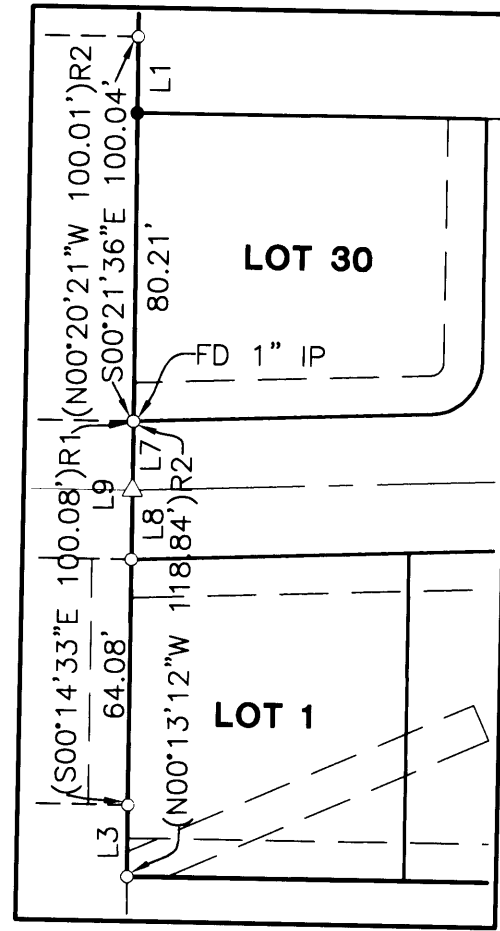


15' WIDE DRAINAGE EASEMENT DESCRIPTION

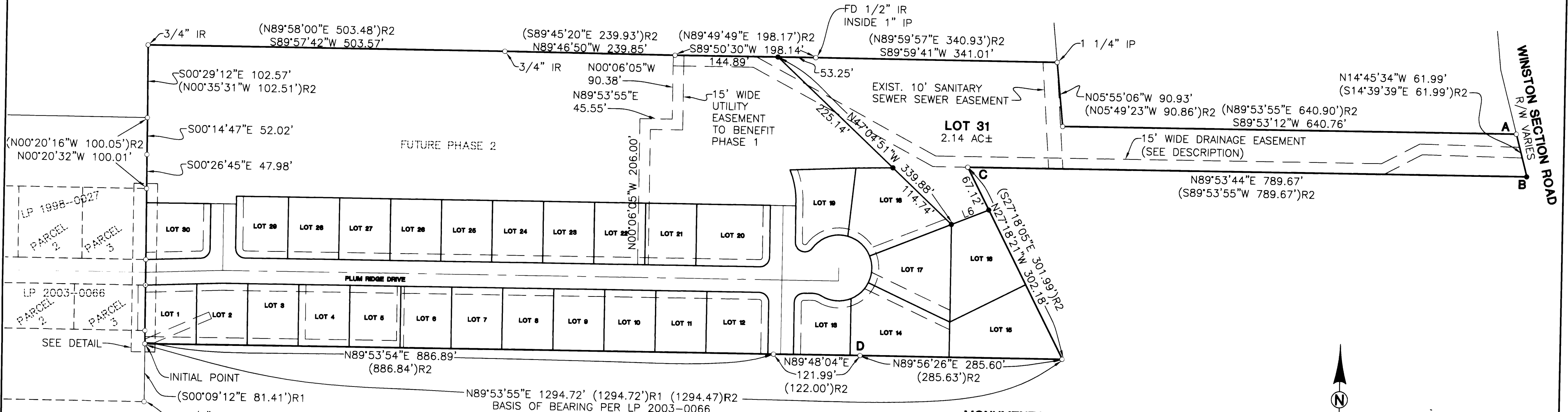
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY BOUNDARY OF WINSTON SECTION ROAD FROM WHICH POINT "A" BEARS NORTH 14°45'34" WEST 19.02 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTH 14°45'34" EAST 15.57 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 89°15'36" WEST 140.78 FEET; THENCE SOUTH 61°44'58" WEST 60.60 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 31 OF THIS PLAT; THENCE ALONG SAID BOUNDARY SOUTH 89°53'44" WEST 588.54 FEET TO POINT "C"; THENCE LEAVING SAID BOUNDARY SOUTH 89°53'44" WEST 49.45 FEET; THENCE NORTH 62°07'21" WEST 289.53 FEET; THENCE SOUTH 89°50'30" WEST 109.98 FEET; THENCE NORTH 89°46'50" WEST 2.41 FEET; THENCE NORTH 00°06'05" WEST 14.89 FEET TO A POINT ON THE NORTH BOUNDARY OF FUTURE PHASE 2; THENCE ALONG SAID BOUNDARY SOUTH 89°46'50" EAST 2.39 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°50'30" EAST 113.80 FEET; THENCE LEAVING SAID BOUNDARY SOUTH 62°07'21" EAST 289.46 FEET; THENCE NORTH 89°53'44" EAST 630.49 FEET; THENCE NORTH 61°44'58" EAST 60.72 FEET; THENCE SOUTH 89°15'36" EAST 140.50 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.



DETAIL
SCALE: 1" = 50'

LINE	BEARING	LENGTH
L1	S00°21'36"E	19.83'
L2	S00°06'05"E	11.03'
L3	(S00°37'53"E	18.67')R1
L4	N89°53'55"E	12.45'
L5	S00°06'05"E	5.00'
L6	S67°46'18"W	56.61'
L7	S00°14'33"E	18.01'
L8	S00°14'33"E	18.01'
L9	S00°14'33"E	36.02'
L10	N00°04'42"W	18.50'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C1	N43°46'31"E	18.71'	13.50'	20.68'
C2	S45°06'05"E	19.09'	13.50'	21.21'
C3	N44°53'55"E	19.09'	13.50'	21.21'
C4	N45°06'05"W	19.09'	13.50'	21.21'
C5	S44°53'55"W	19.09'	13.50'	21.21'
C6	N74°36'00"W	12.56'	23.50'	12.72'
C7	S85°58'56"E	42.05'	46.50'	43.64'
C8	N46°16'35"E	33.11'	46.50'	33.86'
C9	N01°35'42"E	37.56'	46.50'	38.67'
C10	N48°44'46"W	41.52'	46.50'	43.04'
C11	S70°20'41"W	52.53'	46.50'	55.82'
C12	S72°04'27"E	25.67'	13.50'	33.92'
C13	N11°24'25"W	46.27'	118.00'	46.57'



LEGEND

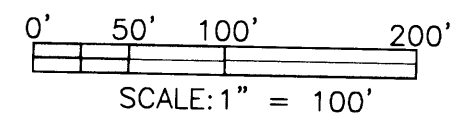
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- ()R1 RECORD AS PER LP 2003-0066
- ()R2 RECORD AS PER LP 2001-0007

MONUMENTATION NOTES:

A-C SEE EASEMENT DESCRIPTION ON THIS PAGE AND NARRATIVE ON PG. 3

SHEET INDEX

- 1 PARENT PARCEL
- 2 PHASE 1
- 3 NOTES AND SIGNATURES



DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2003-030761

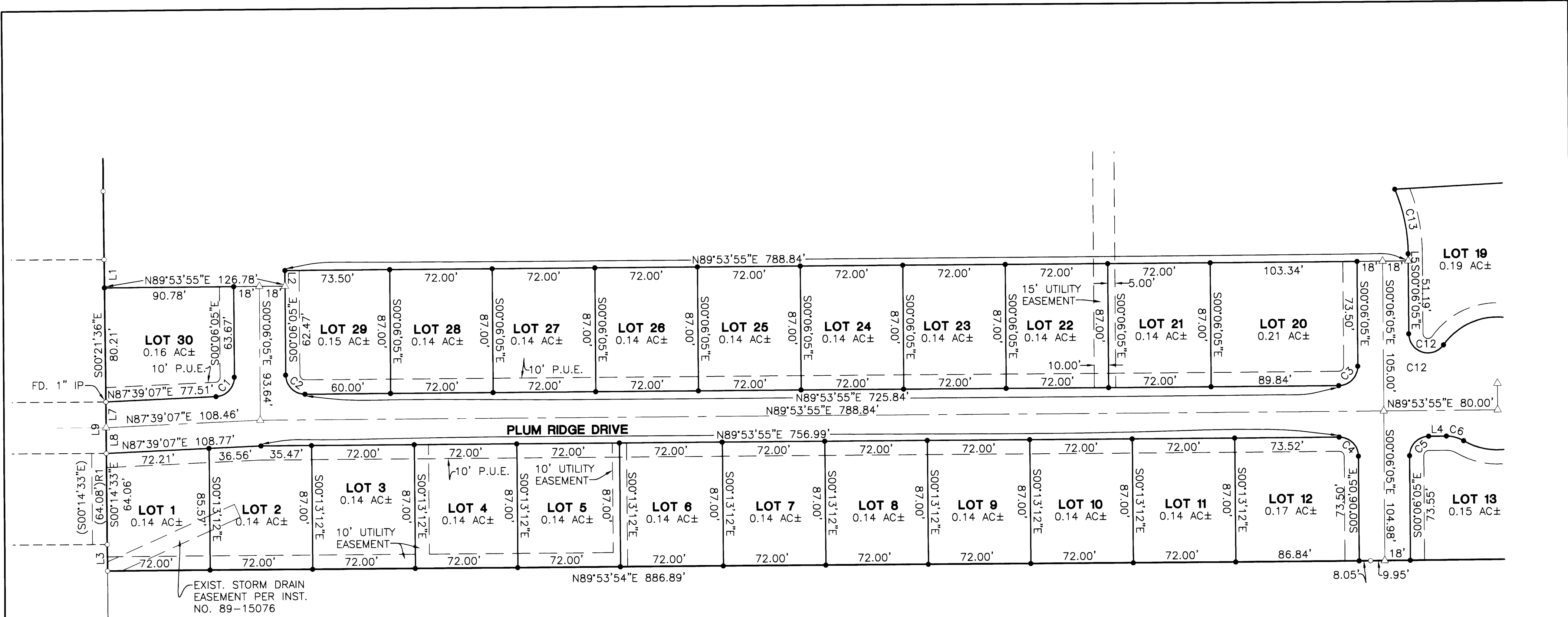


NO FEE

11/12/2003 08:00:00 AM

PLAT-SUB Cnt=1 Stn=18 RECORDINGDESK
This is a no fee document

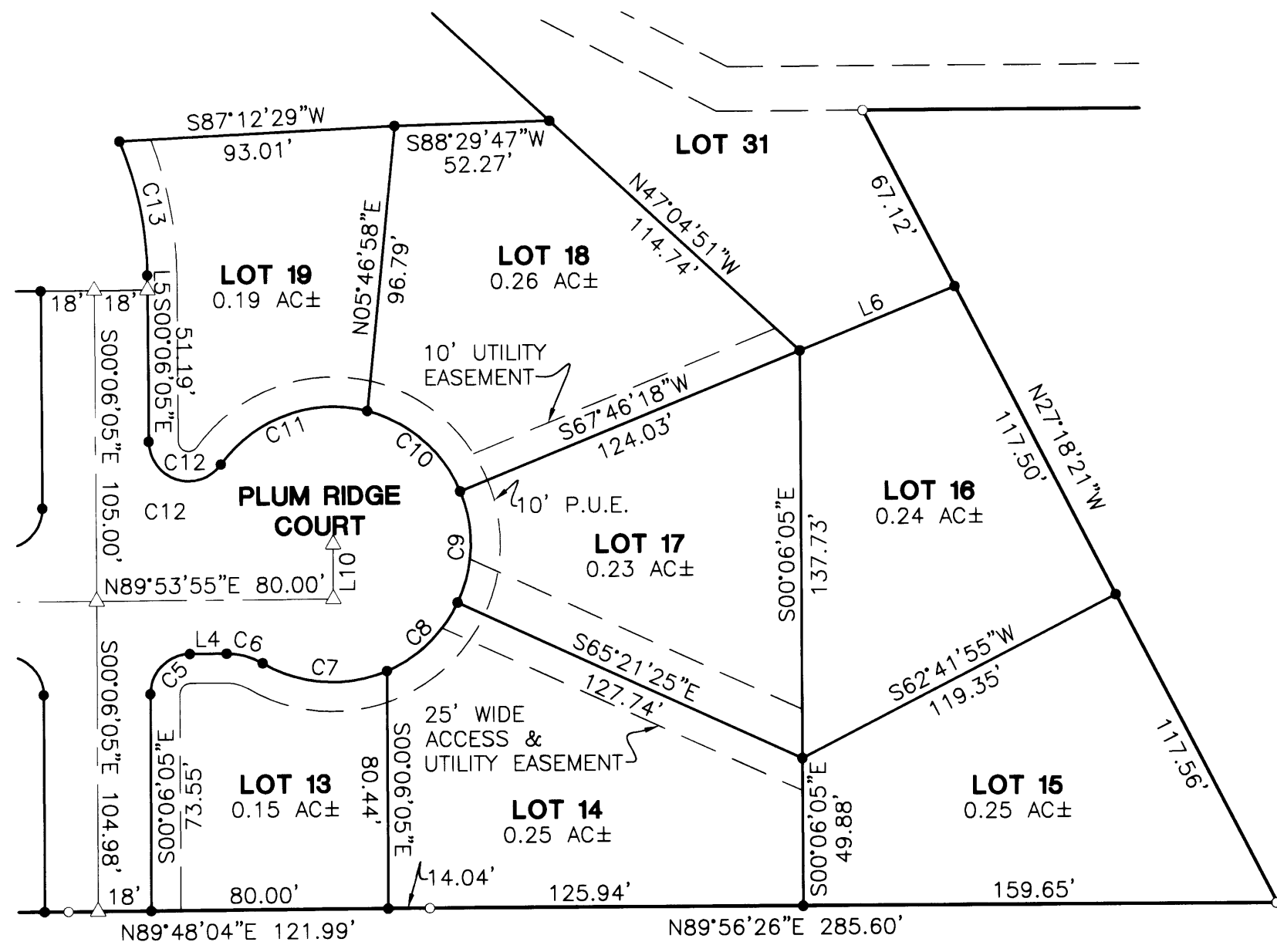
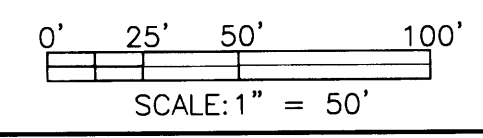
<p>REGISTERED PROFESSIONAL LAND SURVEYOR <i>Jon Lee Estabrook</i> OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703 EXPIRES: 12/31/2003</p>	<p>PLUM RIDGE SUBDIVISION, PHASE 1 LYING IN THE NW 1/4 OF SEC. 22, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>		
	<p>SURVEYED FOR: PDR L.L.C. 360 S. WOODRIDGE COQUILLE, OREGON 97423</p>	<p>SURVEYED BY: i.e. ENGINEERING 741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@engineering.com</p>	
<p>SCALE: AS SHOWN</p>	<p>DATE: OCT., 2003</p>	<p>DWG. BY: MLJ JOB NO: 1903-01</p>	<p>PAGE: 1 OF 3</p>



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°21'36"E	19.83'
L2	S00°06'05"E	11.03'
L3	(S00°37'53"E)R1	18.67'
L4	N89°53'55"E	12.45'
L5	S00°06'05"E	5.00'
L6	S67°46'18"W	56.61'
L7	S00°14'33"E	18.01'
L8	S00°14'33"E	18.01'
L9	S00°14'33"E	36.02'
L10	N00°04'42"W	18.50'

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C1	N43°46'31"E	18.71'	13.50'	20.68'
C2	S45°06'05"E	19.09'	13.50'	21.21'
C3	N44°53'55"E	19.09'	13.50'	21.21'
C4	N45°06'05"W	19.09'	13.50'	21.21'
C5	S44°53'55"W	19.09'	13.50'	21.21'
C6	N74°36'00"W	12.56'	23.50'	12.72'
C7	S85°58'56"E	42.05'	46.50'	43.64'
C8	N46°16'35"E	33.11'	46.50'	33.86'
C9	N01°35'42"E	37.56'	46.50'	38.67'
C10	N48°44'46"W	41.52'	46.50'	43.04'
C11	S70°20'41"W	52.53'	46.50'	55.82'
C12	S72°04'27"E	25.67'	13.50'	33.92'
C13	N11°24'25"W	46.27'	118.00'	46.57'

- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - △ CALCULATED POSITION
 - () R1 RECORD AS PER LP 2003-0066
 - () R2 RECORD AS PER LP 2001-0007



<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Jerry Lee Estabrook</i></p> <p>OREGON JUNE 30, 1995 JERRY LEE ESTABROOK 2703</p> <p>EXPIRES: 12/31/2003</p>	<p>PLUM RIDGE SUBDIVISION, PHASE 1 LYING IN THE NW 1/4 OF SEC. 22, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: PDR L.L.C. 360 S. WOODRIDGE COQUILLE, OREGON 97423</p>	<p>SURVEYED BY: i.e. ENGINEERING</p> <p>741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: OCT., 2003</p>	<p>DWG. BY: MLJ JOB NO: 1903-01 PAGE: 2 OF 3</p>

SURVEYOR'S CERTIFICATE:

I, JERRY LEE ESTABROOK, 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.

A PORTION OF THAT LAND DESCRIBED AS PARCEL 1 IN LAND PARTITION NUMBER 2001-0007 AS RECORDED IN DOUGLAS COUNTY SURVEY RECORDS, LYING IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PORTION OF PARCEL 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD BEING THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 89°53'54" EAST 886.89 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°48'04" EAST 121.99 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°56'26"E 285.60 FEET TO A 5/8" IRON ROD; THENCE NORTH 27°18'21" WEST 302.18 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°53'44" EAST 789.67 FEET TO A 5/8" IRON ROD; THENCE NORTH 14°45'34" WEST 61.99 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°53'12" WEST 640.76 FEET TO A 5/8" IRON ROD; THENCE NORTH 05°55'06" WEST 90.93 FEET TO A 1 1/4" IRON PIPE; THENCE SOUTH 89°59'41" WEST 341.01 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°50'30" WEST 53.25 FEET TO A 5/8" IRON ROD; THENCE SOUTH 47°04'51" EAST 225.14 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°29'47" WEST 52.27 FEET TO A 5/8" IRON ROD; THENCE SOUTH 87°12'29" WEST 93.01 FEET TO A 5/8" IRON ROD; THENCE ALONG A 118.00 FOOT RADIUS CURVE TO THE RIGHT 46.57 FEET TO A 5/8" IRON ROD, SAID CURVE HAVING A CHORD OF SOUTH 11°24'25" EAST 46.27 FEET; THENCE SOUTH 00°06'05" EAST 5.00 FEET TO A POINT; THENCE SOUTH 89°53'55" WEST 788.84 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°06'05" EAST 11.03 FEET TO A POINT; THENCE SOUTH 89°53'55" WEST 126.78 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°21'36" EAST 80.21 FEET TO A 1" IRON PIPE; THENCE SOUTH 00°14'33" EAST 100.08 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°37'53" EAST 18.67 FEET TO THE POINT OF BEGINNING, CONTAINING 8.28 AC±.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE ABOVE DESCRIBED LAND INTO LOTS AS SHOWN HEREIN. THE PROCEDURE USED IS AS FOLLOWS: WE TIED MONUMENTS AS SHOWN HEREIN. WE THEN CALCULATED POINT B (AS SHOWN ON PAGE 1, HEREIN) BY HOLDING RECORD DISTANCE FROM FOUND MONUMENTS AT POINTS A AND C AS SHOWN HEREIN. WE THEN SUBDIVIDED SAID LAND AS SHOWN.

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27th DAY OF October, 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BOB PREHALL, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 358908
MY COMMISSION EXPIRES: JUNE 23, 2006

NOTE: SUBJECT TO COVENANTS AS 943 RECORDED IN BOOK 2003 - 030760 OF DEED RECORDS OF DOUGLAS COUNTY.

APPROVALS:

[Signature] 10/31/03
CITY ADMINISTRATOR
CITY OF WINSTON DATE

[Signature] 10/30/03
PLANNING COMMISSION CHAIRPERSON
CITY OF WINSTON VICE DATE

[Signature] 10-31-03
DOUGLAS COUNTY SURVEYOR DATE

[Signature] 11/7/03
DOUGLAS COUNTY ASSESSOR DATE

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

[Signature] 11/7/03
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 12 DAY OF November 2003 AT 8:00 O'CLOCK AM/PM

[Signature] 11-12-03
DOUGLAS COUNTY CLERK DATE

[Signature] 11-10-03
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 11-7-03
DOUGLAS COUNTY COMMISSIONER DATE


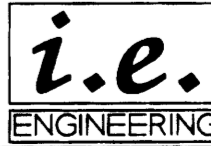
DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PDR L.L.C., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON.

[Signature] 10/27/2003
ROBERT PREHALL (MEMBER) DATE

ZONE: RLA/A-0
COMP. PLAN: RESIDENTIAL/A-0
WATER: CITY OF WINSTON
SEWER: CITY OF WINSTON

FIELD CREW: RYAN PALMER, DEREK FEIGEL, BRUCE WEBSTER, CORY LYON AND JIM FERRIS
EQUIPMENT: NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR
OFFICE: JERRY ESTABROOK
DRAFTING: MICHAEL JONES

 <p>REGISTERED PROFESSIONAL LAND SURVEYOR JERRY LEE ESTABROOK JUNE 30, 1995 2703 EXPIRES: 12/31/2003</p>	<p align="center">PLUM RIDGE SUBDIVISION, PHASE 1 LYING IN THE NW 1/4 OF SEC. 22, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: PDR L.L.C. 360 S. WOODRIDGE COQUILLE, OREGON 97423</p>	<p>SURVEYED BY:  741 SE Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 email@ieengineering.com</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: OCT., 2003</p>	<p>DWG. BY: MLJ JOB NO: 1903-01 PAGE: 3 OF 3</p>