

- LEGEND:**
- SET 5/8" X 30" IR w/CAP MARKED "IE ENG" UNLESS OTHERWISE NOTED
 - FD 5/8" IR UNLESS OTHERWISE NOTED
 - FD 3/4" IR UNLESS OTHERWISE NOTED
 - △ COMPUTED POINT
 - () REC PER 1998-0040 UNLESS OTHERWISE NOTED
 - (()) REC PER CS 51/313-2 (R.GEE)
 - [] REC PER M65-67
 - [[]] REC PER VOL.17 PG.7B
 - { } REC PER M51-15
 - {{ }} REC PER M72-21

○	BEARING	DISTANCE
18	S85°55'11"W	99.74'
19	S81°45'16"W	41.97'
20	S81°45'16"W	107.54'
21	N17°42'16"W	71.27'
	(S18°05'32"E	70.11')
22	S00°03'20"E	32.00'
	[[S00°00'28"E	32.07']]
23	S00°00'52"E	159.83'
	[[S00°00'28"E	160.00']]
24	S00°00'52"E	319.98'
	[[S00°00'28"E	320.00']]
25	S00°01'17"E	159.90'
	[[S00°00'28"E	160.00']]
26	S00°00'32"E	909.90'
	(N02°53'18"E	910.24')

○	BEARING	DISTANCE
27	S00°01'01"E	87.16'
	(S00°10'01"W	87.16')
28	S00°01'01"E	60.00'
	(S00°10'01"W	60.00')
29	N89°46'25"E	60.12'
	(60.00')	(60.00')
30	N89°58'59"E	120.00'
	(120.00')	(120.00')

PER M5-49

○	CHORD	RADIUS	ARC
N	N82°01'20"E 309.66'	11459.16'	309.67'
		(11459.16')	309.83'
O	N83°02'47"E 99.94'	11459.16'	99.94'
		(11459.16')	100.00'
P	N83°40'15"E 149.92'	11459.16'	149.92'
		(11459.16')	150.00'
Q	N85°40'12"E 649.57'	11459.16'	649.66'
		(11459.16')	650.00'
R	N87°32'38"E 99.95'	11459.16'	99.95'
		(11459.16')	100.00'
S	N89°04'09"E 510.13'	11459.16'	510.17'
		(11459.16')	510.17'
T	S44°50'10"E 460.45'	324.57'	511.87'
		(327.40')	512.17')
U	S82°01'05"W 308.70'	11424.16'	308.71'
V	S84°52'19"W 329.47'	11424.16'	329.48'
W	S89°52'04"W 129.98'	11419.16'	129.98'
X	N15°21'05"W 86.17'	324.57'	86.43'

NOTE:
LOT 7 & 8 SUBJECT TO 15' WATERLINE EASEMENTS DESCRIBED IN INST. NOS. 67-1203 AND 67-10411 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

J. Neil Hibbs

OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

EXPIRES: 6/30/2001

SUBDIVISION 2000-05972
THE MEADOWS AT GARDEN VALLEY
LYING IN THE EAST 1/2 OF SECTION 28, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR: DPBS LLC
P.O. BOX 1082
ROSEBURG, OREGON 97470

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

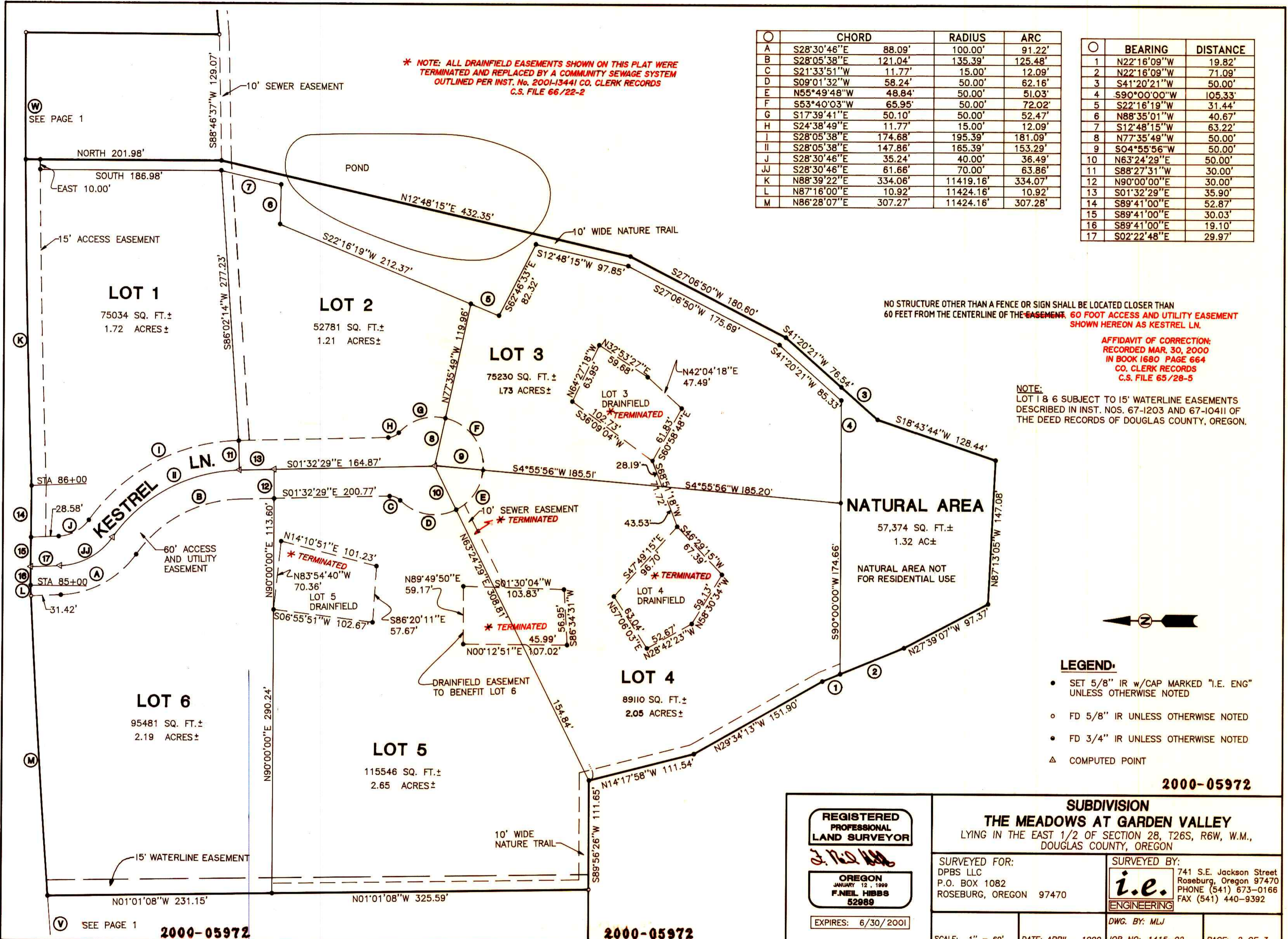
DWG. BY: MLJ

SCALE: 1" = 200' DATE: APRIL, 1999 JOB NO: 1415-02 PAGE: 1 OF 3

2000-05972

2000-05972

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE



* NOTE: ALL DRAINFIELD EASEMENTS SHOWN ON THIS PLAT WERE TERMINATED AND REPLACED BY A COMMUNITY SEWAGE SYSTEM OUTLINED PER INST. No. 2001-13441 CO. CLERK RECORDS C.S. FILE 66/22-2

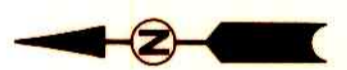
	CHORD	RADIUS	ARC
A	S28°30'46"E 88.09'	100.00'	91.22'
B	S28°05'38"E 121.04'	135.39'	125.48'
C	S21°33'51"W 11.77'	15.00'	12.09'
D	S09°01'32"W 58.24'	50.00'	62.16'
E	N55°49'48"W 48.84'	50.00'	51.03'
F	S53°40'03"W 65.95'	50.00'	72.02'
G	S17°39'41"E 50.10'	50.00'	52.47'
H	S24°38'49"E 11.77'	15.00'	12.09'
I	S28°05'38"E 174.68'	195.39'	181.09'
II	S28°05'38"E 147.86'	165.39'	153.29'
J	S28°30'46"E 35.24'	40.00'	36.49'
JJ	S28°30'46"E 61.66'	70.00'	63.86'
K	N88°39'22"E 334.06'	11419.16'	334.07'
L	N87°16'00"E 10.92'	11424.16'	10.92'
M	N86°28'07"E 307.27'	11424.16'	307.28'

	BEARING	DISTANCE
1	N22°16'09"W	19.82'
2	N22°16'09"W	71.09'
3	S41°20'21"W	50.00'
4	S90°00'00"W	105.33'
5	S22°16'19"W	31.44'
6	N88°35'01"W	40.67'
7	S12°48'15"W	63.22'
8	N77°35'49"W	50.00'
9	S04°55'56"W	50.00'
10	N63°24'29"E	50.00'
11	S88°27'31"W	30.00'
12	N90°00'00"E	30.00'
13	S01°32'29"E	35.90'
14	S89°41'00"E	52.87'
15	S89°41'00"E	30.03'
16	S89°41'00"E	19.10'
17	S02°22'48"E	29.97'

NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 60 FEET FROM THE CENTERLINE OF THE EASEMENT. 60 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON AS KESTREL LN.

AFFIDAVIT OF CORRECTION: RECORDED MAR. 30, 2000 IN BOOK 1680 PAGE 664 CO. CLERK RECORDS C.S. FILE 65/28-5

NOTE: LOT 1 & 6 SUBJECT TO 15' WATERLINE EASEMENTS DESCRIBED IN INST. NOS. 67-1203 AND 67-10411 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.



LEGEND:

- SET 5/8" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
- FD 5/8" IR UNLESS OTHERWISE NOTED
- FD 3/4" IR UNLESS OTHERWISE NOTED
- △ COMPUTED POINT

2000-05972

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>F. Neil Hibbs</i></p> <p>OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989</p> <p>EXPIRES: 6/30/2001</p>	<p>SUBDIVISION</p> <p>THE MEADOWS AT GARDEN VALLEY</p> <p>LYING IN THE EAST 1/2 OF SECTION 28, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR:</p> <p>DPBS LLC P.O. BOX 1082 ROSEBURG, OREGON 97470</p>	<p>SURVEYED BY:</p> <p>i.e. ENGINEERING</p> <p>741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: 1" = 60'</p>	<p>DATE: APRIL, 1999</p>	<p>DWG. BY: MLJ</p> <p>JOB NO: 1415-02</p> <p>PAGE: 2 OF 3</p>

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

SURVEYOR'S CERTIFICATE

I, F. NEIL HIBBS, 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 A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 6, FROM WHICH THE BRASS CAP SET AS A WITNESS CORNER TO THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32, 33 BEARS S79°43'41"W 3608.21 FEET; THENCE S 89° 53' 44" E 112.73 FEET ALONG SAID RIGHT-OF-WAY TO A 1/2" IRON PIPE; THENCE LEAVING SAID RIGHT-OF-WAY N 0° 12' 09" E 208.45 FEET TO A 1/2" IRON PIPE; THENCE S 89° 44' 38" E 260.79 FEET TO A 1/2" IRON PIPE; THENCE S 0° 12' 10" W 208.49 FEET TO A 1/2" IRON PIPE ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 6; THENCE N 86° 09' 57" E 236.48 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 45° 54' 05" E 125.29 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD AT THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 31-A; THENCE N 0° 00' 56" W 374.25 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY S 88° 47' 40" W 176.10 FEET TO A 5/8" IRON ROD; THENCE N 0° 15' 19" E 290.00 FEET TO A 5/8" IRON ROD; THENCE N 0° 21' 47" E 38.40 FEET TO A 5/8" IRON ROD; THENCE N 0° 21' 47" E 210.46 FEET TO A 5/8" IRON ROD; THENCE N 88° 47' 40" E 173.09 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 31-A; THENCE N 0° 00' 56" W 51.97 FEET ALONG SAID RIGHT-OF-WAY TO A 3/4" IRON ROD; THENCE N 0° 00' 43" W 909.88 FEET ALONG SAID RIGHT-OF-WAY TO A 3/4" IRON ROD; THENCE N 0° 01' 31" W 891.42 FEET ALONG SAID RIGHT-OF-WAY TO A 3/4" IRON ROD; THENCE N 0° 00' 24" W 128.92 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 17° 42' 16" W 71.27 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE 86.43 FEET ALONG THE ARC OF A 324.57 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 15° 21' 05" W 86.17 FEET, TO A POINT; THENCE S 84° 47' 44" W 0.80 FEET TO A 5/8" IRON ROD; THENCE S 84° 47' 44" W 309.64 FEET TO A 5/8" IRON ROD; THENCE N 0° 16' 10" E 199.53 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 31; THENCE 464.05 FEET ALONG THE ARC OF A 11,419.16 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 88° 59' 44" W 464.02 FEET, TO A 3/4" IRON ROD; THENCE N 89° 41' 00" W 102.00 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE 318.20 FEET ALONG THE ARC OF A 11,424.16 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 86° 29' 46" W 318.19 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY S 1° 01' 08" E 556.74 FEET TO A 5/8" IRON ROD; THENCE S 89° 56' 26" W 450.35 FEET TO A 5/8" IRON ROD; THENCE S 0° 16' 54" W 1468.23 FEET TO A 5/8" IRON ROD; THENCE S 0° 03' 19" E 339.29 FEET TO A 5/8" IRON ROD; THENCE N 89° 50' 49" E 468.64 FEET TO A 5/8" IRON ROD; THENCE N 89° 48' 15" E 519.98 FEET TO A 5/8" IRON ROD; THENCE S 0° 13' 19" W 930.56 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 6, THE PLACE OF BEGINNING AND CONTAINING 95.96 ACRES, MORE OR LESS. ALL LYING IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT PROPERTY DESCRIBED IN BOOK 1328, PAGE 519 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE EASTERLY RIGHT-OF-WAY MONUMENT OF COUNTY ROAD NO. 31-A AT STATION 36+01.92 OF THE AUGUST 1961 DOUGLAS COUNTY ROAD PLANS, SHEET 3 OF 13 AND GEODETIC MONUMENT "STENBECK" WERE USED AS A BASIS OF BEARING PER LAND PARTITION 1998-0040 OF THE PLAT RECORDS OF DOUGLAS COUNTY. THE CENTERLINE OF COUNTY ROAD 31-A WAS COMPUTED BY HOLDING ABOVE MENTIONED RIGHT-OF-WAY MONUMENT AND THE INITIAL POINT OF DEL VIEW SUBDIVISION AS BEING POINTS ON THE EASTERLY RIGHT-OF-WAY. RESULTANT DEVIANCE FROM THIS LINE OF OTHER FOUND MONUMENTS IS SHOWN ON FACE OF PLAT. SAID CENTERLINE WAS THEN EXTENDED SOUTHERLY ON THIS ALIGNMENT RECORD DISTANCE FROM MONUMENTS FOUND AT STATION 17+99.98 TO EQUATION STATION 7+72.59BK = 8+34.99AH PER SAID ROAD PLANS. ESTABLISHED CORNER OF RIGHT-OF-WAY 30.00 FEET WESTERLY OF THIS POINT. EXTENDED SAID CENTERLINE SOUTHERLY AND OFFSET 120 FEET WESTERLY TO ESTABLISH RIGHT-OF-WAY CORNER AT STATION 275+60 PER SHEET 6 OF 6 OF 1965 COUNTY ROAD PLANS FOR COUNTY ROAD NO. 6 WHOSE END OF PROJECT AT STATION 276+47.16 EQUALS ABOVE MENTIONED EQUATION STATION. THE CENTERLINE OF COUNTY ROAD NO. 31 FROM STATION PT 70+22.24 THROUGH STATION 96+38.07 PER 1967 COUNTY ROAD PLANS, SHEETS 4 AND 5, WAS PROPORTIONED BACK IN FROM FOUND MONUMENTS SHOWN. BOTH CALCULATED AND SET RIGHT-OF-WAY POSITIONS AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY DIFFER FROM THOSE RECORDED ON MAP 1998-0091A BECAUSE OF AN ASSUMPTION MADE ON SAID MAP THAT THE RIGHT-OF-WAY MONUMENT FOUND AT STATION 72+90.17 WAS AT 35 FEET FROM CENTERLINE WHEN INDEED IT IS 40 FEET FROM CENTERLINE AS SHOWN. IN ADDITION TO RIGHT-OF-WAY DIFFERENCES WITH SAID MAP, THE CORNER WHERE SUBJECT PROPERTY LEAVES SAID RIGHT-OF-WAY AT APPROXIMATELY STATION 81+79 WAS HELD IN EAST-WEST ALIGNMENT WITH AN OLD EXISTING FENCE. THIS NOT ONLY AGREES WITH POSSESSION LINE BUT ALSO LEAVES THE PROPERTY SURVEYED PER 1998-0091 WITH RECORD FRONTAGE PER DEED RATHER THAN 6 FEET OVER AS PER SAID MAP. THE PROPERTY CORNER AT THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN INSTRUMENT NO. 80-02480 OF THE DEED RECORDS OF DOUGLAS COUNTY WAS SET BETWEEN MONUMENTS FOUND ON THE NORTH SIDE OF SAID PARCEL AT A POINT INTERSECTING THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 31-A, LEAVING THE EASTERLY OF THE TWO FOUND MONUMENTS 1.94 FEET OUT IN THE RIGHT-OF-WAY. THE PROPERTY CORNER AT THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 97-15087 OF THE DEED RECORDS OF DOUGLAS COUNTY WAS ESTABLISHED BY EXTENDING A LINE EASTERLY FROM MONUMENT FOUND AT SOUTHWEST CORNER OF SAID PROPERTY (PARALLEL TO THE NORTH LINE OF THE PARCEL DESCRIBED PER INSTRUMENT NO. 80-02480 AS PER DEEDS) TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 31-A.

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28th DAY OF APRIL, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED MIKE PHELPS WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

J. Neil Hibbs
MY COMMISSION EXPIRES: 1-19-2003



2000-05972

2000-05972

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT DPBS LLC AND (*) ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN HEREON, INCLUDING EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL WATER-CARRIED ON SITE SEWAGE DISPOSAL SYSTEM (HEREAFTER CALLED SYSTEM) APPURTENANT TO THE PROPERTIES SHOWN HEREON, AND DPBS LLC AND (*), GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE TO AND WITH THEIR HEIRS, SUCCESSORS AND ASSIGNS THAT THE PROPERTY DESIGNATED AS DRAIN FIELD HEREON SHALL NOT BE USED FOR ANY PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM. DPBS LLC AND (*) DO ALSO HEREBY DEDICATE THE 15 FOOT STRIP OF LAND ADJACENT TO LOT 8, AS SHOWN ON THE FACE OF THE PLAT, TO THE PUBLIC USE FOREVER.

Michael K. Phelps 4/25/99
MICHAEL K. PHELPS, MANAGER DPBS LLC DATE

* DONALD B. & ELIZABETH A. HARMON AS TRUSTEES FOR THE DONALD B. & ELIZABETH A. HARMON FAMILY TRUST. (SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1677, PAGE 681 (INST. NO. 2000-05971))

APPROVALS

Keith L. Cubic MARCH 7, 2000
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Mowen MARCH 8, 2000
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

Keith Sherman March 13, 2000
DOUGLAS COUNTY TAX ASSESSOR DEPUTY DATE

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

Keith Sherman March 13, 2000
DOUGLAS COUNTY TAX COLLECTOR DEPUTY DATE

FILED THIS 14th DAY OF MARCH, 2000, 3:18 O'CLOCK PM

Doyle Shaver Jr. 3-14-00
DOUGLAS COUNTY CLERK BY: DEPUTY DATE

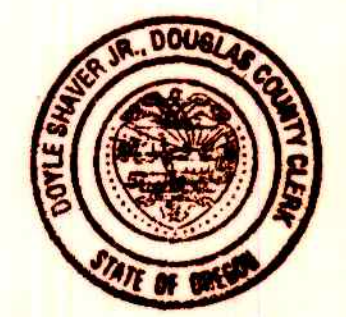
David Robertson 3-14-00
DOUGLAS COUNTY COMMISSIONER DATE

Joyce Morgan 3/14/00
DOUGLAS COUNTY COMMISSIONER DATE

ZONE: RURAL RESIDENTIAL
COMP. PLAN: RC2
WATER: UMPQUA BASIN
SEWER: SEPTIC SYSTEM

PLANNING DEPT. FILE # 98-280

THIS PLAT IS SUBJECT TO THE PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT NO. 2000-05970 (VOL. 1677, PG. 675) 2000-06100
1678 022



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

80 MAR 14 PM 3:18

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Alan J. Burnett DEPUTY
FEE PP

AFFIDAVIT OF CORRECTION:
RECORDED MAR. 30, 2000
IN BOOK 1680 PAGE 664
CO. CLERK RECORDS
C.S. FILE 65/28-5

2000-05972

REGISTERED PROFESSIONAL LAND SURVEYOR <u>J. Neil Hibbs</u> OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRES: 6/30/2001	SUBDIVISION THE MEADOWS AT GARDEN VALLEY LYING IN THE EAST 1/2 OF SECTION 28, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: DPBS LLC P.O. BOX 1082 ROSEBURG, OREGON 97470	SURVEYED BY: i.e. ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: APRIL, 1999	DWG. BY: MLJ JOB NO: 1415-02 PAGE: 3 OF 3

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE