20.89'

S59°35'50"W
157.89'

S24°4'E
20.00'

S24°4'E
20.00'

S24°4'E
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N59°27'48"E
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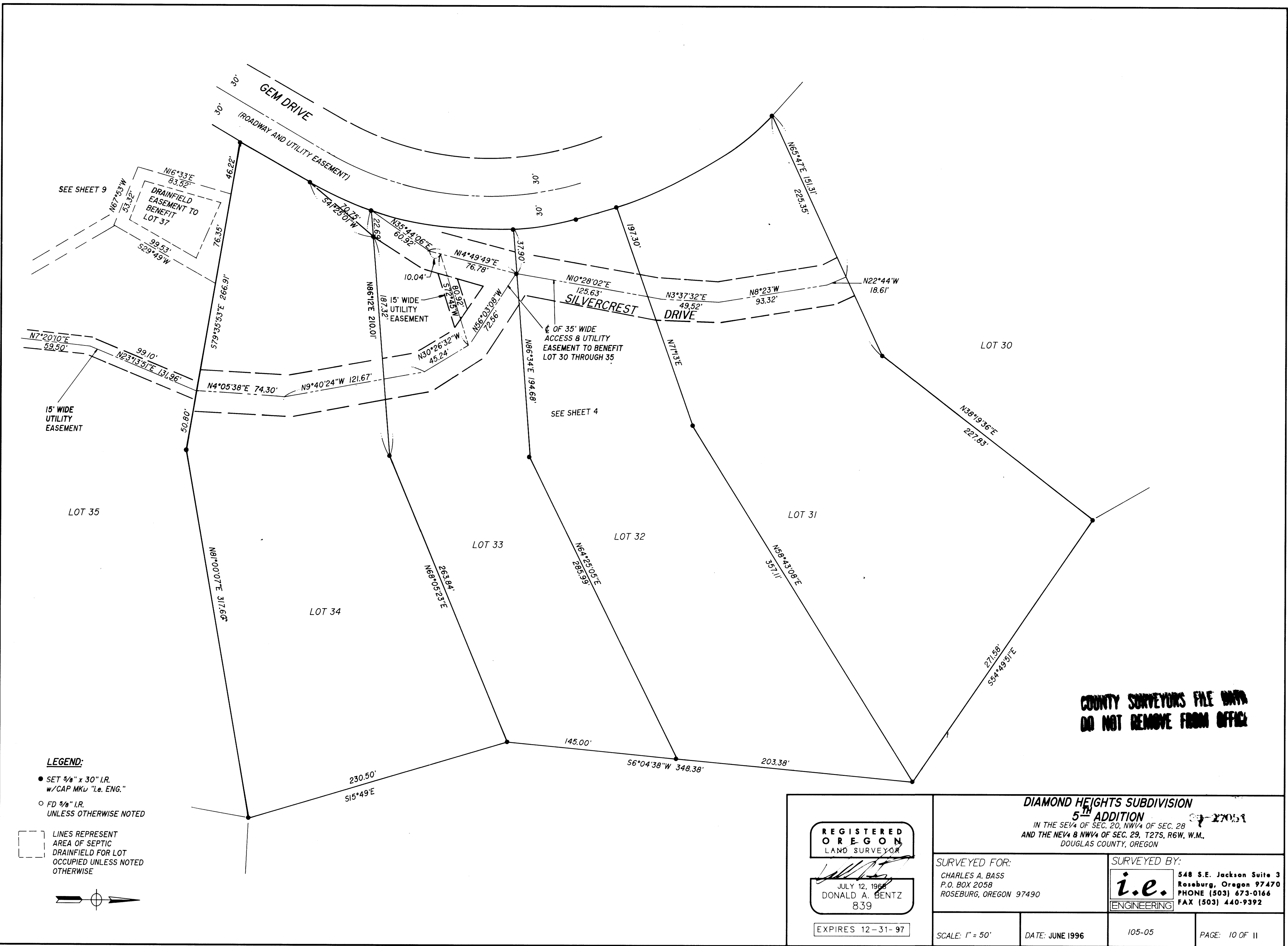
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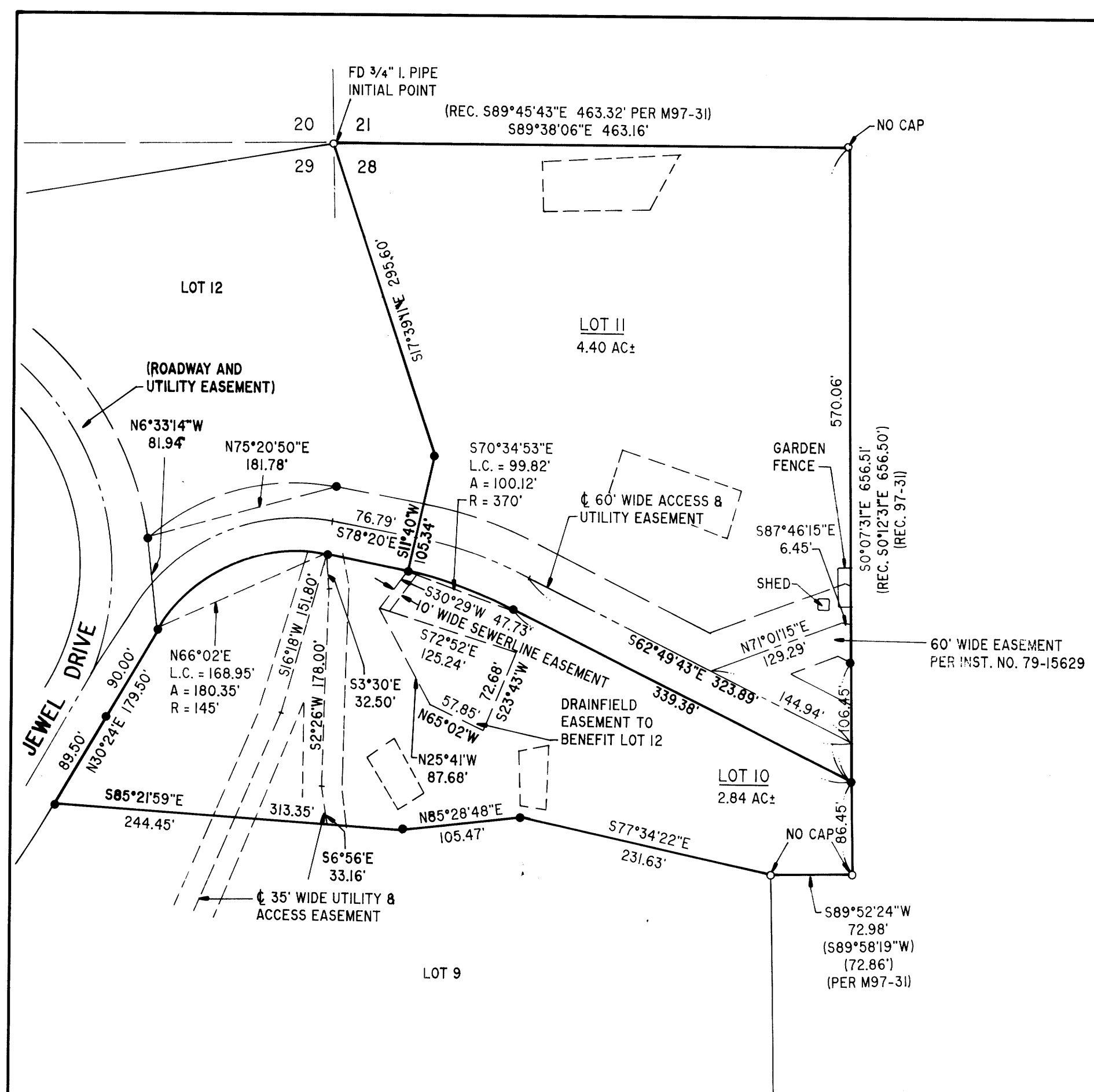
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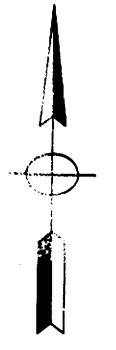
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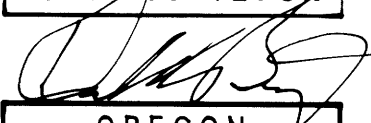


LEGEND:

- SET 5/8" x 30" I.R. w/ CAP MKD "I.E. ENG."
- FD 5/8" I.R. UNLESS OTHERWISE NOTED
- LINES REPRESENT AREA OF SEPTIC DRAINFIELD FOR LOT OCCUPIED UNLESS NOTED OTHERWISE



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

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p>  <p>OREGON JULY 12, 1968 DONALD A. BENTZ 839</p> <p>EXPIRES 12-31-97</p>	<p>DIAMOND HEIGHTS SUBDIVISION 5TH ADDITION</p> <p>IN THE SE1/4 OF SEC. 20, NW1/4 OF SEC. 28, AND THE NE1/4 & NW1/4 OF SEC. 29, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON</p>		
	<p>SURVEYED FOR:</p> <p>CHARLES A. BASS P.O. BOX 2058 ROSEBURG, OREGON 97470</p>	<p>SURVEYED BY:</p> <p>i.e. ENGINEERING</p> <p>548 S.E. Jackson Suite 3 Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>	
<p>SCALE: 1" = 100'</p>	<p>DATE: JUNE 1996</p>	<p>105-05</p>	<p>PAGE: 11 OF 11</p>