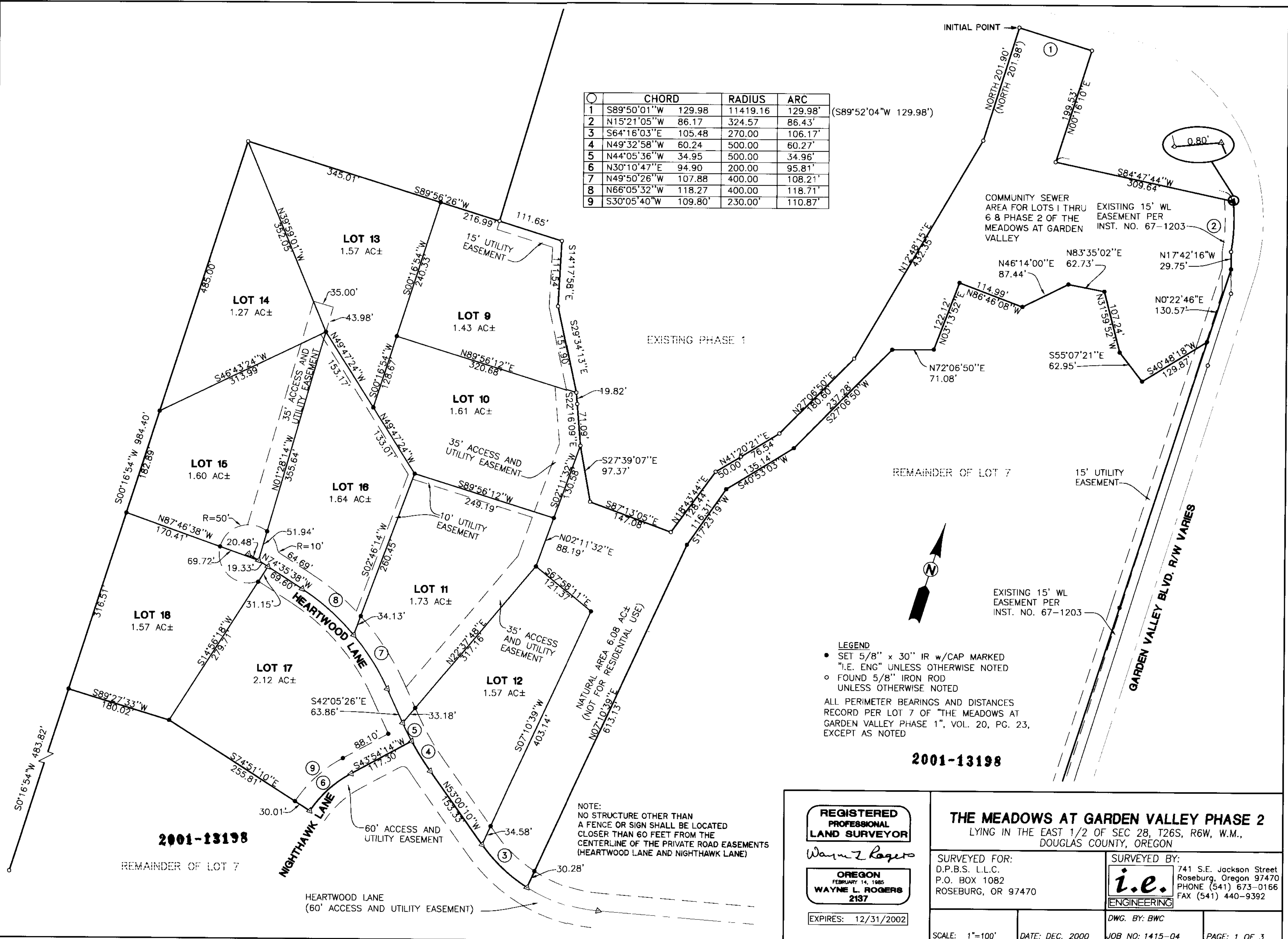


CHORD	RADIUS	ARC
1 S89°50'01"W 129.98	11419.16	129.98'
2 N15°21'05"W 86.17	324.57	86.43'
3 S64°18'03"E 105.48	270.00	106.17'
4 N49°32'58"W 60.24	500.00	60.27'
5 N44°05'36"W 34.95	500.00	34.96'
6 N30°10'47"E 94.90	200.00	95.81'
7 N49°50'26"W 107.88	400.00	108.21'
8 N66°05'32"W 118.27	400.00	118.71'
9 S30°05'40"W 109.80'	230.00'	110.87'



**LEGEND**

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED

ALL PERIMETER BEARINGS AND DISTANCES RECORD PER LOT 7 OF "THE MEADOWS AT GARDEN VALLEY PHASE 1", VOL. 20, PG. 23, EXCEPT AS NOTED

2001-13198

2001-13198

NOTE:  
NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 60 FEET FROM THE CENTERLINE OF THE PRIVATE ROAD EASEMENTS (HEARTWOOD LANE AND NIGHTHAWK LANE)

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Wayne L. Rogers*  
**OREGON**  
FEBRUARY 14, 1985  
**WAYNE L. ROGERS**  
2137

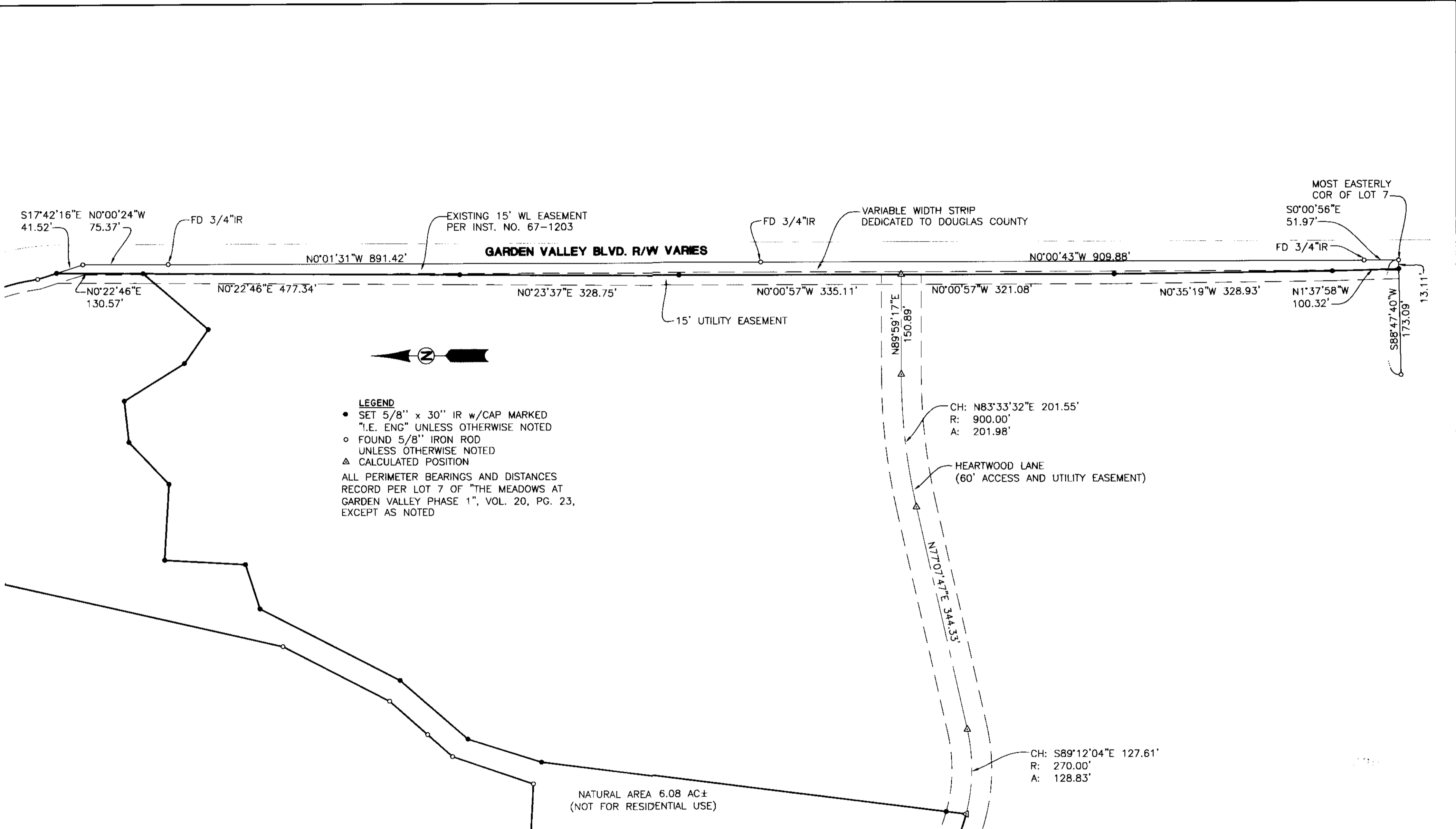
EXPIRES: 12/31/2002

**THE MEADOWS AT GARDEN VALLEY PHASE 2**  
LYING IN THE EAST 1/2 OF SEC 28, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
D.P.B.S. L.L.C.  
P.O. BOX 1082  
ROSEBURG, OR 97470

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

SCALE: 1"=100'    DATE: DEC. 2000    DWG. BY: BWC    JOB NO: 1415-04    PAGE: 1 OF 3



**LEGEND**

- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENG" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION

ALL PERIMETER BEARINGS AND DISTANCES RECORD PER LOT 7 OF "THE MEADOWS AT GARDEN VALLEY PHASE 1", VOL. 20, PG. 23, EXCEPT AS NOTED

2001-13198

2001-13198

<p><b>REGISTERED PROFESSIONAL LAND SURVEYOR</b></p> <p><i>Wayne L Rogers</i></p> <p><b>OREGON</b> FEBRUARY 14, 1985 <b>WAYNE L ROGERS</b> 2137</p> <p>EXPIRES: 12/31/2002</p>	<p><b>THE MEADOWS AT GARDEN VALLEY PHASE 2</b> LYING IN THE EAST 1/2 OF SEC 28, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: D.P.B.S. L.L.C. P.O. BOX 1082 ROSEBURG, OR 97470</p>	<p>SURVEYED BY: <b>i.e.</b> ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
SCALE: 1"=100'	DATE: DEC. 2000	DWG. BY: BWC
		JOB NO: 1415-04
		PAGE: 2 OF 3

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOT 7 OF THE MEADOWS AT GARDEN VALLEY SUBDIVISION AND DEDICATE A PORTION OF LOT 7 TO DOUGLAS COUNTY FOR ADDITIONAL RIGHT-OF-WAY ALONG COUNTY ROAD 31A. ALL EXTERIOR BOUNDARIES EXCEPT THE PHASE LINE AND A PORTION OF THE ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED TO DOUGLAS COUNTY, ARE DETERMINED FROM FOUND MONUMENTS, USING RECORD BEARINGS AND DISTANCES, (EXCEPT AS NOTED), PER LOT 7 OF THE MEADOWS AT GARDEN VALLEY SUBDIVISION, VOL. 20, PAGE 23. THE LINE FOR THE ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED TO DOUGLAS COUNTY WAS DETERMINED FROM OFFSETS FROM THE NEW CENTERLINE OF COUNTY ROAD 31A FURNISHED BY THE DOUGLAS COUNTY ENGINEERING OFFICE AND DEPICTED ON THE PLAT.

**SURVEYOR'S CERTIFICATE:**

I, WAYNE L. ROGERS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PORTION OF LOT 7 OF THE MEADOWS AT GARDEN VALLEY SUBDIVISION, LYING IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD NO. 31A, AT THE NORTHEAST CORNER OF LOT 1, ALSO BEING A CORNER OF LOT 7, OF THE MEADOWS AT GARDEN VALLEY SUBDIVISION, VOL. 20, PAGE 23; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD NO. 31A AND NORTHERLY AND WESTERLY BOUNDARY OF LOT 7 OF THE MEADOWS AT GARDEN VALLEY, ALONG THE ARC OF A 11,419.16 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N. 89° 50' 01" E., 129.98 FEET) 129.98 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY OF COUNTY ROAD NO. 31A, S. 0° 16' 10" W., 199.53 FEET TO A 5/8" IRON ROD; THENCE N. 84° 47' 44" E., 309.64 FEET TO A 5/8" IRON ROD; THENCE N. 84° 47' 44" E., 0.80 FEET TO THE WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 31A; THENCE ALONG SAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 31A, ALONG THE ARC OF A 324.57 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S. 15° 21' 05" E., 86.17 FEET) 86.43 FEET TO A 5/8" IRON ROD; THENCE S. 17° 42' 16" E., 29.75 FEET TO INTERSECTION WITH THE NEW WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 31A; THENCE ALONG SAID NEW WEST RIGHT-OF-WAY OF COUNTY ROAD 31A, S. 0° 22' 46" W., 130.57 FEET; THENCE LEAVING SAID NEW WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 31A, S. 40° 48' 18" W., 129.87 FEET; THENCE N. 55° 07' 21" W., 62.95 FEET; THENCE N. 31° 59' 52" W., 107.24 FEET; THENCE S. 83° 35' 02" W., 62.73 FEET; THENCE S. 46° 14' 00" W., 87.44 FEET; THENCE N. 86° 46' 08" W., 114.99 FEET; THENCE S. 3° 13' 52" W., 122.12 FEET; THENCE S. 72° 06' 50" W., 71.08 FEET; THENCE S. 27° 06' 50" W., 237.28 FEET; THENCE S. 40° 53' 03" W., 135.14 FEET; THENCE S. 17° 23' 19" W., 116.31 FEET; THENCE S. 7° 10' 39" W., 643.41 FEET TO A POINT ON THE CENTERLINE OF HEARTWOOD LANE; THENCE ALONG SAID CENTERLINE OF HEARTWOOD LANE, ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N. 64° 16' 03" W., 105.48 FEET) 106.17 FEET; THENCE N. 53° 00' 10" W., 153.33 FEET; THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N. 49° 32' 58" W., 60.24 FEET) 60.27 FEET TO THE INTERSECTION WITH THE CENTERLINE OF Nighthawk Lane; THENCE LEAVING SAID CENTERLINE OF HEARTWOOD LANE ALONG THE CENTERLINE OF Nighthawk Lane, S. 43° 54' 14" W., 117.30 FEET; THENCE ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S. 30° 10' 47" W., 94.90 FEET) 95.81 FEET; THENCE LEAVING SAID CENTERLINE OF Nighthawk Lane, N. 74° 51' 10" W., 285.82 FEET; THENCE S. 89° 27' 33" W., 180.02 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 7, FROM WHICH A 5/8" IRON ROD BEARS S. 0° 16' 54" W., 483.82 FEET; THENCE ALONG THE WEST AND NORTHERLY BOUNDARY OF LOT 7, N. 0° 16' 54" E., 984.40 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 7; THENCE N. 89° 56' 26" E., 562.00 FEET TO A 5/8" IRON ROD; THENCE S. 14° 17' 58" E., 111.54 FEET TO A 5/8" IRON ROD; THENCE S. 29° 34' 13" E., 151.90 FEET TO A 5/8" IRON ROD; THENCE S. 22° 16' 09" E., 90.91 FEET TO A 5/8" IRON ROD; THENCE S. 27° 39' 07" E., 97.37 FEET TO A 5/8" IRON ROD; THENCE S. 87° 13' 05" E., 147.08 FEET TO A 5/8" IRON ROD; THENCE N. 18° 43' 44" E., 128.44 FEET TO A 5/8" IRON ROD; THENCE N. 41° 20' 21" E., 126.54 FEET TO A 5/8" IRON ROD; THENCE N. 27° 06' 50" E., 180.60 FEET TO A 5/8" IRON ROD; THENCE N. 12° 48' 15" E., 432.35 FEET TO A 5/8" IRON ROD; THENCE NORTH, 201.90 FEET TO THE POINT OF BEGINNING, AND CONTAINING 22.19 ACRES, MORE OR LESS.

NOTE: SUBJECT TO COVENANTS AS RECORDED IN BOOK 1770, PG. 005 OF DEED RECORDS OF DOUGLAS COUNTY.

**ACKNOWLEDGMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30<sup>th</sup> DAY OF January, 2001 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONALD B. AND ELIZABETH A. HARMON, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: 4/18/02

ZONE: RURAL RESIDENTIAL  
COMP. PLAN: RURAL COMMITTED 2 ACRE  
WATER: UMPQUA BASIN WATER  
SEWER: COMMUNITY SEWER SYSTEM (SEPTIC)

PLANNING DEPT. FILE NO. 00-092

FIELD CREW: SAM COREY, JIM FERRIS,  
RYAN PALMER AND LESLIE BOAK

EQUIPMENT: NIKON TOTAL STATION AND  
SDR 33 DATA COLLECTOR

OFFICE: WAYNE ROGERS

DRAFTING: BRYAN CROSGROVE

2001-13100

**APPROVALS:**

Keith L. Cubie JUNE 8, 2001  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
Rory W. 6-8-01  
DOUGLAS COUNTY SURVEYOR DATE  
Ron Neuhar 6-4-01  
DOUGLAS COUNTY ASSESSOR DATE

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

James R. Kueger 6-11-01  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 12 DAY OF June, 2001, \_\_\_\_\_ O'CLOCK AM/PM  
Doyle Shaver Jr. by Carol Engel, Deputy 6-12/01  
DOUGLAS COUNTY CLERK DATE

Jean Morgan 6/12/01  
DOUGLAS COUNTY COMMISSIONER DATE  
Donna K. Peterson 6-11-01  
DOUGLAS COUNTY COMMISSIONER DATE

DECLARATION: FOR CONSENT AFFIDAVIT SIGNED BY COYOTE DEVELOPMENT INC. SEE BOOK 1775 PAGE 544 CO. CLERK RECORDS

KNOW ALL PEOPLE BY THESE PRESENTS THAT DPBS LLC AND DONALD B. AND ELIZABETH A. HARMON FAMILY TRUST, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "THE MEADOWS AT GARDEN VALLEY, PHASE 2" TOGETHER WITH EASEMENTS AS SHOWN HEREON AND DO HEREBY DEDICATE THE VARIABLE WIDTH STRIP OF LAND ALONG THE EASTERLY BOUNDARY OF LOT 7, AS SHOWN ON THE FACE OF THE PLAT, TO THE PUBLIC USE FOREVER.

Michael K. Phelps 1/30/01  
MICHAEL K. PHELPS MANAGER DATE

Donald B. Harmon 1/30/01  
DONALD B. HARMON TRUSTEE DATE

Elizabeth A. Harmon 1/30/01  
ELIZABETH A. HARMON TRUSTEE DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30<sup>th</sup> DAY OF January, 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL K. PHELPS, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES: 4/18/02

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

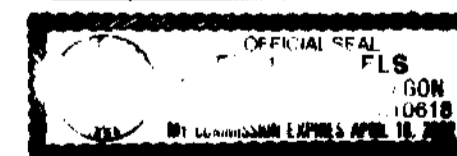
01 JUN 13 AM 8:00

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

BY [Signature]  
FILE 97

2001-13198

SHARI ENGELS  
NOTARY PUBLIC - ORE  
COMMISSION NO. 310  
EXPIRES APRIL 15, 2002



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Wayne L. Rogers  
OREGON  
FEBRUARY 14, 1985  
WAYNE L. ROGERS  
2137

EXPIRES: 12/31/2002

THE MEADOWS AT GARDEN VALLEY PHASE 2  
LYING IN THE EAST 1/2 OF SEC 28, T26S, R6W, W.M.,  
DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
D.P.B.S. L.L.C.  
P.O. BOX 1082  
ROSEBURG, OR 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. 2000 JOB NO: 1415-04 PAGE: 3 OF 3

