

APPROVALS:

Keith L. Cubic 5/12/99  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Sam Kolathen 5-12-99  
DOUGLAS COUNTY COMMISSIONER DATE

Jay Morgan 5/12/99  
DOUGLAS COUNTY COMMISSIONER DATE

Ron Nustupack 5/12/99  
DOUGLAS COUNTY ASSESSOR DATE

Ed M... 5-12-99  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Ron Nustupack 5/12/99  
DOUGLAS COUNTY TAX COLLECTOR DATE

99-12606

FILED THIS 12<sup>th</sup> DAY OF MAY, 1999, 3:17 O'CLOCK PM

DOYLE SHAVER JR., County Clerk  
DOUGLAS COUNTY CLERK  
Kevin G. Burnett  
By: DEPUTY

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

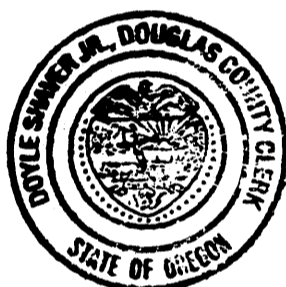
99 MAY 12 PM 3:17

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Kevin G. Burnett  
DEPUTY

FEE PP



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT QUAIL HOLLOW ESTATES L.L.C., AN OREGON LIMITED LIABILITY CORPORATION, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND THAT DONALD M. BARROWS, REPRESENTATIVE FOR SAID CORPORATION HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TOGETHER WITH EASEMENTS AS SHOWN HEREON AND DO HEREBY DEDICATE BOBWHITE STREET TO THE PUBLIC USE FOREVER.

Donald M. Barrows  
DONALD M. BARROWS, REPRESENTATIVE  
QUAIL HOLLOW ESTATES L.L.C.

ACKNOWLEDGMENT:

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7<sup>th</sup> DAY OF MAY, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED DONALD M. BARROWS, REPRESENTATIVE FOR QUAIL HOLLOW ESTATES L.L.C., 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



SURVEYOR'S CERTIFICATE:

I, WAYNE L. ROGERS, 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:  
LOT 'A' OF QUAIL HOLLOW SUBDIVISION PLAT, VOL. 19, PAGE 54 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, AND LYING IN SECTIONS 10 AND 15 OF TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

Wayne L. Rogers 5/10/99  
WAYNE L. ROGERS, P.L.S. #2137 DATE

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SHOW THE SUBDIVISION OF PHASE 2 (LOT 'A') OF QUAIL HOLLOW SUBDIVISION PLAT, VOL. 19, PAGE 54. THE FOUND MONUMENT SHOWN AS THE "INITIAL POINT" AND THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF LOT "A", AS SHOWN ON THE QUAIL HOLLOW SUBDIVISION PLAT, VOL. 19, PAGE 54, WERE USED FOR THE BASIS OF BEARING. THE RECORD BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS AROUND THE PERIMETER OF LOT "A", OF QUAIL HOLLOW SUBDIVISION PLAT, VOL. 19, PAGE 54, WERE USED FOR THIS PLAT.

FIELD CREW: SAM COREY AND RYAN PALMER  
EQUIPMENT: NIKON TOTAL STATION  
CALCULATIONS: WAYNE ROGERS  
DRAFTING: RONALD ZWART

WATER: ROBERTS CREEK WATER DIST.  
SEWER: GREEN SANITARY DIST.  
ZONE: (R-1) SINGLE FAMILY RESIDENTIAL  
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL

T28S, R6W, SEC. 15AA TAX LOT 5300  
TAX ACCOUNT NO. 64620.00

PLANNING DEPT. FILE NO. 95-215

COVENANTS:

SUBJECT TO PROTECTIVE COVENANTS AS FILED  
HEREWITH, DOUGLAS, COUNTY, OREGON.

VOLUME 1572, PAGE 151  
INSTRUMENT NO. 98-124364

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>  <u>Wayne L. Rogers</u> <b>OREGON</b> FEBRUARY 14, 1985 <b>WAYNE L. ROGERS</b> 2137 EXPIRES: 12/31/2000	<b>QUAIL HOLLOW SUBDIVISION PHASE 2</b> IN THE SE 1/4 OF SEC. 10 & THE NE 1/4 OF SEC. 15, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: DON BARROWS 5153 S. MYRTLE RD. MYRTLE CREEK, OR 97457 (541)863-6057	SURVEYED BY:  741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: APRIL, 1999	DWG. BY: RGZ 99-12606 JOB NO: 1587-01-T2 PAGE: 1 OF 2

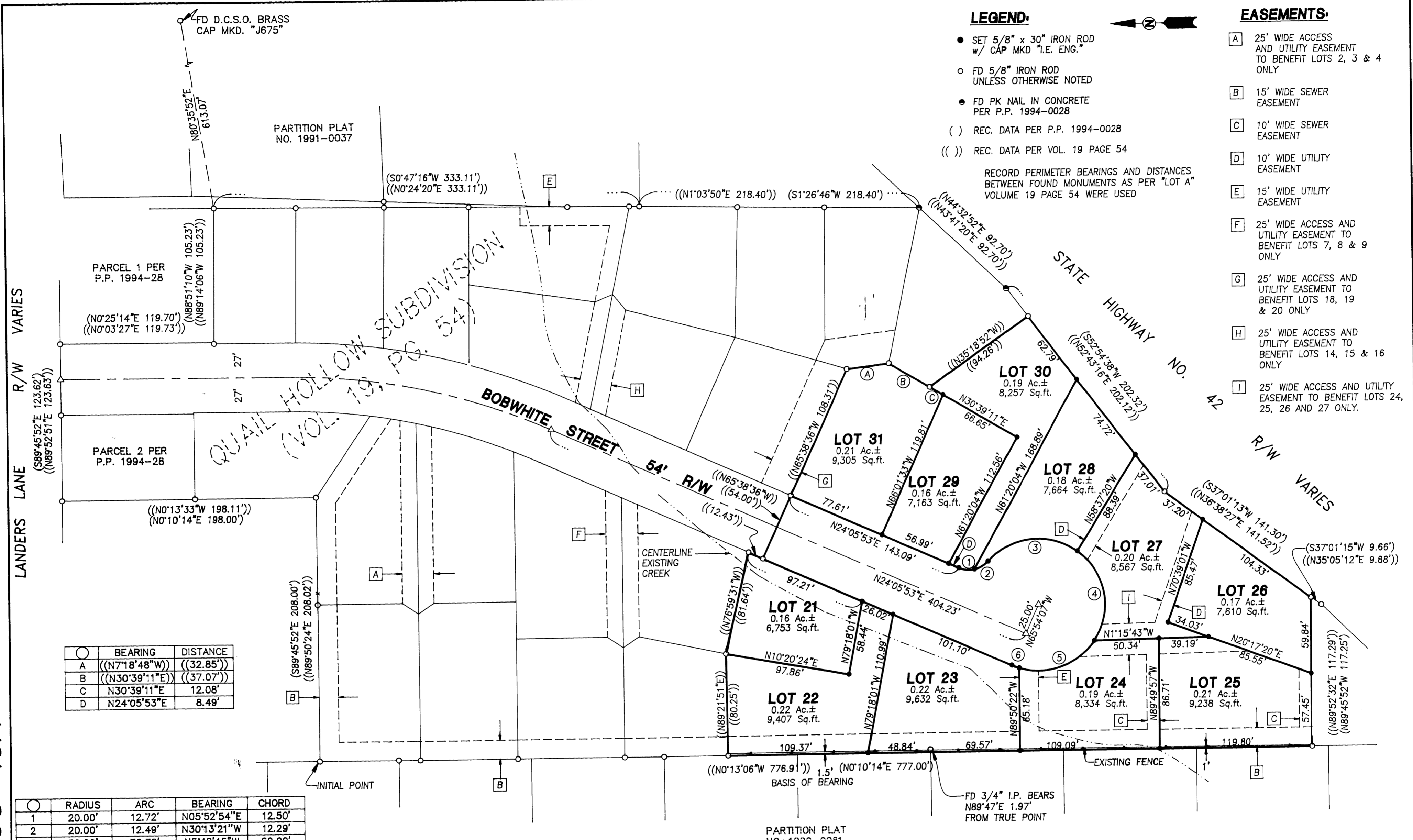
**LEGEND:**

- SET 5/8" x 30" IRON ROD w/ CAP MKD "I.E. ENG."
- FD 5/8" IRON ROD UNLESS OTHERWISE NOTED
- FD PK NAIL IN CONCRETE PER P.P. 1994-0028
- ( ) REC. DATA PER P.P. 1994-0028
- (( )) REC. DATA PER VOL. 19 PAGE 54

RECORD PERIMETER BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS AS PER "LOT A" VOLUME 19 PAGE 54 WERE USED

**EASEMENTS:**

- A 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 2, 3 & 4 ONLY
- B 15' WIDE SEWER EASEMENT
- C 10' WIDE SEWER EASEMENT
- D 10' WIDE UTILITY EASEMENT
- E 15' WIDE UTILITY EASEMENT
- F 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 7, 8 & 9 ONLY
- G 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 18, 19 & 20 ONLY
- H 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 14, 15 & 16 ONLY
- I 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 24, 25, 26 AND 27 ONLY.



Symbol	BEARING	DISTANCE
○	((N7°18'48"W))	((32.85'))
A	((N30°39'11"E))	((37.07'))
B	N30°39'11"E	12.08'
C	N24°05'53"E	8.49'

Symbol	RADIUS	ARC	BEARING	CHORD
○	20.00'	12.72'	N05°52'54"E	12.50'
1	20.00'	12.49'	N30°13'21"W	12.29'
2	52.00'	76.78'	N5°48'45"W	69.99'
3	52.00'	79.08'	N80°03'06"E	71.68'
4	52.00'	66.94'	N19°30'07"W	62.42'
5	52.00'	6.10'	S20°44'18"W	6.09'

PARTITION PLAT NO. 1990-0081

**REGISTERED PROFESSIONAL LAND SURVEYOR**

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

EXPIRES: 12/31/2000

**QUAIL HOLLOW SUBDIVISION PHASE 2**

IN THE SE 1/4 OF SEC. 10 & THE NE 1/4 OF SEC. 15, T28S, R6W, W.M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
 DON BARROWS  
 5153 S. MYRTLE RD.  
 MYRTLE CREEK, OR 97457  
 (541)863-6057

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: APRIL, 1999    DWG. BY: RGZ    **99-12606**  
 JOB NO: 1587-01-T2    PAGE: 2 OF 2