

BEARING	DISTANCE
1 S0°23'05"W	121.61'
2 N0°23'05"E	121.61'
3 S16°17'05"W	21.33'
4 N16°17'05"E	21.33'
5 (N74°51'10"W	30.01')
6 S43°54'14"W	88.15'
7 (N43°54'14"E	88.10')
8 S77°07'47"W	62.58'
9 N15°29'21"W	95.70'
10 S23°32'32"E	9.51'
11 S8°27'11"E	32.60'
12 N8°27'11"W	92.14'
13 N16°57'40"E	52.55'
14 N18°43'43"E	45.56'

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, NIGHTHAWK LANE AND WOOD DUCK LANE.)

FIELD CREW: SAM COREY, RYAN PALMER AND JIM FERRIS.
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR
OFFICE: NEIL HIBBS
DRAFTING: TOM YOW

O	RADIUS	ARC	CHORD
A	54.00'	45.31'	N23°50'28"E 43.98'
B	54.00'	86.20'	N45°55'32"W 77.33'
C	54.00'	83.45'	S44°04'29"W 75.39'
D	54.00'	44.21'	S23°39'08"E 42.99'
E	20.00'	16.58'	S23°21'43"E 16.11'
F	540.00'	149.86'	S08°20'05"W 149.37'
G	570.00'	158.18'	S08°20'05"W 157.67'
H	600.00'	166.51'	S08°20'05"W 165.97'
I	200.00'	0.60'	S16°22'12"W 0.60'
J	170.00'	81.93'	S30°05'40"W 81.16'
K	200.00'	95.81'	S30°10'47"W 94.90'
L	(230.00'	110.87'	N30°05'40"E 109.80)
M	500.00'	60.28'	S49°32'59"E 60.24'
N	(270.00'	106.17'	S64°16'03"E 105.48')
O	300.00'	99.54'	N66°16'09"W 96.58'
P	(270.00'	128.83'	S89°12'04"E 127.61')
Q	300.00'	143.14'	N89°12'04"W 141.79'
R	350.00'	49.19'	S19°30'56"E 49.15'
S	380.00'	53.41'	N19°30'56"W 53.36'
T	320.00'	53.00'	N13°11'52"W 52.94'
U	10.00'	16.58'	N15°17'57"E 16.11'
V	54.00'	2.25'	N37°50'45"E 2.25'
W	54.00'	116.57'	N25°11'26"W 95.22'
X	54.00'	113.44'	S32°47'05"W 93.70'
Y	20.00'	16.58'	N24°07'53"E 16.11'
Z	320.00'	31.27'	N20°44'33"W 31.26'
AA	350.00'	48.30'	S12°24'24"E 48.27'
BB	350.00'	43.87'	S19°57'05"E 43.84'



LEGEND:

- SET 5/8" X 30" w/CAP MARKED "IE ENG" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POINT
- () BEARING AND DISTANCE RECORD PER "THE MEADOWS AT GARDEN VALLEY PHASE 2" VOL 20, PG. 43

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

PLANNING DEPT. FILE NO. 00-092

2002-14053

<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: 6/30/2003</p>	<p>SUBDIVISION</p> <p>THE MEADOWS AT GARDEN VALLEY PHASE 3</p> <p>LYING IN THE EAST 1/2 OF SEC. 28, T26S, R6W, W.M. DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR:</p> <p>D.P.B.S. P.O. BOX 1082 ROSEBURG, OR. 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" = 100'</p>	<p>DATE: NOV, 2001</p>	<p>DWG. BY: TAY</p> <p>JOB NO: 1415-05</p> <p>PAGE: 1 OF 2</p>

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APPROVALS:

Bob Williams for KLC 5/17/02
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Romy Wren 5-17-02
DOUGLAS COUNTY SURVEYOR DATE

Wendy M. Hall 5-17-02
DOUGLAS COUNTY ASSESSOR DATE

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

Sandra K. Coulee 5/20/02
DOUGLAS COUNTY TAX COLLECTOR DATE

2002-14053

FILED THIS 20th DAY OF MAY, 2002, 12:00 O'CLOCK AM/PM DOUGLAS COUNTY CLERK 5-20-02

Dany Robinson 5-20-02
DOUGLAS COUNTY COMMISSIONER DATE

Michael J. Winter 5-20-02
DOUGLAS COUNTY COMMISSIONER DATE

George Morgan 5/20/02
DOUGLAS COUNTY COMMISSIONER DATE



STATE OF OREGON | ss
COUNTY OF DOUGLAS | ss
I, DOYLE SHAWER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
02 MAY 20 PM 12:00

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Shawn A. Bennett
DEPUTY
FEE PP

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT COYOTE DEVELOPMENT INC., IS THE OWNER 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 3" TOGETHER WITH EASEMENTS AS SHOWN HEREON.

Michael K. Phelps 5/16/2002
MICHAEL K. PHELPS PRESIDENT DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOT 7 OF THE MEADOWS AT GARDEN VALLEY SUBDIVISION. ALL EXTERIOR BOUNDARIES EXCEPT THE PHASE LINE 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.

SURVEY'S CERTIFICATE:

I, F. NEIL HIBBS, 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:

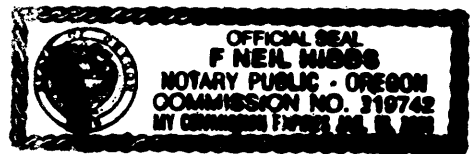
BEGINNING AT A 1 1/4" IRON PIPE ON THE SOUTHERLY END OF THE MOST WESTERLY BOUNDARY OF SAID LOT 7; THENCE N89°50' 49"E 468.64 FEET TO A 5/8" IRON ROD; THENCE N89°48'15"E 519.98 FEET TO A 5/8" IRON ROD; THENCE S0°13'19"W 126.83 FEET TO A 5/8" IRON ROD; THENCE S89°38'53"E 521.71 FEET TO A 5/8" IRON ROD; THENCE N0°21'47"E 210.46 FEET TO A 5/8" IRON ROD; THENCE N29°30'02"W 129.66 FEET; THENCE N0°00'43"W 145.75 FEET; THENCE N82°01'09"W 287.67 FEET; THENCE N8°27'11"W 114.10 FEET; THENCE 92.17 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N15°59'51"W 91.91 FEET; THENCE N23°32'32"W 9.51 FEET; THENCE 49.19 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N19°30'56"W 49.15 FEET; THENCE N15°29'21"W 124.36 FEET; THENCE S77°07'47"W 91.24 FEET; THENCE 128.83 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N89°12'04"W 127.61 FEET; THENCE 106.17 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N64°16'03"W 105.48 FEET; THENCE N53°00'10"W 153.33 FEET; THENCE 60.28 FEET ALONG THE ARC OF A 500 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N49°32'59"W 60.24 FEET; THENCE S43°54'14"W 117.30 FEET; THENCE 95.81 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S30°10'47"W 94.90 FEET; THENCE N74°51'10"W 285.82 FEET TO A 5/8" IRON ROD; THENCE S89°27'33"W 180.02 FEET TO A 5/8" IRON ROD ON THE WESTERLY BOUNDARY OF LOT 7; THENCE S0°16'54"W 483.82 FEET TO A 5/8" IRON ROD; THENCE S0°03'19"E 339.29 FEET TO A 1 1/4" IRON PIPE, THE POINT OF BEGINNING, AND CONTAINING 24.89 ACRES, MORE OR LESS.

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16TH DAY OF MAY, 2002, 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.

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



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

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

2002-14053

REGISTERED PROFESSIONAL LAND SURVEYOR <u>J. Neil Hibbs</u> OREGON JANUARY 12, 1988 F. NEIL HIBBS 62989 Expires 03/31/2003	SUBDIVISION THE MEADOWS AT GARDEN VALLEY PHASE 3 LYING IN THE EAST 1/2 OF SEC. 28, T26S, R6W, W.M. DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: D.P.B.S. 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
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