

FD BRASS CAP "WINCHESTER" D.S.C.O.
STATE PLANE COORDINATES NAD 83
Y=602,894.52
X=4,161,124.32

- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I. E. ENG."
 - FOUND 5/8" IR UNLESS OTHERWISE NOTED
 - FOUND 5/8" IR, DESTROYED DURING CONSTRUCTION AND RESET
 - ⌈ RECORD PER C.S. 65/12-6
 - ⌈ RECORD PER VOL. 17 PG. 61A
 - ⌈ RECORD PER VOL. 19 PG. 17A
 - ⌈ RECORD PER VOL. 17 PG. 56A
 - ⌈ RECORD PER VOL. 19 PG. 3B
 - ⌈ RECORD PER VOL. 20 PG. 3A
 - >> RECORD PER M130-4
 - >> RECORD PER M120-21
 - >> RECORD PER M42-62
 - >> RECORD PER 1990-0075

○	BEARING	DISTANCE
1	S51°25'34"W	23.31'
2	S37°31'36"E	5.98'
3	S16°57'17"W	22.00'
4	N70°46'10"E	34.29'
5	N56°26'57"E	38.22'
6	N20°02'36"W	34.24'

○	CHORD	RADIUS	ARC
A	S28°02'45"E 37.89'	115.00'	38.06'
B	S10°17'36"E 33.08'	115.00'	33.20'
C	S07°28'02"W 37.93'	115.00'	38.10'
D	S18°13'55"W 5.13'	115.00'	5.13'
E	S30°48'30"W 45.07'	115.00'	45.36'
F	N52°02'14"E 39.66'	115.00'	39.86'
G	N66°22'06"E 17.65'	115.00'	17.67'
H	N67°47'24"E 11.85'	115.00'	11.86'
I	N60°39'24"E 16.88'	115.00'	16.83'
J	N59°25'10"E 22.28'	215.00'	22.29'
K	N68°37'06"E 46.65'	215.00'	46.74'
L	N80°51'37"E 45.04'	215.00'	45.12'
M	N88°30'21"E 12.25'	215.00'	12.25'

SEE PAGE 2

REGISTERED PROFESSIONAL LAND SURVEYOR

Wayne L. Rogers
OREGON
FEBRUARY 14, 1996
WAYNE L. ROGERS
2137

EXPIRES: 12/31/2000

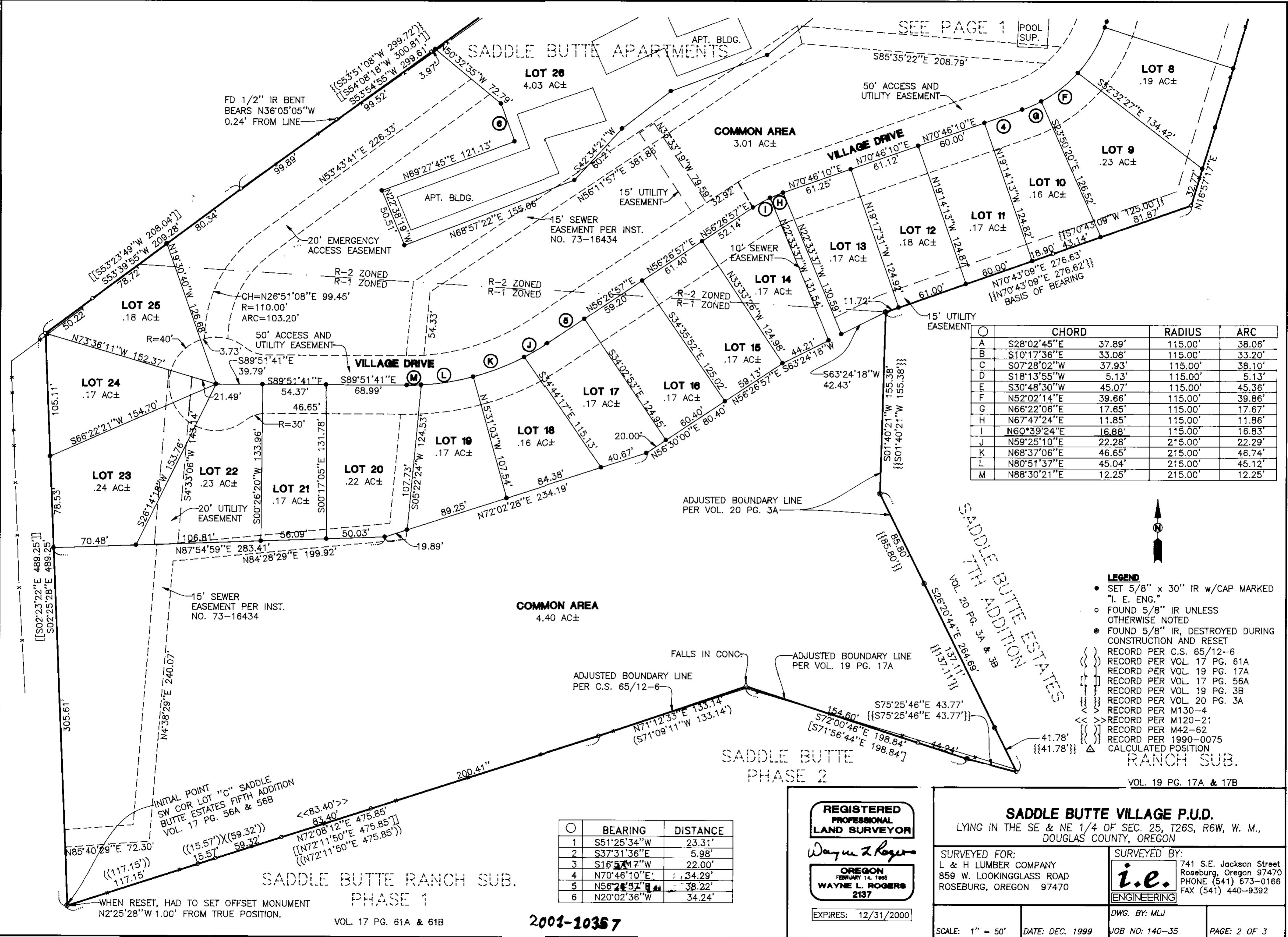
SADDLE BUTTE VILLAGE P.U.D.
LYING IN THE SE & NE 1/4 OF SEC. 25, T26S, R6W, W. M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
L & H LUMBER COMPANY
859 W. LOOKINGGLASS ROAD
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: 1" = 50' DATE: DEC. 1999 JOB NO: 140-35 PAGE: 1 OF 3

2001-10357



	CHORD	RADIUS	ARC
A	S28°02'45"E 37.89'	115.00'	38.06'
B	S10°17'36"E 33.08'	115.00'	33.20'
C	S07°28'02"W 37.93'	115.00'	38.10'
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 RECORD PER VOL. 20 PG. 3A
 RECORD PER M130-4
 RECORD PER M120-21
 RECORD PER M42-62
 RECORD PER 1990-0075
 CALCULATED POSITION

○	BEARING	DISTANCE
1	S51°25'34"W	23.31'
2	S37°31'36"E	5.98'
3	S16°54'17"W	22.00'
4	N70°46'10"E	34.29'
5	N56°26'57"E	38.22'
6	N20°02'36"W	34.24'

REGISTERED PROFESSIONAL LAND SURVEYOR

Wayne L. Rogers
OREGON
 FEBRUARY 14, 1995
WAYNE L. ROGERS
 2137

EXPIRES: 12/31/2000

SADDLE BUTTE VILLAGE P.U.D.
 LYING IN THE SE & NE 1/4 OF SEC. 25, T26S, R6W, W. M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:
 L & H LUMBER COMPANY
 859 W. LOOKINGGLASS ROAD
 ROSEBURG, OREGON 97470

SURVEYED BY:
i.e.
 ENGINEERING
 741 S.E. Jackson Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
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SCALE: 1" = 50' DATE: DEC. 1999 JOB NO: 140-35 PAGE: 2 OF 3

SADDLE BUTTE RANCH SUB. PHASE 1
 VOL. 17 PG. 61A & 61B

2001-10367

SURVEYOR'S CERTIFICATE

I, WAYNE L. ROGERS, BEING FIRST SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AND THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING PORTIONS OF LOTS B AND C OF SADDLE BUTTE ESTATES FIFTH EDITION (VOL. 17 PAGES 56A & B) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT C OF SADDLE BUTTE ESTATES FIFTH EDITION (VOL. 17 PAGES 56A & B); THENCE N. 72' 08' 12" E., 475.85 FEET TO A 5/8" IRON ROD; THENCE N. 71' 12' 33" E., 133.14 FEET TO A 5/8" IRON ROD; THENCE S. 72' 00' 46" E., 198.84 FEET TO A 5/8" IRON ROD; THENCE S. 75' 25' 46" E., 43.77 FEET TO A 5/8" IRON ROD; THENCE N. 26' 20' 44" W., 264.69 FEET TO A 5/8" IRON ROD; THENCE N. 1' 40' 21" E., 155.38 FEET TO A 5/8" IRON ROD; THENCE N. 70' 43' 09" E., 276.62 FEET TO A 5/8" IRON ROD; THENCE N. 16' 57' 17" E., 477.79 FEET TO A 5/8" IRON ROD; THENCE N. 36' 10' 43" W., 200.34 FEET TO A 5/8" IRON ROD; THENCE S. 54' 16' 34" W., 110.94 FEET TO A 5/8" IRON ROD; THENCE N. 37' 35' 59" W., 190.07 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY OF PAGE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY OF PAGE ROAD S. 53' 28' 32" W., 194.97 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF PAGE ROAD S. 36' 02' 44" E., 118.40 FEET TO A 5/8" IRON ROD; THENCE S. 53' 39' 28" W., 120.39 FEET TO A 5/8" IRON ROD; THENCE S. 36' 15' 46" E., 70.58 FEET TO A 5/8" IRON ROD; THENCE S. 53' 35' 06" W., 48.62 FEET TO A 5/8" IRON ROD; THENCE S. 54' 02' 55" W., 249.86 FEET TO A 5/8" IRON ROD; THENCE S. 53' 54' 55" W., 299.61 FEET TO A 5/8" IRON ROD; THENCE S. 53' 39' 55" W., 159.06 FEET TO A 5/8" IRON ROD; THENCE S. 53' 39' 55" W., 50.22 FEET TO A 5/8" IRON ROD; THENCE S. 2' 25' 28" E., 489.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.22 ACRES, MORE OR LESS.

Wayne L. Rogers 12/28/99
WAYNE L. ROGERS P.L.S.# 2137 DATE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PORTIONS OF LOTS B AND C OF SADDLE BUTTE ESTATES FIFTH EDITION (VOL. 17 PAGES 56A & B). THE PERIMETER WAS ESTABLISHED BY FOUND MONUMENTS FROM EXISTING SUBDIVISIONS ON THE EAST, SOUTH, AND WEST BOUNDARIES AND FOUND MONUMENTS FROM A PREVIOUS SURVEY ON THE NORTH BOUNDARY.

ZONE: R-1, R-2
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL & HIGH DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

THIS SUBDIVISION IS SUBJECT TO THE PROTECTIVE AND RESTRICTIVE COVENANTS AS RECORDED IN INST. NO. 2001-10366 (VOL. 1760, PG. 441)

FIELD CREW: RYAN PALMER AND WAYNE ROGERS
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR
OFFICE: NEIL HIBBS AND WAYNE ROGERS
DRAFTING: MICHAEL JONES

PLANNING DEPT. FILE NO. 97-138

2001-10357

APPROVALS:

Keith L. Cubie MAY 1, 2001
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Ed [unclear] 5-2-01
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
[unclear] 5-3-01
DOUGLAS COUNTY TAX ASSESSOR DATE

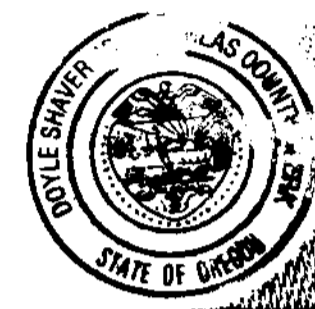
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

James R. Knepp 5-3-01
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 7 DAY OF May, 2001 10:29 O'CLOCK AM
BY [unclear] 5-7-2001
DOUGLAS COUNTY CLERK DATE

[unclear] 5-4-01
DOUGLAS COUNTY COMMISSIONER DATE

[unclear] 5/7/01
DOUGLAS COUNTY COMMISSIONER DATE



STATE OF OREGON
COUNTY OF DOUGLAS
I, DOYLE SHAWER JR., COUNTY CLERK AND
RECORDING OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

01 MAY -7 AM 10:29

DOYLE SHAWER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY [unclear]

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT L&H LUMBER, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN.

Pete Leiken 2/16/00
L&H LUMBER PETE LEIKEN - SECRETARY DATE

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16TH DAY OF FEBRUARY, 2000, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PETE LEIKEN, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

J. Neil [unclear]
MY COMMISSION EXPIRES: 1-19-2003



REGISTERED PROFESSIONAL LAND SURVEYOR <u>Wayne L. Rogers</u> OREGON FEBRUARY 14, 1995 WAYNE L. ROGERS 2137 EXPIRES: 12/31/2000	SADDLE BUTTE VILLAGE P.U.D. LYING IN THE SE & NE 1/4 OF SEC. 25, T26S, R6W, W. M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: L & H LUMBER COMPANY 859 W. LOOKINGGLASS ROAD 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: DEC. 1999	DWG. BY: MLJ JOB NO: 140-35 PAGE: 3 OF 3