

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 30th 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. Cubic 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

Jerry 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 30th 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

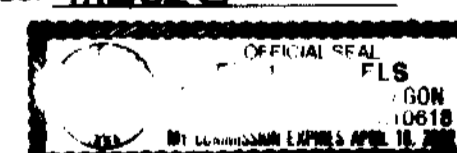
01 JUN 13 AM 8:00

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

BY [Signature]
FILE 97

2001-13198

SHARI ENGELS
NOTARY PUBLIC - OREGON
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

DWG. BY: BWC

JOB NO: 1415-04

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