COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

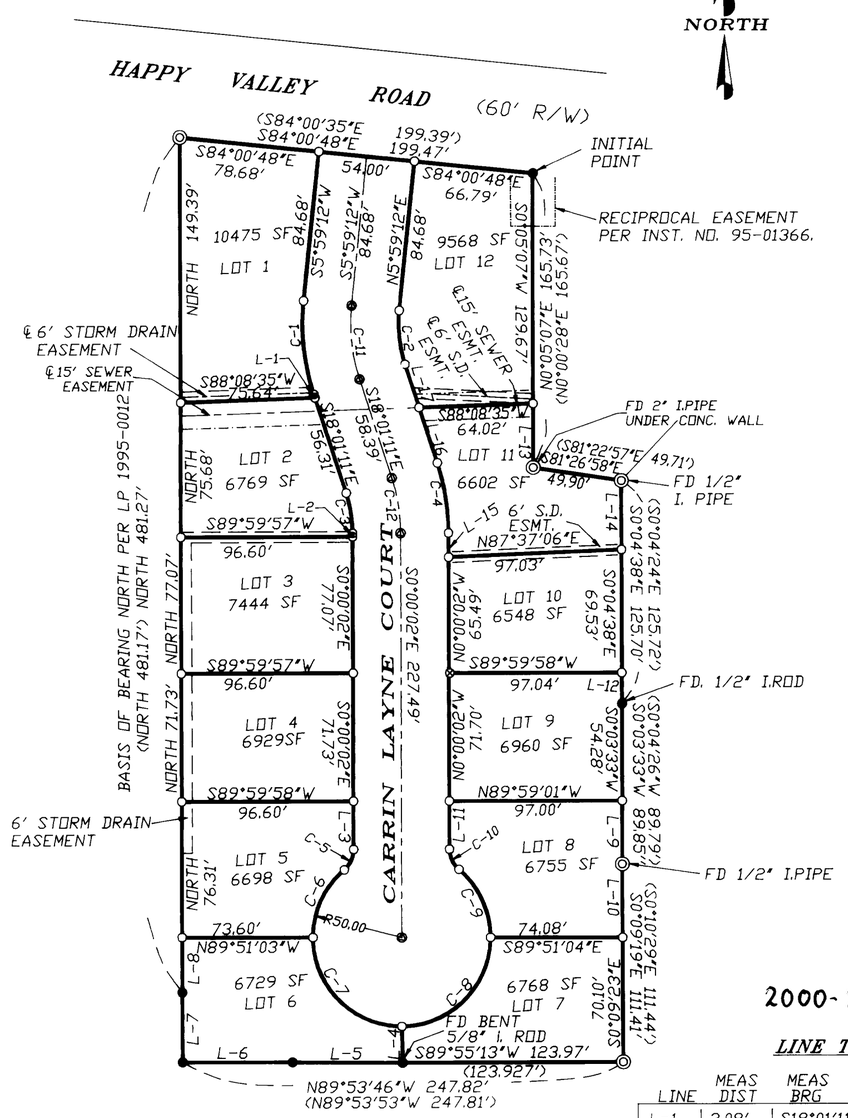
PRISTINE VALLEY SUBDIVISION

PARCEL 2 OF LAND PARTITION 1995-0012
SE 1/4 OF THE SE 1/4 OF SEC. 3, T28S, R6W, W.M.
DOUGLAS COUNTY, OREGON

COMPREHENSIVE PLAN:

ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
COMPREHENSIVE PLAN DESIGNATION: R.M.D.
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
PLANNING DEPT FILE: NO 99-260

T28S R6W SEC 3DD, TAX LOT 3800



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PARCEL 2 OF LAND PARTITION 1995-0012, DOUGLAS COUNTY, INTO 12 LOTS AS SHOWN AND AS APPROVED PER DOUGLAS COUNTY PLANNING FILE NO. 99-260. ALL THE ORIGINAL MONUMENTS PER SAID PARCEL 2, LAND PARTITION 1995-0012, DOUGLAS COUNTY RECORDS, WERE FOUND AND USED TO CONTROL THIS SURVEY.

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION SHOWN HEREON AND DESCRIBED AS PARCEL 2 OF LAND PARTITION 1995-0012, AND RECORDED ON INSTRUMENT NO. 99-16485 OF THE DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON,

SUBJECT TO THE FOLLOWING EASEMENTS AS SHOWN ON THE PLAT AND DESCRIBED AS FOLLOWS:

AN EASEMENT FOR STORM WATER DRAINAGE AND MAINTENANCE THEREOF, 6 FEET IN WIDTH, BEGINNING AT A POINT 29' SOUTH OF THE NW CORNER OF LOT 5, AND RUNNING NORTH AND PARALLEL TO THE WEST BOUNDARY THROUGH PART OF LOT 5, THROUGH LOT 4, AND THROUGH AND TO THE NW CORNER OF LOT 3; THENCE THE CENTER LINE FOLLOWS THE NORTH LINE OF LOT 3 EASTERLY TO NE CORNER OF LOT 3; THENCE FROM THE NW CORNER OF LOT 10, THE CENTER LINE CONTINUES EASTERLY ALONG THE NORTH LINE OF SAID LOT 10 TO THE NE CORNER OF LOT 10; SAID DRAINAGE EASEMENT ALSO INCLUDES THE SOUTH 6 FEET OF LOT 1; AND A 6 FOOT STRIP THROUGH LOT 12 BEGINNING AT A POINT 8.5' NORTH OF THE SW CORNER OF LOT 12 AND RUNS S86°-57-'30"E TO THE EAST LINE OF LOT 12.

AN EXISTING 15 FOOT EASEMENT FOR SANITARY SEWER AS RECORDED ON INSTRUMENT NO. 310245 OF THE DOUGLAS COUNTY DEED RECORDS, LIES ON THE NORTH 15' OF LOT 2; THE NORTH 7.5' OF LOT 11; AND THE SOUTH 7.5' OF LOT 12.

AN EXISTING RECIPROCAL ACCESS AND UTILITY EASEMENT NOW ON LOT 12 AS PER LP 1995-0012, AND RECORDED ON INSTRUMENT NO. 95-01366, DOUGLAS COUNTY RECORDS.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

Ron Nurtcraft 10/20/00
DOUGLAS COUNTY ASSESSOR DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICK A. POLAND, EDWARD J. STRATTON JR., AND EDWARD J. STRATTON SR., OWNERS OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE NAME OF PRISTINE VALLEY SUBDIVISION AND DO HEREBY DEDICATE THE STREET AND PUBLIC UTILITY EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

Rick A. Poland
RICK A. POLAND

Edward J. Stratton Jr
EDWARD J. STRATTON JR.

Edward J. Stratton SR
EDWARD J. STRATTON SR.

STATE OF OREGON }
COUNTY OF DOUGLAS } SS
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
00 OCT 23 PM 12:30
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Cryn
DEPUTY
FEE

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14th DAY OF SEPTEMBER, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICK A. POLAND, EDWARD J. STRATTON JR., AND EDWARD J. STRATTON SR., TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Jean H Crawford
NOTARY PUBLIC, STATE OF OREGON

2000-21482

DOUGLAS COUNTY COMMISSIONER — DATE 10/23/00
DOUGLAS COUNTY COMMISSIONER — DATE 10-25-00
Keith L. Cubic — DOUGLAS COUNTY PLANNING DIRECTOR — DATE 10/19/00
Ed Moran — DOUGLAS COUNTY SURVEYOR DEPUTY — DATE 10/19/00

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

James R. Kuram — DOUGLAS COUNTY TAX COLLECTOR — DATE 10-20-00

FILED THIS 23rd DAY OF October 2000 AT 12:30 O'CLOCK P.M.
DOYLE SHAVER JR., DOUGLAS COUNTY CLERK
by Carol Cryn, DEPUTY
DOUGLAS COUNTY CLERK
CORRECTED 10/30/2000 1719 034-037 21919
Covenants: Book ~~1914~~ Page ~~892~~ 2000-~~21487~~

2000-21482

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD
C1	24°00'23"	127.00'	53.21'	S6°00'52"E	52.82'
C2	24°00'23"	73.00'	30.59'	N6°00'46"W	30.36'
C3	18°01'09"	73.00'	22.96'	S9°00'36"E	22.86'
C4	18°01'09"	127.00'	39.94'	N9°00'36"W	39.78'
C5	49°44'52	15.00'	13.02'	S24°52'24"W	12.62'
C6	49°31'55"	50.00'	43.22'	S24°58'52"W	41.89'
C7	90°12'56	50.00'	78.73'	S44°53'34"E	70.84'
C8	89°55'01"	50.00'	78.47'	N45°02'28"E	70.66'
C9	49°49'51"	50.00'	43.49'	N24°49'58"W	42.13'
C10	49°44'52	15.00'	13.02'	N24°52'28"W	12.62'
C11	24°00'23"	100.00'	41.90'	S6°00'50"E	41.59'
C12	18°01'19"	100.00'	31.45'	S9°00'36"E	31.33'

LINE TABLE

LINE	MEAS DIST	MEAS BRG	REC DIST	REC BRG
L-1	2.08'	S18°01'11"E	-	-
L-2	2.00'	S0°00'02"E	-	-
L-3	27.08'	S0°00'02"E	-	-
L-4	20.53'	S0°49'08"E	-	-
L-5	61.84'	N89°34'07"W	61.86'	N89°53'53"W
L-6	62.01'	N89°51'19"W	62.03'	N89°53'53"W
L-7	39.19'	N0°04'21"W	39.27'	NORTH
L-8	31.10'	NORTH	-	-
L-9	35.57'	S0°03'33"W	-	-
L-10	41.31'	S0°09'13"E	-	-
L-11	27.04'	S0°00'02"W	-	-
L-12	17.45'	S0°04'38"E	-	-
L-13	36.06'	S0°05'07"W	-	-
L-14	38.73'	S0°04'38"E	-	-
L-15	13.65'	N0°00'02"W	-	-
L-16	32.85'	N18°01'11"W	-	-
L-17	25.54'	N18°01'11"W	-	-

NOTE:
PROPERTY IS ENTIRELY WITHIN THE BOUNDARY OF THE 100 YEAR FLOOD PLAIN OVERLAY. REFERENCE TO MONUMENT ELEVATION "LVI".

LEGEND

- ○ SET 5/8"X30" IRON ROD W/PC - LS #2798
- ⊗ REFERENCE MONUMENT SET 1/2" EAST OF PROPERTY CORNER ON PROPERTY LINE OF LOTS 9 & 10.
- ● FOUND 5/8" IRON ROD OR AS NOTED
- ◎ FOUND 1" IRON PIPE OR AS NOTED
- ( ) RECORD DATA PER LP1995-0012
- ⊙ CALCULATED POSITIONS OF STREET CENTER LINE

NOTE: ALL MONUMENTS FOUND ARE PER LP 1995-0012.

DAVID J. BEEDLE
PROFESSIONAL
LAND SURVEYING
TEL 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469

SCALE: 1"= 60'
DATE: AUGUST 28, 2000

SURVEYED FOR:
RICK A. POLAND
PO BOX 161
ROSEBURG, OR. 97470

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